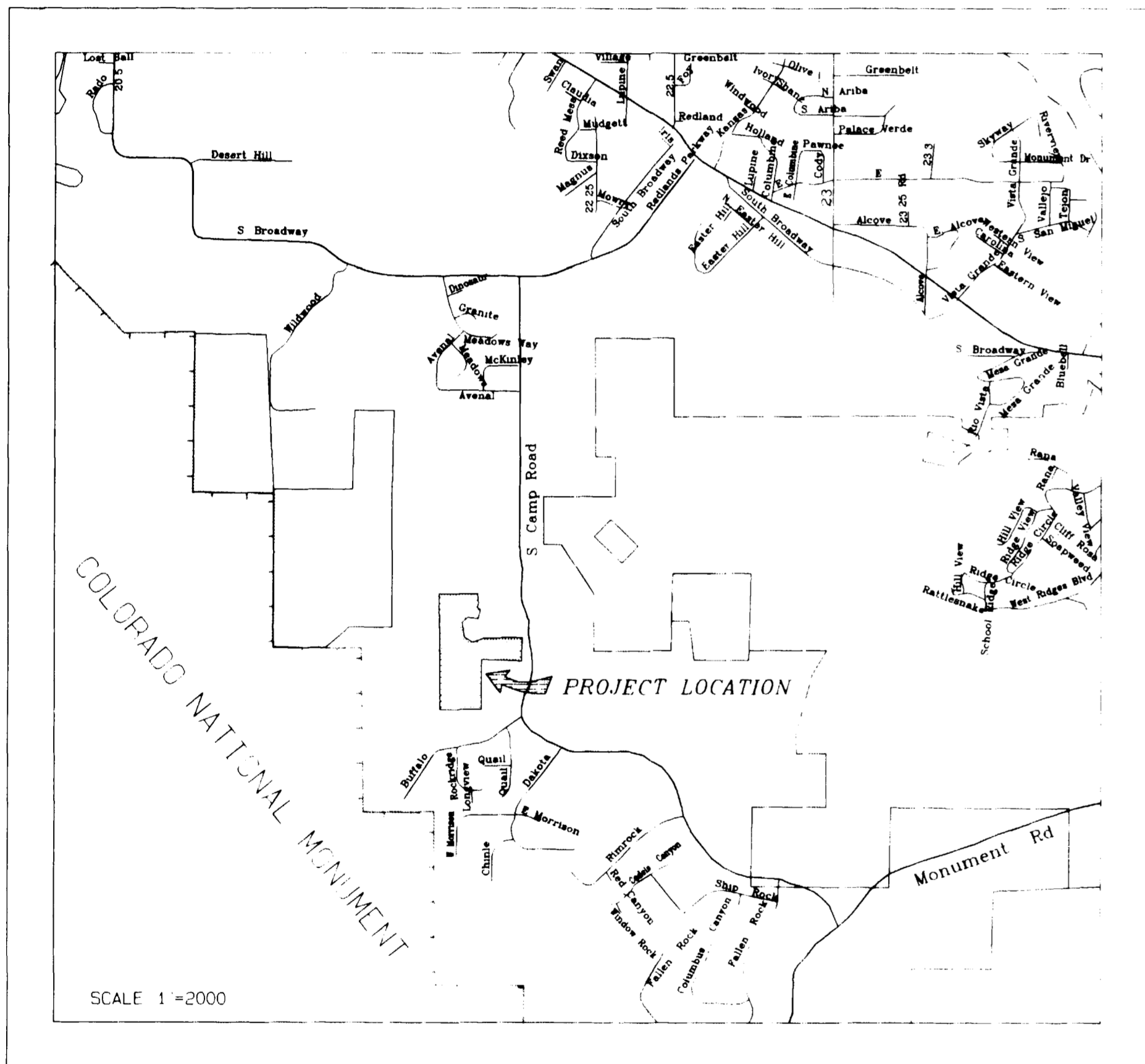


# CANYON VIEW SUBDIVISION - PHASE II

## A REPLAT OF LOT 1 BLOCK THREE, CANYON VIEW SUBDIVISION MESA COUNTY, COLORADO

### VICINITY MAP

### DEDICATION



### KNOW ALL MEN BY THESE PRESENTS

That the undersigned John M Thomas & Son Inc is the owner of that real property in the County of Mesa, State of Colorado, being situated in Tract 37, Township 11 South Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, described in Book 2070 Page 964 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 Block Three of Canyon View Subdivision a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book 14 at Pages 223 & 224 bearing Reception No. 1683108.

