

COUNTRY CLUB TOWNHOMES

A REPLAT OF LOT 1, HORIZON PARK SUBDIVISION
MESA COUNTY COLORADO

VINTAGE 70'S
CONDOMINIUMS

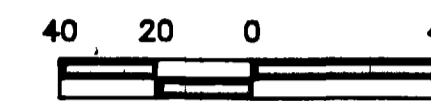
G ROAD R.O.W.

N 90°00'00" E 1320.85' Assumed Basis of Bearings

W 1/16 North Line
Section 1 T1S, R1W U.M.
Found Hinge Nail
As accepted by 1988
BLM Survey



SCALE 1"=40'



LEGEND

- ◆ MESA COUNTY OR BLM SURVEY MARKER
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No 5 REBAR, PLS 16835, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND PROPERTY CORNER, RE-MONUMENTED IN CONCRETE
- ◆ FOUND HINGE NAIL, BLM-1988

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS

Basis of bearings assumes the North line of the NW1/4 NW1/4 of Section 1 to bear N 90°00'00" E, 1320.85 feet. Both monuments on this line are BLM or Mesa County Survey Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Meridian Land Title Company - Title policy No. OP 000899

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position"

CURVE TABLE

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	261°06'50"	48 00'	218 75'	56 09'	S49°23'14"E	72 94'
C2	261°06'50"	48 00'	218 75'	56 09'	S40°36'46"W	72 94'
C3	81°06'50"	13 50'	19 11'	11 55'	S49°23'14"E	17 56'

LAND USE SUMMARY

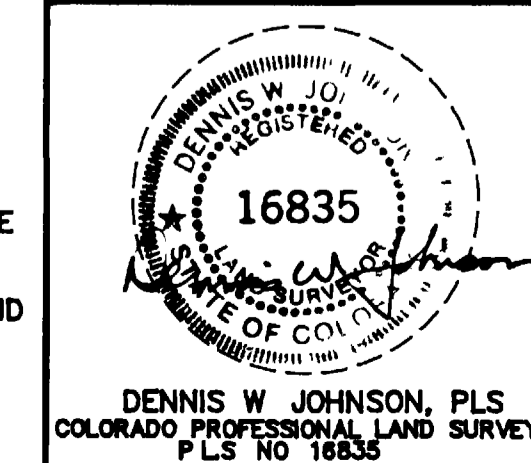
USE	AREA	
DEDICATED R O W	32,331 SF	0.74 AC.
BUILDINGS	56,696 SF	1.30 AC.
DRIVEWAYS	25,240 SF	0.58 AC.
OPEN SPACE	103,613 SF	2.38 AC.
TOTAL	217,880 SF	5.00 AC.
DENSITY	4.8 UNITS PER ACRE	

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF COUNTRY CLUB TOWNHOMES, A REPLAT OF LOT 1 OF HORIZON PARK SUBDIVISION, A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Certified this 15th day of August, 1995

1/23/95 Rev 7/31/95 Rev 6/23/95 Located in the NW1/4 Section 1, T1S, R1W, UTE M



COUNTRY CLUB TOWNHOMES
A REPLAT OF LOT 1, HORIZON PARK SUB
SECTION 1, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO

Professional Surveying Services
P.O. BOX 4506
Grand Junction, CO 81502
303-241-3841

SUR BY JFLD DRAWN BY DWJ/RSK
JOB NO 93083 SHEET 2 OF 2

01138002.tif

COURTZ SUBDIVISION
12TH STREET R.O.W (27 ROAD)

MCSM
NW CORNER SECTION 1
T1S, R1W, UM
Benchmark
Top of MCSM
Elev = 4692.59

R.O.W. to be dedicated to the City of Grand Junction
450 SQ FT

FOUND PIN & CAP
UNREADABLE

N 90°00'00" E 290.79'

S 45°01'27" W 42.48'

15' LANDSCAPING, DRAINAGE, AND UTILITY EASEMENT

BUILDING SETBACK LINE

40'

PEDESTRIAN, LANDSCAPING, DRAINAGE, AND UTILITY EASEMENT

BUILDING SETBACK LINE

30 00'

30 00'

14' MULTIPURPOSE EASEMENT

A=218.75'

R=48 00'

N 00°03'21" E 561.69'

N 00°03'21" E 148.63'

NORTH CLUB COURT
(Private Street)

14' MULTIPURPOSE EASEMENT

BUILDING SETBACK LINE

22'

S 89°56'39" E 99.99'

N 89°57'08" E 228.60'

CLUB COURT
(Private Street)

10' DRAINAGE EASEMENT

BUILDING SETBACK LINE

20'

10' DRAINAGE EASEMENT

BUILDING SETBACK LINE

20'

10' DRAINAGE EASEMENT

BUILDING SETBACK LINE

20'

10' DRAINAGE EASEMENT

BUILDING SETBACK LINE

20'

