

2" CAP L.S. 16835  
WEST 1/4 CORNER  
SECTION 6, T1S, R1E, U.M.  
BENCHMARK  
ELEV. 4727.33

# GRAND VIEW SUBDIVISION FILING NO. ONE

NOTE: DRIVE ACCESS TO CORNER LOTS SHALL  
ONLY BE FROM LOCAL RESIDENTIAL STREETS.

CENTER WEST 1/16 CORNER  
SECTION 6, T1S, R1E, U.M.  
FOUND #5 REBAR  
ACCEPTED BY B.L.M.

### PRINCIPAL BUILDING SETBACKS - RSF-5

FRONT-LOCAL STREET	45 ft. FROM CENTERLINE
FRONT-COLLECTOR STREET	50 ft. FROM CENTERLINE
REAR YARD	25 ft.
SIDE YARD	5 ft.
MAX. BUILDING HEIGHT = 32 ft.	

### CURVE DATA TABLE

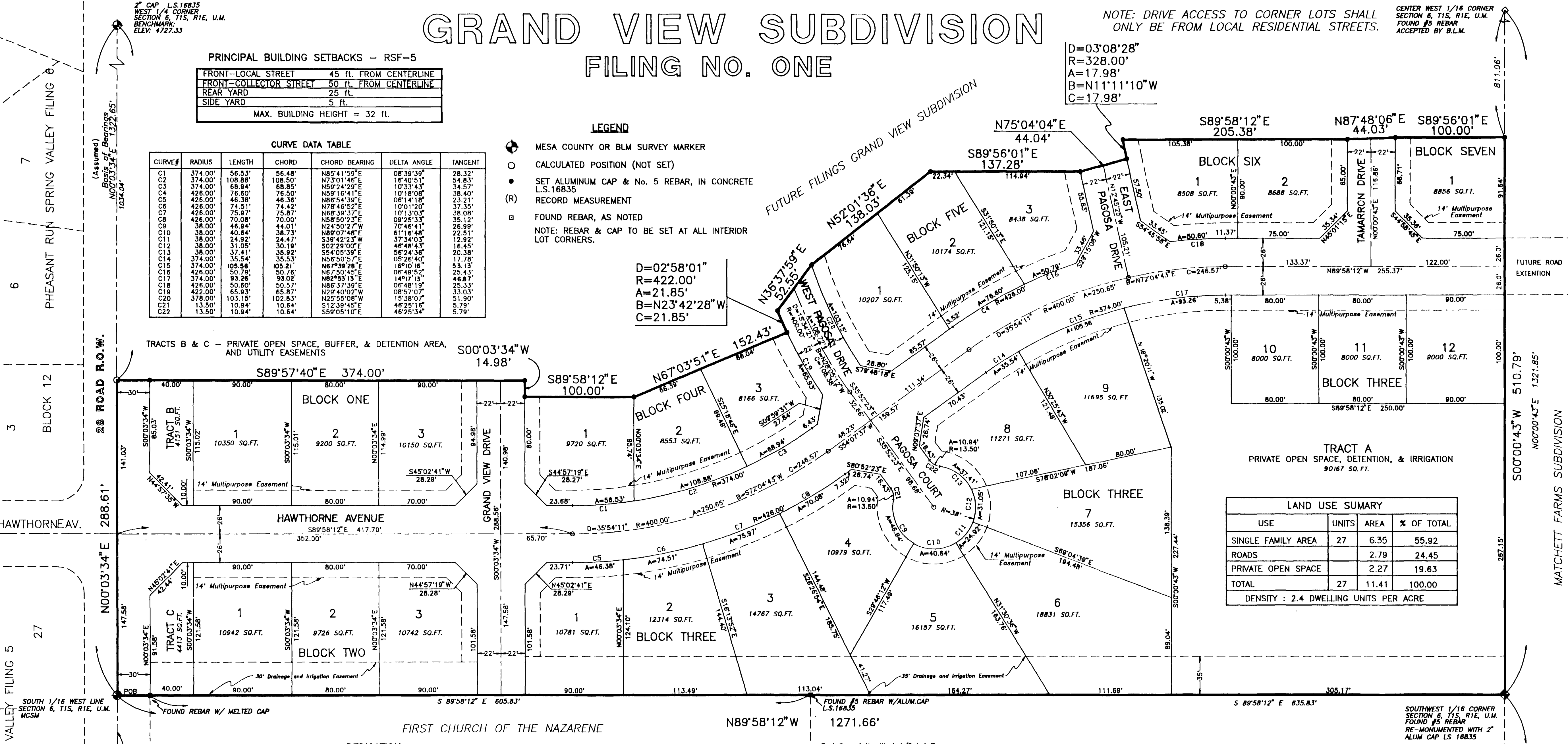
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	374.00'	56.53'	56.48'	N85°41'59"E	08°39'39"	28.32'
C2	374.00'	108.88'	108.50'	N73°01'46"E	16°40'51"	54.83'
C3	374.00'	68.85'	68.85'	N59°24'29"E	10°33'43"	34.57'
C4	426.00'	76.60'	76.60'	N51°16'41"E	10°18'00"	38.40'
C5	426.00'	46.38'	46.36'	N86°54'39"E	06°14'18"	23.21'
C6	426.00'	74.51'	74.42'	N78°46'52"E	10°01'20"	37.35'
C7	426.00'	75.91'	75.87'	N68°39'37"E	10°13'03"	36.08'
C8	426.00'	70.08'	70.00'	N59°42'03"E	08°03'33"	35.12'
C9	38.00'	46.94'	44.01'	N24°50'27"W	70°46'41"	26.99'
C10	38.00'	40.84'	38.73'	N89°07'48"E	61°16'48"	22.51'
C11	38.00'	24.91'	24.47'	N39°42'03"E	37°34'03"	12.92'
C12	38.00'	31.05'	30.19'	S02°29'00"E	46°48'43"	16.45'
C13	38.00'	37.41'	35.92'	S54°05'39"E	56°24'36"	20.38'
C14	374.00'	35.54'	35.53'	N66°50'57"E	05°28'40"	17.78'
C15	374.00'	108.58'	108.21'	N67°39'28"E	18°16'46"	53.13'
C16	426.00'	50.79'	50.76'	N67°50'45"E	06°49'52"	25.43'
C17	374.00'	93.26'	93.07'	N82°53'13"E	14°07'13"	46.87'
C18	426.00'	50.80'	50.57'	N86°37'39"E	06°48'19"	25.33'
C19	426.00'	65.93'	65.87'	N20°40'02"W	08°57'07"	33.03'
C20	378.00'	103.15'	102.83'	N25°55'08"W	15°38'07"	51.90'
C21	13.50'	10.94'	10.64'	S12°39'45"E	46°25'16"	5.79'
C22	13.50'	10.94'	10.64'	S59°05'10"E	46°25'34"	5.79'

### LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
  - CALCULATED POSITION (NOT SET)
  - SET ALUMINUM CAP & No. 5 REBAR, IN CONCRETE L.S. 16835
  - (R) RECORD MEASUREMENT
  - FOUND REBAR, AS NOTED
- NOTE: REBAR & CAP TO BE SET AT ALL INTERIOR LOT CORNERS.

D=02°58'01"  
R=422.00'  
A=21.85'  
B=N23°42'28"W  
C=21.85'

D=03°08'28"  
R=328.00'  
A=17.98'  
B=N11°11'10"W  
C=17.98'



### LAND USE SUMMARY

USE	UNITS	AREA	% OF TOTAL
SINGLE FAMILY AREA	27	6.35	55.92
ROADS		2.79	24.45
PRIVATE OPEN SPACE		2.27	19.63
<b>TOTAL</b>	<b>27</b>	<b>11.41</b>	<b>100.00</b>

DENSITY : 2.4 DWELLING UNITS PER ACRE

TRACTS B & C - PRIVATE OPEN SPACE, BUFFER, & DETENTION AREA, AND UTILITY EASEMENTS

TRACT A  
PRIVATE OPEN SPACE, DETENTION, & IRRIGATION  
90167 SQ. FT.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That DONADA, Inc., a Colorado corporation is the owner of that real property located in part of the NW1/4 SW1/4 (which is also known as Government Lot 6) of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2029, Page 332.)

BEGINNING at the Mesa County Survey Marker at the Southwest corner of the Northwest Quarter Southwest Quarter (NW1/4 SW1/4) whence the 2" aluminum cap L.S. 16835 at the Northwest corner of the Northwest Quarter Southwest Quarter (NW1/4 SW1/4) bears North 00 degrees 03 minutes 34 seconds East (N 00°03'34" E), a distance of 1322.85 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 03 minutes 34 seconds East (N 00°03'34" E), a distance of 100.00 feet; thence North 67 degrees 03 minutes 51 seconds East (N 67°03'51" E), a distance of 152.43 feet; thence along a non-tangent curve to the right having a radius of 422.00 feet, arc length of 21.85 feet, delta angle of 02 degrees 58 minutes 01 seconds (02°58'01"), a chord bearing of North 23 degrees 42 minutes 28 seconds West (N 23°42'28" W), and a chord length of 21.85 feet; thence North 36 degrees 37 minutes 59 seconds East (N 36°37'59" E), a distance of 52.55 feet; thence North 52 degrees 01 minutes 36 seconds East (N 52°01'36" E), a distance of 138.03 feet; thence South 89 degrees 56 minutes 01 seconds East (S 89°56'01" E), a distance of 137.28 feet; thence North 75 degrees 04 minutes 04 seconds East (N 75°04'04" E), a distance of 44.04 feet; thence along a non-tangent curve to the right having a radius of 328.00 feet, arc length of 17.98 feet, delta angle of 03 degrees 08 minutes 28 seconds (03°08'28"), a chord bearing of North 11 degrees 11 minutes 10 seconds West (N 11°11'10" W), and a chord length of 17.98 feet; thence South 88 degrees 58 minutes 12 seconds East (S 88°58'12" E), a distance of 205.38 feet; thence North 87 degrees 48 minutes 06 seconds East (N 87°48'06" E), a distance of 44.03 feet; thence North 89 degrees 56 minutes 01 seconds East (S 89°56'01" E), a distance of 100.00 feet to a point on the East line of the NW1/4 SW1/4; thence along said line South 00 degrees 00 minutes 43 seconds West (S 00°00'43" W), a distance of 510.79 feet to the Southeast corner of the NW1/4 SW1/4; thence along the South line of the NW1/4 SW1/4 North 89 degrees 58 minutes 12 seconds West (N 89°58'12" W), a distance of 1271.66 feet to the POINT OF BEGINNING.

