

FIRST ADDITION TO PHEASANT RUN-SPRING VALLEY FILING NO. 6

AND REPLAT OF LOTS 1-4 BLOCK 17 PHEASANT RUN-SPRING VALLEY FILING NO. 6

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Discovery 76, a Colorado Corporation and Chico Development Company, a Limited Partnership are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being lots 1-4, block 17, and a portion of Ridge Drive, Pheasant Run, Spring Valley Filing Number Six, and a part of the SW 1/4 of the NE 1/4 of Section 1, T1S, R1W, Ute P.M., Mesa County, Colorado as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Mesa County Survey Monument for the NE Corner SW 1/4 NE 1/4 said Sec. 1, Thence S00°00'59"W (basis of bearing) along the east line of said SW 1/4 NE 1/4 Sec. 1, 746.30 ft. to the point of beginning of the tract herein described; Thence continuing S00°00'59"W along said east line of the SW 1/4 NE 1/4 Sec. 1, 63.70 ft. to the SW Corner of lot 5 said block 17; Thence S89°59'01"E 112.74 ft. along the south line of said lot 5 to westerly line of Ponderosa Way and a point on a 150.00 ft. radius nontangent curve to the left, the radius point of which bears S66°12'00"E; Thence 62.27 ft. along the arc of said curve to the left, the chord of which bears S11°54'29"W 61.82 ft., thru a central angle of 23°47'02"; Thence S00°00'59"W 203.05 ft. along the westerly line of said Ponderosa Way; Thence continuing on the westerly line of said Ponderosa Way, 87.67 ft. along the arc of a 127.50 ft. radius curve to the left, the chord of which bears S19°40'58"E 85.96 ft., thru a central angle of 29°24'00"; Thence continuing on the westerly line of said Ponderosa Way, 21.90 ft. along the arc of a 73.43 ft. radius curve to the right, the chord of which bears S30°50'18" 21.82 ft., thru a central angle of 17°05'26"; Thence 46.03 ft. along the arc of a 19.39 ft. radius curve to the right, the chord of which bears S45°32'45" 35.96 ft., thru a central angle of 136°00'34"; Thence S12°14'41"W 61.05 ft. to the north line of Lot 42 Block 7 said Pheasant Run, Spring Valley Filing Number Six and a point on a 450.00 ft. radius nontangent curve to the right; Thence 369.27 ft. along the arc of said curve to the right, the chord of which bears N43°18'04"W 358.03 ft., thru a central angle of 49°12'13"; Thence 185.52 ft. along the arc of a 370.00 ft. radius curve to the left, the chord of which bears N33°03'48"W 183.58 ft., thru a central angle of 28°43'41"; Thence N68°17'12"E 263.01 ft. to the point of beginning, containing 2.37 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as FIRST ADDITION TO PHEASANT RUN, SPRING VALLEY FILING NO. SIX and a REPLAT OF LOTS 1 THRU 4 BLOCK 17 PHEASANT RUN, SPRING VALLEY - FILING NO. SIX.

That said owner does hereby dedicate and set apart all of the streets, avenues, roads and public sites as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer mains and gas pipelines, with further right of ingress and egress to and from the above described utility easements and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

Owner, in recording the plat of Spring Valley, Filing #5, has designated certain areas of land in Spring Valley Filing #5 as Common Area for the common use and enjoyment of the homeowners in Spring Valley Filing #4, Spring Valley Filing #5, Pheasant Run, Spring Valley Filing #6 and any and all properties annexed to and brought under the terms of the Declaration of Covenants, Conditions and Restrictions dated October 11, 1977, and recorded with the Clerk and Recorder of Mesa County, Colorado on October 11, 1977 in Book 1122 at Page 964, reception number 1143899, as amended by Amended Declaration of Covenants, Conditions and Restrictions, dated October 20, 1977, and recorded with the Clerk and Recorder of Mesa County, Colorado on October 20, 1977 in Book 1124 at Page 107, as annexed to by Annexation to Declaration of Covenants, Conditions and Restrictions dated February 9, 1978 and recorded with the Clerk and Recorder of Mesa County, Colorado, as annexed to by Annexation to Declaration of Covenants, Conditions and Restrictions dated and recorded with the Clerk and Recorder of Mesa County, Colorado simultaneously herewith (hereinafter referred to as the "Declaration").