That said owner has caused the said real property to be laid out and surveyed as CANYON VIEW SUBDIVISION PHASE II a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Streets and Rights of Way to the City of Grand Junction for the use of the public forever.
- All Multi Purpose Easements to the City of Grand Junction for the use of 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 Utility Easements to the City of Grand Junction for the use of 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 and telephone lines.
- All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
- The Storm Water Retention Facility Temporary Easement to the City of Grand Junction for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of water from upstream areas until such time as an alternative means of stormwater disposal as approved and this easement shall be vacated by the City of Grand Junction.

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 and in Drainage Retention easements the right to dredge provided however that the beneficiaries of said easements shall utilize the same in a reasonable manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 22<sup>nd</sup> day of MARCH A.D. 1995.

*John M Thomas*  
John M Thomas

State of Colorado )  
County of Mesa )

This plat was acknowledged before me by John M Thomas on this 22<sup>nd</sup> day of MARCH A.D. 1995 for the aforementioned purposes.

My Commission expires June 6, 1995 Notary Public Kenneth A. Morrison

### CONSENT OF MORTGAGEE

The following parties, having security interest in the subject property hereby consent to the recording of this plat:

By David P Fisher Date 3/27/95  
By William R Patterson Date 3-27-95

### CITY APPROVAL

This plat of CANYON VIEW SUBDIVISION - PHASE II a Replat of Lot 1 Block Three Canyonview Subdivision a subdivision of the City of Grand Junction County of Mesa, State of Colorado, was approved this 3<sup>rd</sup> day of MAY, 1995.

*David C. Olson* City Manager  
*RT Mantle* Mayor

### SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of CANYON VIEW SUBDIVISION - PHASE II, a Replat of Lot 1 Block Three - Canyonview Subdivision were made by me and/or under my direct supervision and that to the best of my knowledge and belief both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Date March 24, 1995

*Kenneth Scott Thompson*  
Kenneth Scott Thompson  
Professional Land Surveyor  
STATE OF COLORADO  
PLS #18480

### COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 1:58 o'clock P.M. this 27<sup>th</sup> day of May, 1995, and is duly recorded in Plat Book No. 14 Page 332 + 334 as Reception No. 1716390 Drawer BB21 Fee \$20.00

*Deputy County Clerk*  
*Monika Road*  
Clerk and Recorder of Mesa County

AREA SUMMARY		
STREETS	1317 ACRES	39%
LOTS	3025 ACRES	91%
TOTAL	33569 ACRES	100%

CANYON VIEW SUBDIVISION - PHASE II  
TRACT 37, T.11 S., R.101 W. 6th P.M.  
INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.  
MESA COUNTY, COLORADO

THOMPSON-LANGFORD CORPORATION  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (303) 243-6067

Designed By: EST Checked By: DRS Job No: 0208 002  
Drawn By: TERRAMODEL Date: March 24, 1995 Sheet: 1 of 2

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 the certification shown hereon.