10' DRAINAGE EASEMENT

BUILDING SETBACK LINE

20'

10' DRAINAGE EASEMENT

BUILDING SETBACK LINE

20'

10' DRAINAGE EASEMENT

BUILDING SETBACK LINE

20'

EXISTING 10' UTILITY EASEMENT

S 89°57'24" W 518.79'

EXISTING 10' UTILITY EASEMENT

LOT 3
HORIZON PARK SUBDIVISION

LOT 2
HORIZON PARK SUBDIVISION

LOT 1
HORIZON PARK SUBDIVISION

WESTCLIFF DRIVE (UNIMPROVED)

FOUND PIN & CAP UNREADABLE

40 00'

EXISTING 10' UTILITY EASEMENT

40 00'

N 1/16 West Line
Section 1, T1S, R1W, UM
MCSM

COUNTRY CLUB TOWNHOMES

A REPLAT OF LOT 1, HORIZON PARK SUBDIVISION
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

PLAT DEDICATION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Country Club Estates, LLC., a Colorado Limited Liability Company, is the owner of that real property situated in the NW1/4 NW 1/4 of Section 1, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: (Warranty Deed Book 2046, Page 517.)

Lot 1 of Horizon Park Subdivision, a subdivision located in Mesa County, Colorado.

That said owners have caused the real property to be laid out and platted as Country Club Townhomes, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Country Club Townhomes as follows:

All Streets and Rights-of-way as private streets to The Villas At Country Club Homeowners Association Inc., for ingress and egress purposes for the use by said homeowners, their guests, and invitees, and also for utility easements for use by the public services, and public utilities, including but not limited to; postal service, trash collection, fire, police, and emergency vehicles, utility providers, including but not limited to the City of Grand Junction.

All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All those portions of said real property not occupied by building structures on the accompanying plat as perpetual utility easements to the City of Grand Junction, and the Public Utilities for use as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

All Pedestrian Easements and rights-of-way to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian;

All Drainage Easements hereby platted to The Villas At Country Club Homeowners Association Inc., as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress on, along, over, under, through and across the easements.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 27th day of July, A.D. 1995.

Sidney Gottlieb

Country Club Estates, LLC
By: Sidney Gottlieb
Manager/Member

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Sidney Gottlieb, Manager/Member of Country Club Estates, LLC, this 27th day of July, A.D., 1995. Witness my hand and official seal:



Dennis W. Johnson
Notary Public

My Commission Expires 12-16-95

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:32 o'clock A.M., August 21, A.D., 1995, and was duly recorded in Plat Book No. 14 Page No. 377, 378, 379.

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of COUNTRY CLUB TOWNHOMES, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 17th day of August, A.D., 1995.