Said parcel containing 11.413 acres as described.

That said owners have caused the real property to be laid out and platted as GRAND VIEW SUBDIVISION, 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 GRAND VIEW SUBDIVISION as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Private Open Space to the GRAND VIEW Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, including but not limited to landscaping and signs.

All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual non-exclusive 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 non-exclusive 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 a set forth on this plat to the GRAND VIEW Homeowners Association, as perpetual non-exclusive easements for the installation, operation, maintenance and repair of private irrigation systems;

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

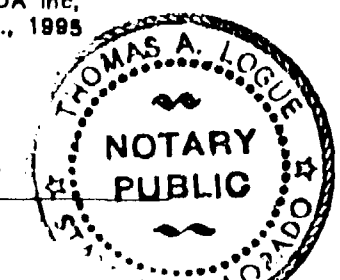
All Drainage Easements hereby platted to the GRAND VIEW Homeowners Association Inc., as perpetual non-exclusive easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

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 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 owners, DONADA INC., a Colorado corporation, has caused their names to be hereunto subscribed this 19th day of March, A.D. 1995

*Don D. dela Motte*      *Ada M. dela Motte*  
by: Don D. dela Motte      by: Ada M. dela Motte  
President      Secretary

STATE OF COLORADO }  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by DONADA Inc., a Colorado Corporation, this 19th day of March, A.D. 1995  
Witness my hand and official seal:  
My Commission Expires 11/26/97



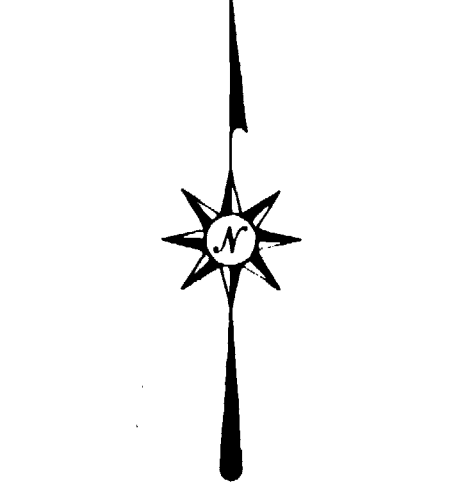
### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_ A.D., 1995, and was duly recorded in Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_  
Clerk and Recorder

### CITY OF GRAND JUNCTION APPROVAL

This plat of GRAND VIEW SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 3rd day of May, A.D., 1995.

*Mark Cleburn*      *R T Mantle*  
City Manager      President of City Council



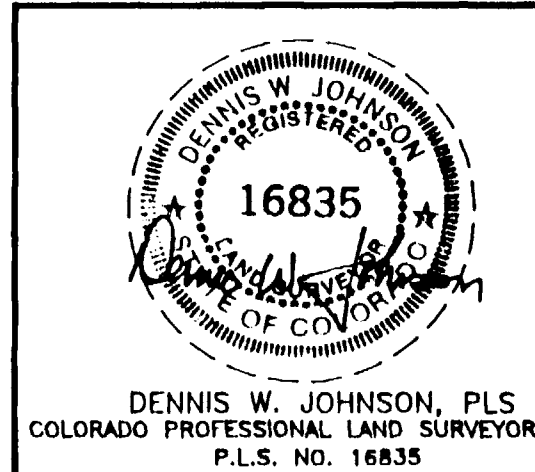
SCALE: 1"=50'

### Notarization

Basis of Bearings  
Basis of Bearings assumes the West line of NW1/4 SW1/4 of Section 6, T1S, R1E, of the Ute Meridian, County of Mesa, State of Colorado, to bear N00°03'34"E, 1322.65 feet between a Mesa County Survey Marker and a 2" aluminum cap L.S. 16835 reset from references for the West 1/4 Corner of said Section 6.

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.

6/24/94



GRAND VIEW SUBDIVISION  
FILING NO. ONE  
LOCATED IN THE  
NW1/4 SW1/4, SECTION 6, T1S, R1E, U.M.  
MESA COUNTY, COLORADO

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

SUR. BY: DWJ/LD      DRAWN BY: RSK  
JOB NO. 94033      SHEET 1 OF 1

DATE 3-15-95