CURVE TABLE

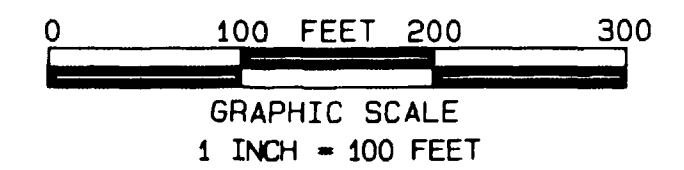
	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	368.04'	245.00'	86°04'15"	N64°10'43"E	334.40'
C2	251.25'	245.00'	58°45'23"	S77°50'09"W	240.38'
C3	116.80'	245.00'	27°18'52"	S34°48'02"W	119.70'
C4	380.25'	600.00'	36°18'41"	N02°59'15"E	373.92'
C5	113.90'	600.00'	10°52'35"	N20°36'23"W	113.73'
C6	143.97'	200.00'	41°14'45"	N20°55'10"W	140.88'
C7	55.81'	522.00'	06°07'31"	S75°50'54"E	55.78'
C8	21.28'	223.00'	05°28'00"	S75°31'09"E	21.27'
C9	136.57'	223.00'	35°05'24"	S84°12'09"W	134.45'
C10	162.37'	223.00'	41°43'09"	S45°47'52"W	158.81'
C11	14.77'	223.00'	03°47'42"	S23°02'27"W	14.77'
C12	147.89'	578.00'	14°39'36"	S13°48'49"W	147.49'
C13	134.08'	578.00'	13°17'28"	S00°09'44"E	133.78'
C14	84.34'	578.00'	08°21'38"	N10°59'17"W	84.27'
C15	109.72'	578.00'	10°52'35"	N20°36'23"W	109.56'
C16	28.63'	622.00'	02°38'14"	N24°43'34"W	28.63'
C17	75.02'	622.00'	06°54'37"	S19°57'08"E	74.97'
C18	14.43'	622.00'	01°19'44"	S15°49'58"E	14.43'
C19	49.71'	622.00'	04°34'43"	S12°52'44"E	49.69'
C20	120.10'	622.00'	11°03'45"	S05°03'30"E	119.91'
C21	122.90'	622.00'	11°19'14"	S06°08'00"W	122.70'
C22	101.50'	622.00'	09°20'59"	S16°28'06"W	101.39'
C23	10.00'	267.00'	02°08'46"	S22°12'59"W	10.00'
C24	83.40'	267.00'	17°53'51"	S32°14'17"W	83.06'
C25	19.49'	13.50'	82°43'45"	S00°10'40"E	17.84'
C26	89.13'	222.00'	23°00'10"	N30°02'27"W	88.53'
C27	70.68'	222.00'	18°14'35"	S09°25'05"E	70.39'
C28	128.14'	178.00'	41°14'45"	N20°55'10"W	125.39'
C29	20.19'	14.00'	82°38'22"	N82°51'43"W	18.49'
C30	51.86'	267.00'	11°07'45"	S61°22'58"W	51.78'
C31	103.21'	267.00'	22°08'54"	S78°01'18"W	102.57'
C32	84.43'	267.00'	18°07'06"	N81°50'42"W	84.08'

LINE TABLE

	DISTANCE	BEARING
L1	21.53'	N72°47'09"W
L2	75.20'	N41°32'32"W
L3	10.58'	N15°10'06"W
L4	24.56'	N26°02'41"W
L5	24.56'	S26°02'41"E
L6	44.00'	N63°57'19"E
L7	132.09'	N72°47'09"W
L8	42.61'	N00°17'47"W
L9	43.33'	S15°10'06"E
L10	24.56'	S26°02'41"E

NOTE 1

Lot 1 Block Three and the adjacent portion of Lime Kiln Way as shown is a Storm Water Retention Facility Temporary Easement to be vacated by the City of Grand Junction at such time as an alternative means of stormwater disposal is approved.