Owner, in recording the plat of Pheasant Run, Spring Valley Filing No. Six has designated all water of the Grand Valley Water Users Association appurtenant to the properties contained herein to be held in trust for the benefit of the owners of Spring Valley, Filing #4, Spring Valley Filing #5, Pheasant Run, Spring Valley Filing No. Six and any and all properties annexed to and brought under the terms of the Declaration.

The designated water is not designated hereby for the use of the general public, but is designated for the mutual use and enjoyment of the owners of Spring Valley Filing #4, Spring Valley Filing #5, Pheasant Run, Spring Valley Filing No. Six and any and all properties hereafter annexed to and brought under the terms of the Declaration as more fully provided in the Declaration.

Said Declaration is hereby incorporated into and made a part of this plat.

IN WITNESS WHEREOF, said owners, Discovery 76 and Chico Development Company have caused their names to be hereunto subscribed this day of A.D., 1981.

Dick Olsen
Dick Olsen, General Partner
Chico Development Co.

Ken McIntyre
Ken McIntyre General Partner
Chico Development Co.

Frank Nisley Jr.
Frank Nisley Jr., President
Discovery 76

Steve Heald
Steve Heald, Assistant Sec.
Discovery 76

Bill Miller
Bill Miller, General Partner
Chico Development Co.

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this day of June, A.D., 1981 by Frank Nisley Jr. President and Steve Heald Assistant Secretary of Discovery 76, and Dick Olsen, Ken McIntyre, and Bill Miller General Partners of Chico Development Company.

Witness my hand and official seal.
My commission expires: Sept. 7, 1981

James H. Link
Notary Public
STATE OF COLORADO

CITY APPROVAL

This plat of first addition to Pheasant Run, Spring Valley Filing No. Six, and Replat of lots 1 thru 4 block 17 Pheasant Run, Spring Valley Filing No. Six, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this day of A.D., 1981.

James R. Branch
President of Council
Grand Junction City
Planning Commission

Donald K. Shuman
Director of Development

Ronald P. Rich
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA) 1271454

I hereby certify that this instrument was filed in my office at 10:55 o'clock A.M., this 9th day of October A.D., 1981 and is duly recorded in Plat Book 12 Page 438

Carl Sawyer
Clerk and Recorder

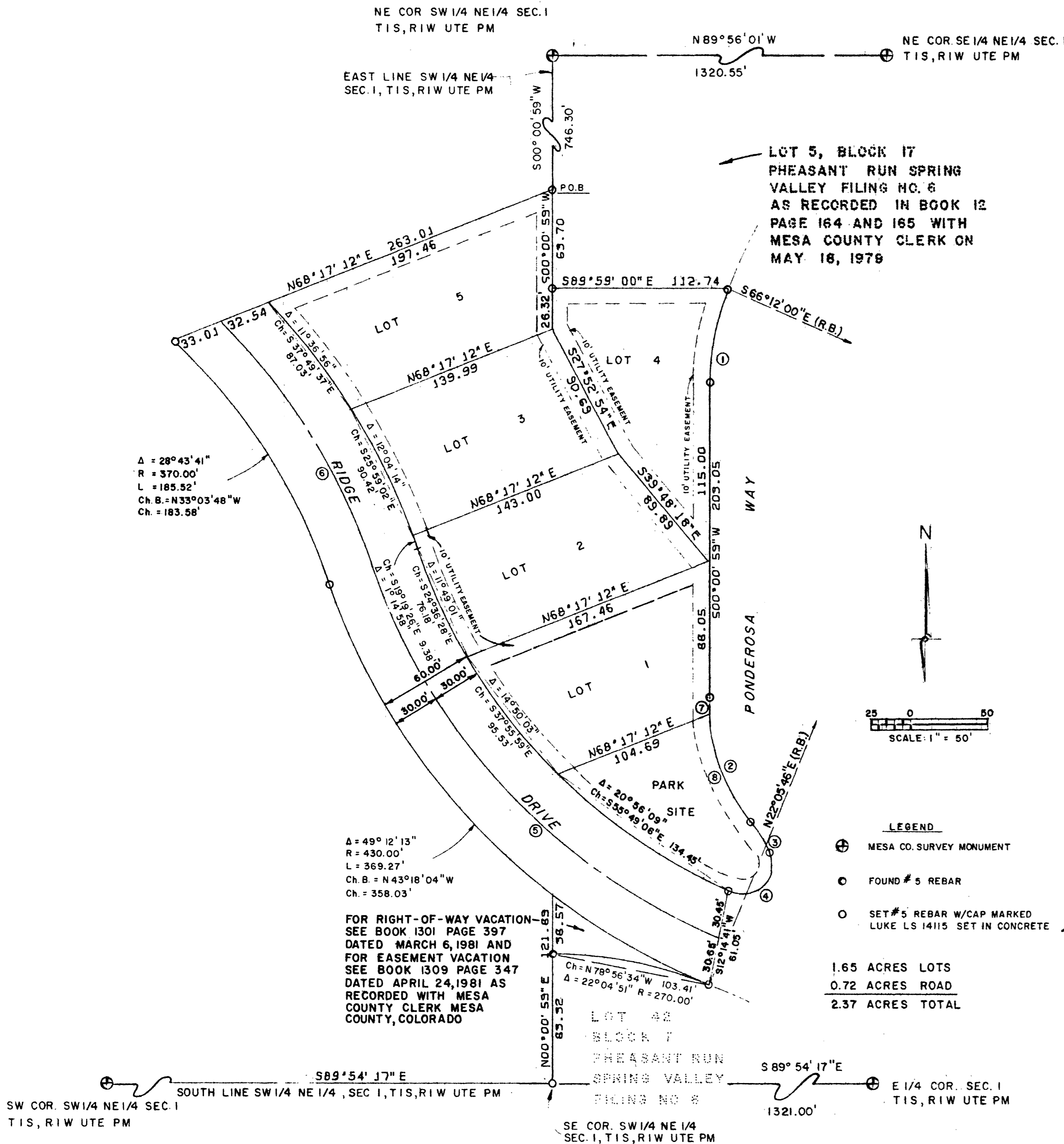
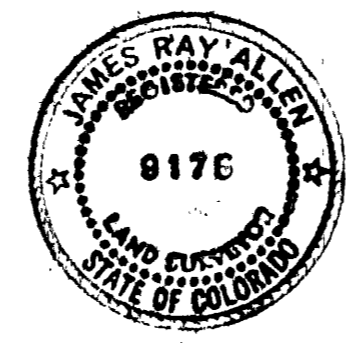
By Hazel M. Huskey
Deputy

