

NORTH VALLEY SUBDIVISION FILING NO. TWO

KNOW ALL MEN BY THESE PRESENTS

That the undersigned G Road LLC is the owner of a parcel of land recorded at BK 2056 Pg 287 being a part of the SE1/4 of Section 33 Township 1 North Range 1 West of the Ute Meridian previously described as

Dutlat A North Valley Subd v s on Filing One in Section 33 Township One North Range One West of the Ute Meridian Mesa County Colorado as recorded in Plat Book 14 at Page 293-294 of the Mesa County Records and being more particularly described as follows

Commencing at a Mesa County Survey Marker for the S E Corner of the SW1/4SE1/4 of said Section 33 from whence a Mesa County Survey Marker for the N E Corner of the SW1/4SE1/4 of said Sect on 33 bears N 00 07 32 W 1317 68 feet, thence N00 07 32 W 978 10 feet thence N89 57 57 W 25 00 feet to the point of beginning, thence N89 57 57 W 519 62 feet thence S00 05 23 E 10 00 feet thence N89 57 57 W 115 00 feet thence N00 05 23 W 350 09 feet thence S89 55 55 E 634 41 feet thence S00 07 32 E 339 71 feet to the beginning

That said owner does hereby dedicate and set apart that 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 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 and grade structures; All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems; All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted 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 and in Drainage and Detention/Retention easements the right to dredge; 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

That there are no lienholders of record

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 2-2-96 day of February A D 1996

Chris Carnes
G Road LLC Chris Carnes - Partner

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2nd day of February A D 1996

My commission expires 01/18/98

WITNESS MY HAND AND OFFICIAL SEAL

Korey VonBurg

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____ A D 1996

My commission expires _____

WITNESS MY HAND AND OFFICIAL SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:50 o'clock P. M this 20th day of February A D 1996 and is duly recorded as Reception Number 1747029 in Plat Book 15 Page 448 & 45 through _____ inclusive Drawer No B8103 FCS # 20 1-SC

Covenants conditions and restrictions recorded in Book _____ at page(s) _____

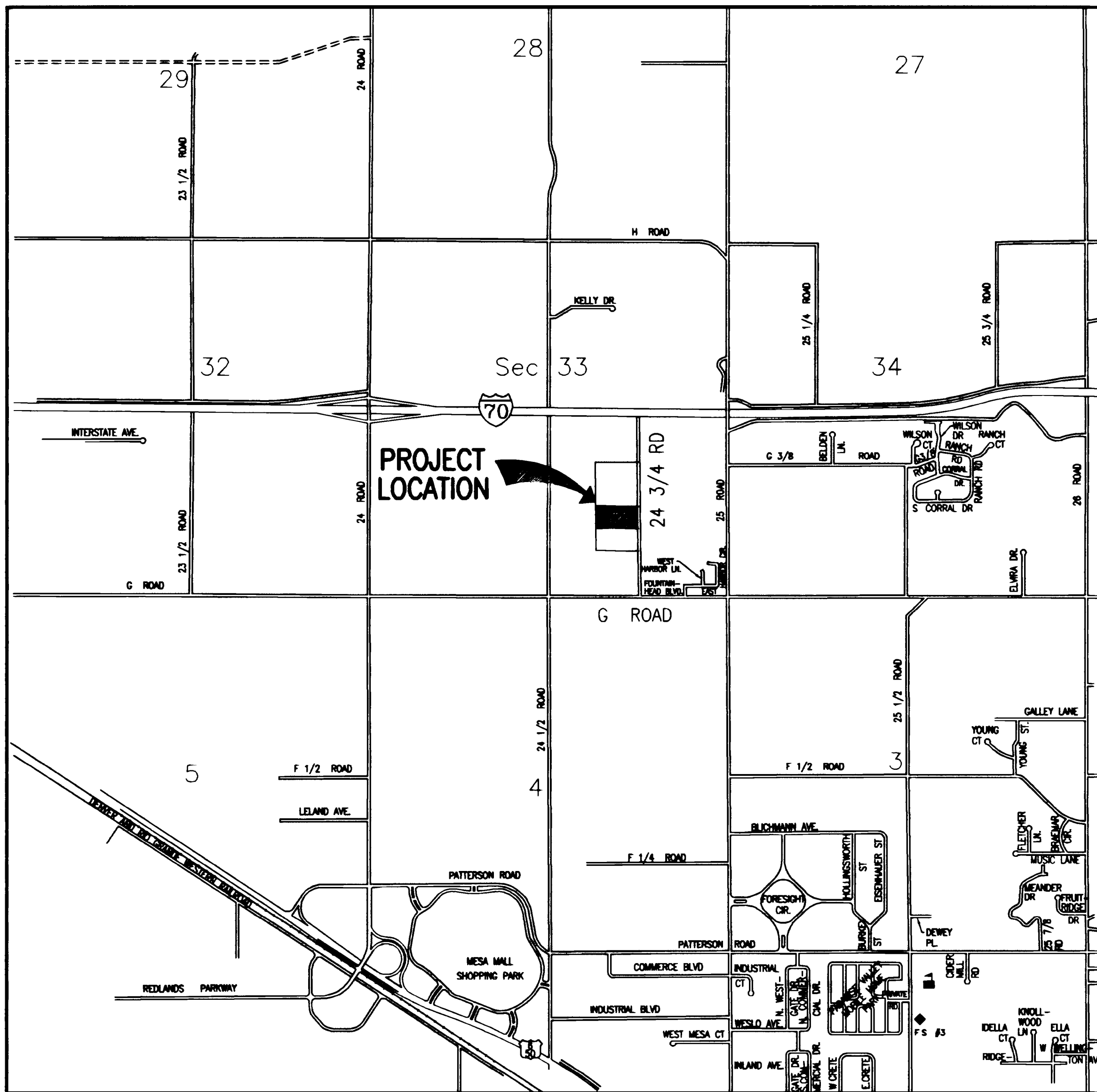
Monda Soll Clerk and Recorder *Carl Zube* Deputy Fees _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 16 day of February A D 1996

