

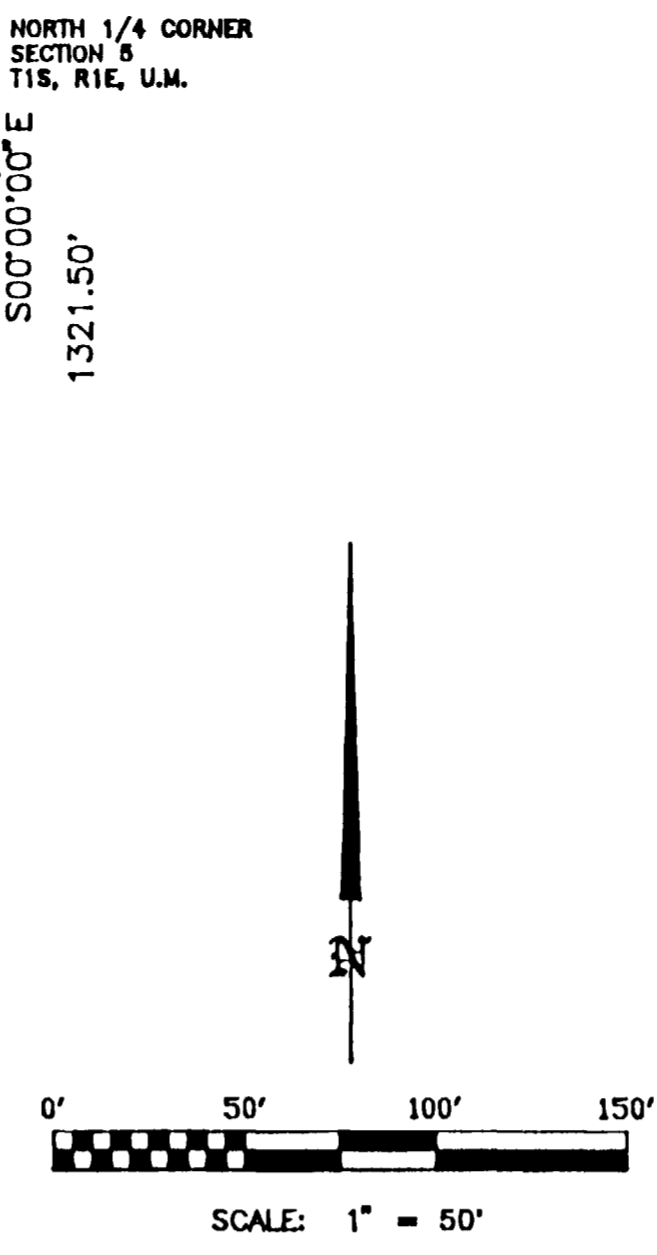
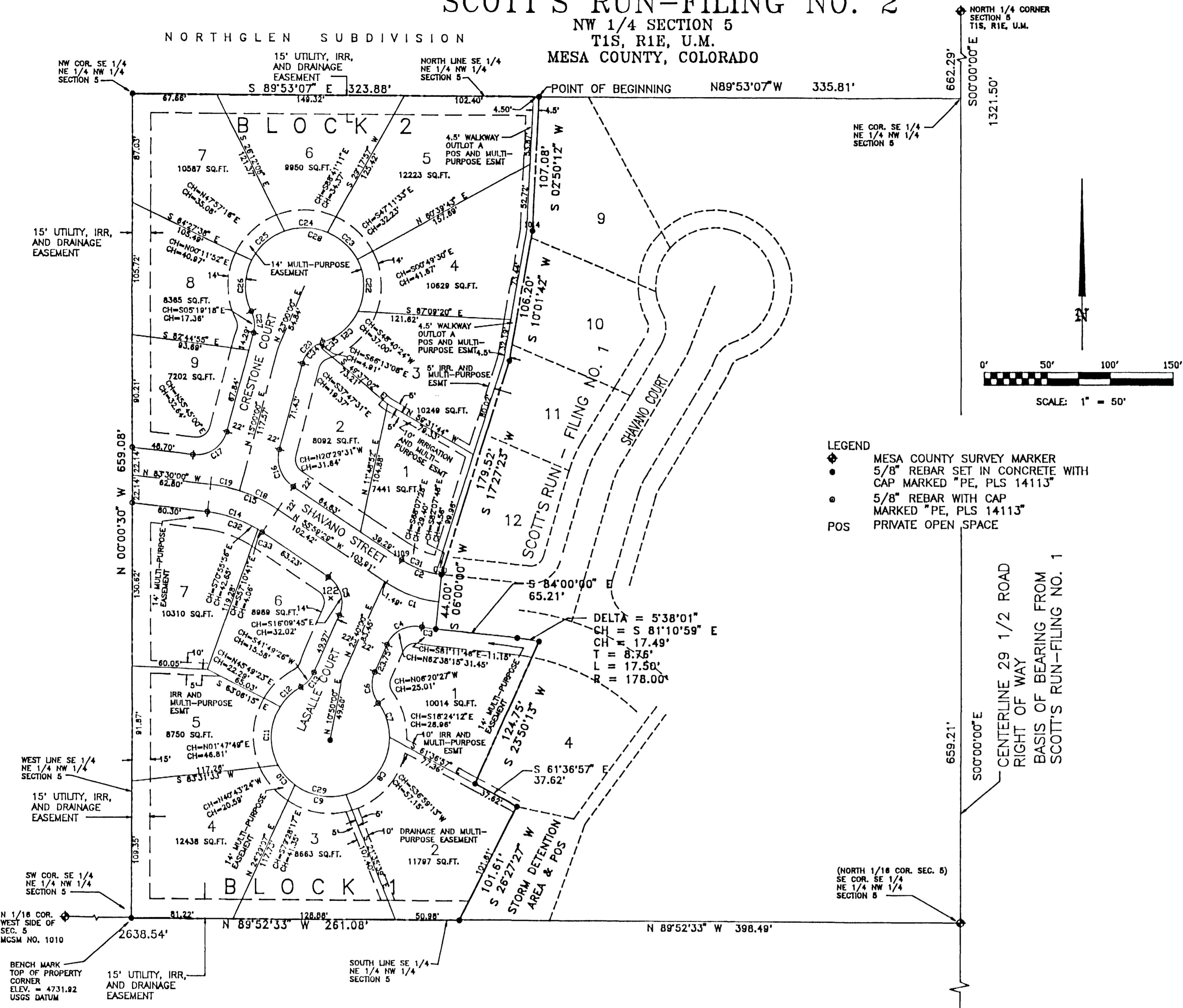
SCOTT'S RUN-FILING NO. 2