Fees \$ 10.00

SURVEYOR'S CERTIFICATE

I, James R. Allen, do hereby certify that the accompanying plat of first addition to Pheasant Run, Spring Valley Filing No. Six and Replat of lots 1-4, block 17 Pheasant Run, Spring Valley Filing No. Six is a subdivision of a Part of the City of Grand Junction, in the County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

James R. Allen
James R. Allen, LS 9175



A = 28°43'41"
R = 370.00'
L = 185.52'
Ch. B = N33°03'48"W
Ch. = 183.58'

A = 49°12'13"
R = 430.00'
L = 369.27'
Ch. B = N43°18'04"W
Ch. = 358.03'

FOR RIGHT-OF-WAY VACATION
SEE BOOK 1301 PAGE 397
DATED MARCH 6, 1981 AND
FOR EASEMENT VACATION
SEE BOOK 1309 PAGE 347
DATED APRIL 24, 1981 AS
RECORDED WITH MESA
COUNTY CLERK MESA
COUNTY, COLORADO

SOUTH LINE SW 1/4 NE 1/4, SEC. 1, T1S, R1W UTE PM

SW COR. SW 1/4 NE 1/4 SEC. 1, T1S, R1W UTE PM

SE COR. SW 1/4 NE 1/4 SEC. 1, T1S, R1W UTE PM

E 1/4 COR. SEC. 1 T1S, R1W UTE PM

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	23°47'02"	150.00	31.59	62.27	61.82	S11°54'29"W
2	39°24'00"	127.50	45.65	87.67	85.96	S19°40'58"E
3	17°05'26"	73.43	11.03	21.90	21.82	S30°50'18"E
4	136°00'25"	19.39	48.01	46.03	35.96	S45°32'45"W
5	48°22'15"	400.00	179.65	337.69	327.75	N42°53'05"W
6	26°40'33"	400.00	94.84	186.23	184.56	N32°02'14"W
7	4°44'00"	127.50	5.27	10.53	10.53	S 2°20'52"E
8	34°40'01"	127.50	39.79	77.14	75.97	S22°02'59"E

REVISED 9-28-81
REVISED 9-25-81
REVISED 3-12-81
FIRST ADDITION TO PHEASANT RUN SPRING VALLEY FILING NO. 6
ARMSTRONG ENGINEERS & ASSOC. INC. 861 ROOD AVENUE GRAND JUNCTION, COLORADO (303) 245-3861