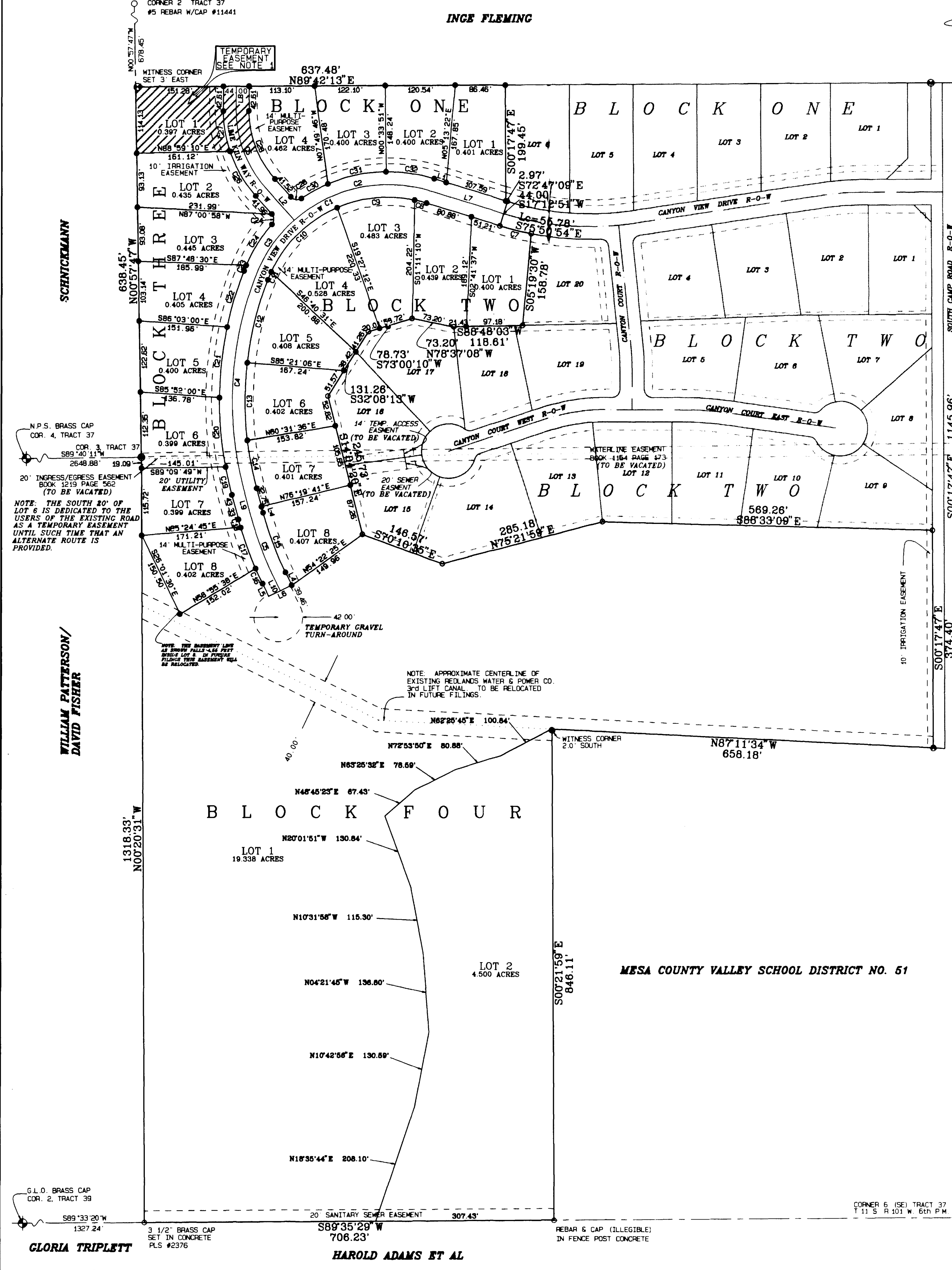
LEGEND

- ⊕ FOUND MESA COUNTY SURVEY MONUMENT
- SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480" IN CONCRETE
- FOUND SURVEY MARKER AS NOTED
- P OVERHEAD UTILITY LINE

CANYON VIEW SUBDIVISION - PHASE II  
 TRACT 37, T.11 S., R.101 W. 6th P.M.  
 INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.  
 MESA COUNTY, COLORADO

THOMPSON-LANGFORD CORPORATION  
 529 25 1/2 ROAD - # B-210  
 Grand Junction CO 81505 (303) 243-6067

Designed By	KST	Checked By	DRS	Job No.	0208-002
Drawn By	TERRAMODEL	Date	March 24, 1995	Sheet	2 of 2



GLORIA TRIPLETT  
 HAROLD ADAMS ET AL

CORNER 6 (SE) TRACT 37  
 T.11 S. R.101 W. 6th P.M.  
 W.1/4 CORNER  
 SECTION 19  
 T.11 S. R.101 W. 6th P.M.  
 PROJECT BENCH MARK  
 ELEV. 4834.71