Shirley Cochran
City Manager

Ron Mauspin
President of City Council

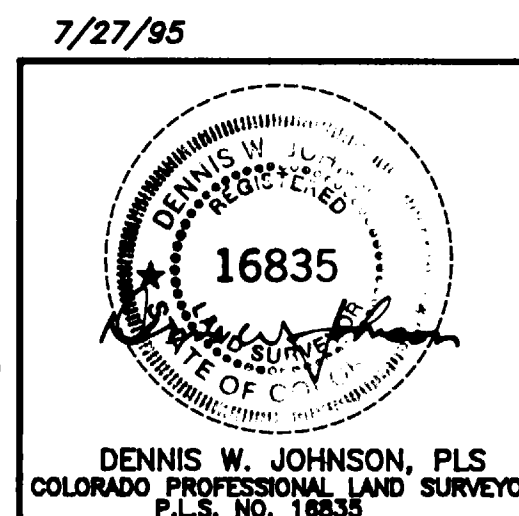
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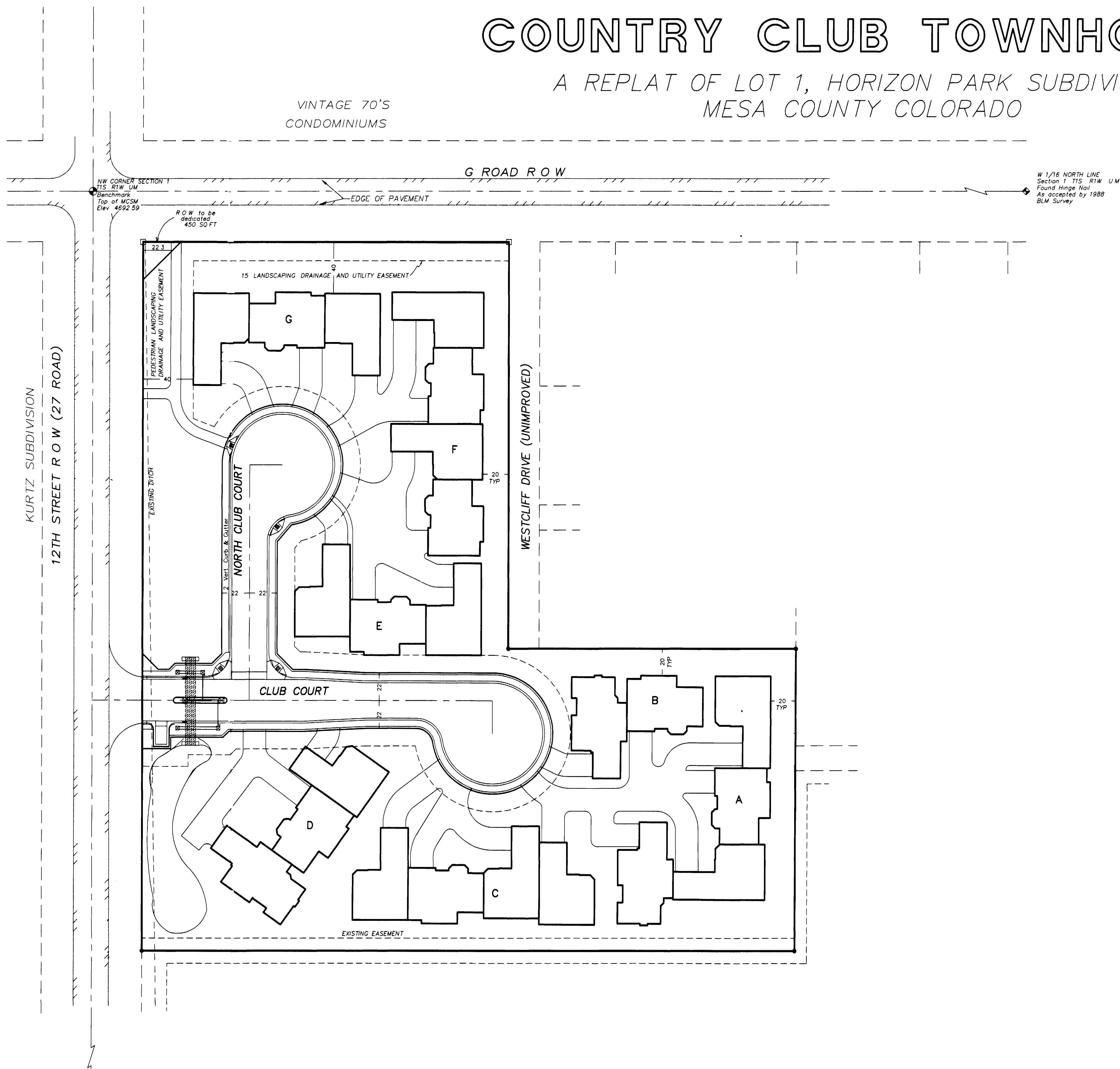
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A REPLAT OF LOT 1, HORIZON PARK SUB.
SECTION 1, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO
Professional Surveying Services
P.O. BOX 4508, Grand Jct., CO 81502
303-241-3841
SUR. BY: *JF/LD* DRAWN BY: *DWJ*
JOB NO. 93083 SHEET 1 OF 2

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MESA COUNTY COLORADO

VINTAGE 70'S
CONDOMINIUMS



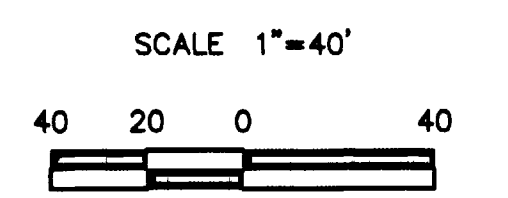
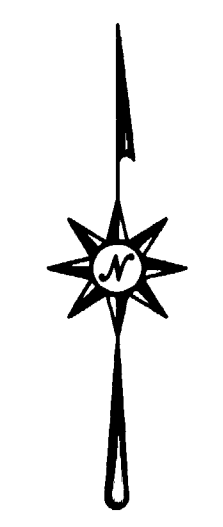
W 1/16 NORTH LINE
Section 1 T1S R1W U.M
Found Hinge Nail
As accepted by 1988
BLM Survey

KURTZ SUBDIVISION
12TH STREET ROW (27 ROAD)

G ROAD ROW

NW CORNER SECTION 1
T1S R1W U.M
Benchmark
Top of MCSM
Elev. 4692.59

N 1/16 WEST LINE
Section 1 T1S R1W U.M
MCSM



CITY OF GRAND JUNCTION	
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE	
BY: _____	DATE _____
ACCEPTED AS CONSTRUCTED	
BY: _____	DATE _____

	SITING PLAN		
	COUNTRY CLUB TOWNHOMES		
	LANDesign, Ltd.		
	ENGINEERS SURVEYORS PLANNERS 200 NORTH 8TH STREET SUITE 102 GRAND JUNCTION COLORADO 81501 (303) 244-9180		
PROJECT NO.	93083	DRAWN BY	SHEET
DATE	July, 1995		OF 1