Ken Magnus President of Council *Sheila Debraun* City Manager

SURVEYOR'S STATEMENT
I Richard A Mason do hereby certify that the accompanying plat of NORTH VALLEY SUBDIVISION FILING NO TWO a subdivision of a part of the City of Grand Junction County of Mesa has been prepared under my direct supervision and accurately represents a field survey of the same Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations

Richard A Mason
Richard A Mason
Registered Professional Land Surveyor
P.L.S. No 18469
Date 2-2-1996



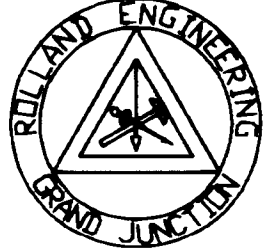
VICINITY MAP

Not To Scale

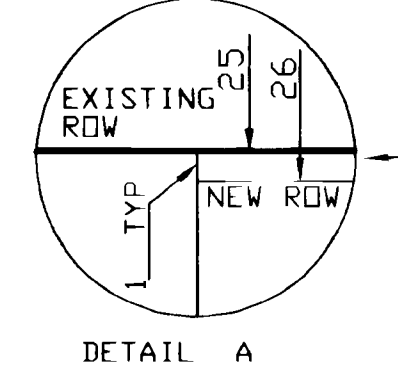
GENERAL NOTES

- Title information from Western Colorado Title Co File No 93-10-228 effective date 10-26-93 and from Mesa County Records
- Basis of bearing based upon Mesa County Survey Markers at the S E Corner of the SW1/4SE1/4 and at the N E Corner of the SW1/4SE1/4 in Section 33 T1N R1W U M as per Payton Subdivision Bearing equals N 00 07 32 W
- No fences or structures shall be built within 10 feet of the west boundary line
- Setback requirements for all lots except the western perimeter are as follows:
Front - 20 feet
Rear - 15 feet
Sideyard - 5 feet
- Setback requirements for all lots on the western perimeter are as follows:
Front - 20 feet
Rear - 20 feet
Sideyard - 5 feet
- Bearing on northerly line of North Valley Subdivision Filing No One was recorded as S 89 55 23 E and is corrected hereon to reflect mathematical closure to S89 55 55 E

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.

 <p>ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct CO 81503 (970) 243-8300</p>	FILE E\CARNES\FILE#2\DEDI-F2.DWG			
	NORTH VALLEY SUBDIVISION FILING NO. TWO			
	FINAL PLAT LOCATED IN THE SE1/4 SEC 33 T1N R1W U M GRAND JUNCTION COLORADO			
Designed <u>TAB</u>	Checked <u>RAM</u>	PLAT# <u>PLT</u>	Sheet <u>1</u>	
Drawn <u>TAB</u>	Date <u>11/13/95</u>	<u>RV02/01/96</u>	Of <u>2</u>	

NORTH VALLEY SUBDIVISION FILING NO. TWO



NOTE: DEDICATE 1.00 OF ADDITIONAL RIGHT-OF-WAY ALONG LOTS 1, 3, 5 & 7 IN BLOCK 2

GOLDEN MEADOWS ESTATES SUBDIVISION

P O C SE CORNER SW1/4SE1/4 SEC 33 TIN R1W UM MCSM # 548-1

FOUNTAINHEAD SUBDIVISION
PLAT BK 13 PP 177-188

G & C EULER
BK 1887 PAGE 202

N E CORNER SE1/4NW1/4SE1/4 SEC 33 TIN R1W UM

MCSM # (ILLEG)
N E CORNER SW1/4SE1/4 SEC 33 TIN R1W UM TBM ELEV = 4590.72

A E PETTYJOHN

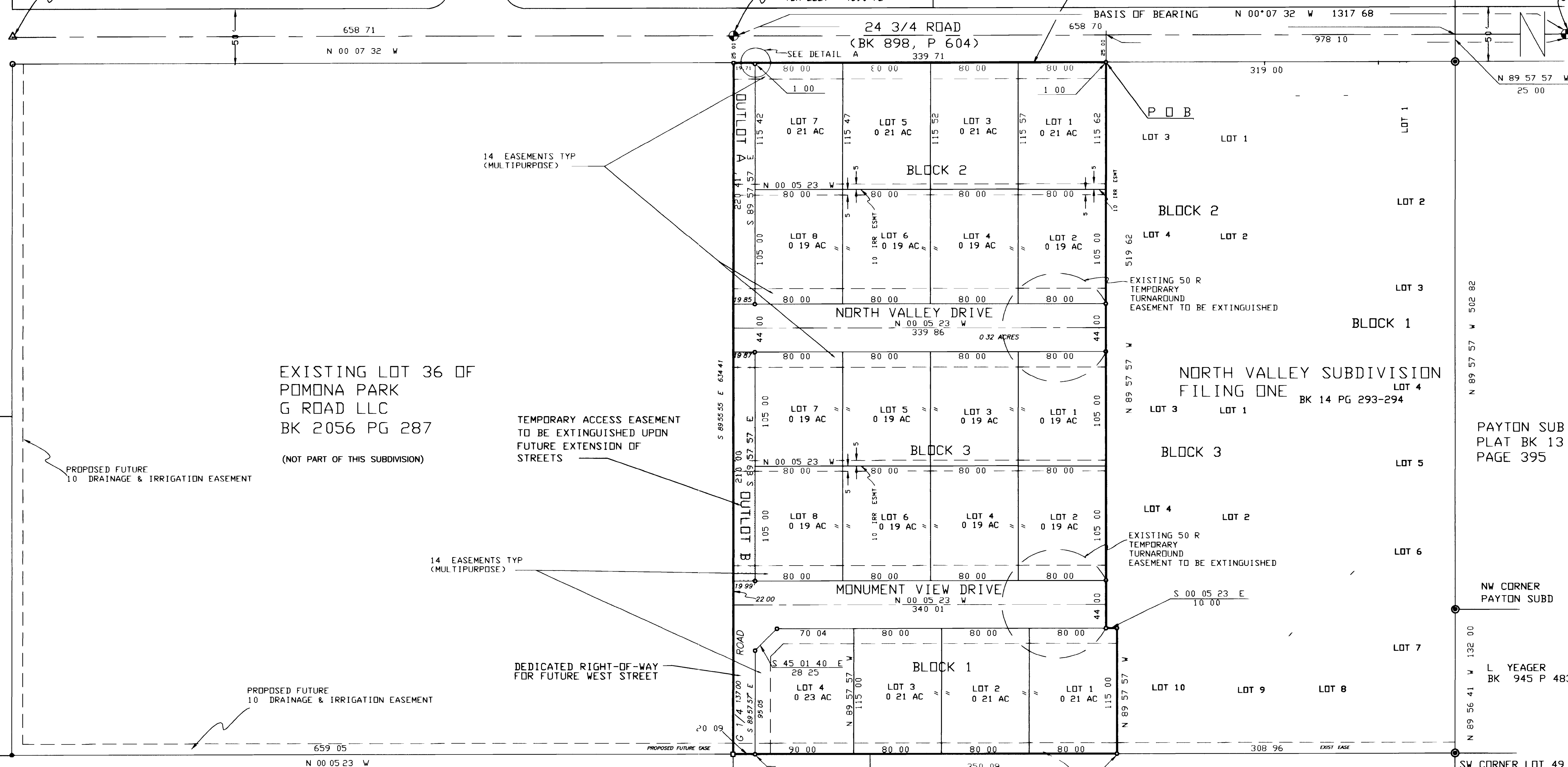
NICHOLSON & BAUMGARTNER
BK 1884 PP 115-116

S 89 54 04 E 634.00

BONNY AUSTIN
BK 1807 PP 954-956

N 89 57 57 W 502.82

N 89 56 41 W 132.00



EXISTING LOT 36 OF
POMONA PARK
G ROAD LLC
BK 2056 PG 287

(NOT PART OF THIS SUBDIVISION)

TEMPORARY ACCESS EASEMENT
TO BE EXTINGUISHED UPON
FUTURE EXTENSION OF
STREETS

DEDICATED RIGHT-OF-WAY
FOR FUTURE WEST STREET

PROPOSED FUTURE
10 DRAINAGE & IRRIGATION EASEMENT

PROPOSED FUTURE
10 DRAINAGE & IRRIGATION EASEMENT

EXISTING 50 R
TEMPORARY
TURNAROUND
EASEMENT TO BE EXTINGUISHED

EXISTING 50 R
TEMPORARY
TURNAROUND
EASEMENT TO BE EXTINGUISHED

10 DRAINAGE & IRRIGATION EASEMENT

PAYTON SUB
PLAT BK 13
PAGE 395

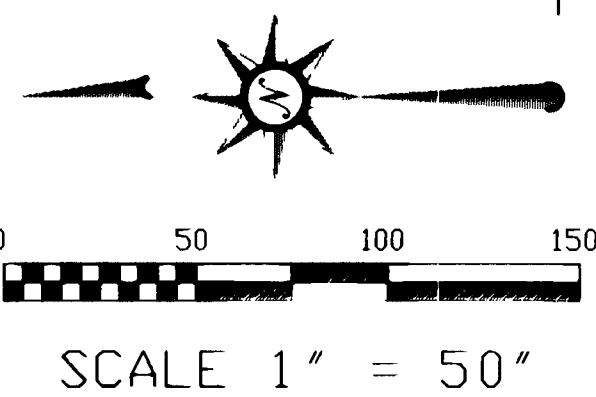
L YEAGER
BK 945 P 483

SW CORNER LOT 49
POMONA PARK

BOYDSTUN
MINOR SUB

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of NORTH VALLEY SUBDIVISION FILING NO. TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date 2/2/1996



AREA SUMMARY

AREA IN LOTS	4.03 AC	81%
AREA IN ROW	0.67 AC	15%
OUTLOT A&B AREA	0.19 AC	4%
TOTAL AREA	4.98 AC	100%

C A & M V CHAMBLEE
BK 1770 P 195

C L & D D BOYDSTUN
BK 1954 PP 926-927

- LEGEND
- - MESA COUNTY SURVEY MONUMENT
 - - FOUND REBAR WITH NO CAP IN CONC
 - - SET REBAR & CAP IN CONCRETE L.S. 18469
 - - FOUND 5/8 REBAR L.S. 16413 (set in conc)
 - - FOUND 5/8 REBAR SET IN CONC L.S. 9960
 - △ - FOUND SPIKE
 - ⊥ - SET #5 REBAR WITH CAP AT ALL INTERIOR LOT CORNERS

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct CO 81503
(970) 243-8300

FILE: E:\CARNES\FILE#2\NVPLAT2.DWG			
NORTH VALLEY SUBDIVISION FILING NO. TWO			
FINAL PLAT IN THE SE1/4 SEC 33 TIN R1W UM GRAND JUNCTION COLORADO			
Designed	TAB	Checked	RAM
Drawn	TAB	Date	11/13/95
PLAT/PLT	RV 02/01/96	Sheet	2
DF		DF	2