NW 1/4 SECTION 5

T1S, R1E, U.M.

MESA COUNTY, COLORADO

NORTHGLEN SUBDIVISION



LEGEND
 ◆ MESA COUNTY SURVEY MARKER
 ● 5/8" REBAR SET IN CONCRETE WITH CAP MARKED "PE, PLS 14113"
 ○ 5/8" REBAR WITH CAP MARKED "PE, PLS 14113"
 POS PRIVATE OPEN SPACE

RESTRICTIVE COVENANTS
 RECORDED IN BOOK 2106, PAGES 19 THROUGH 28.

AREA SUMMARY

LOTS	3.60 AC.	81.8%
POS	0.04 AC.	1.0%
STREETS	0.76 AC.	17.2%
TOTAL	4.40 AC.	100%

16 LOTS/4.40 AC. = 3.64 UNITS/AC.

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of SCOTT'S RUN Filing No. 2, a subdivision of the County of Mesa, was prepared from notes taken in the field by me and that this subdivision plat represents said survey, and that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Wayne H. Lizer
 Wayne H. Lizer
 Professional Land Surveyor
 P.E., P.L.S. 14113

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being located in the Southeast Quarter (SE 1/4) Northeast Quarter (NE 1/4) Northwest Quarter (NW 1/4) of Section 5, Township 1 South, Range 1 East of the Tenth Meridian in Mesa County, Colo., as recorded in Book 2057, Pages 42 & 43 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears S00°00'00"E 662.29 feet and N89°53'07"W 335.81 feet from the North Quarter Corner of Section 5, T1S, R1E, U.M.; thence along the West line of Scott's Run, Filing No. 1 the following nine courses and distances: S02°50'12"W 107.08 feet; thence S10°01'42"W 106.20 feet; thence S17°27'23"W 179.52 feet; S06°00'00"W 44.00 feet; thence S84°00'00"E 85.21 feet along the South line of Shavano Street to a point of curvature; thence continuing along the South line of Shavano Street along the arc of a curve to the right having a radius of 178.00 feet, through a central angle of 5°38'01", whose chord bears S81°10'59"E 17.49 feet; thence leaving said line S23°50'13"W 124.75 feet; thence S81°36'57"E 37.62 feet; thence S26°27'27"W 101.61 feet; thence leaving the West line of Scott's Run Filing No. 1 N89°52'33"W 281.08 feet along the South line of the SE 1/4 NE 1/4 NW 1/4 of said Section 5; to a point on the West line of the SE 1/4 NE 1/4 NW 1/4 of said Section 5; thence following said line N00°00'30"W 659.08 feet to the North line of the SE 1/4 NE 1/4 NW 1/4 of said Section 5; thence S89°53'07"E 323.88 feet to the point of beginning containing 4.408 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as SCOTT'S RUN Filing No. 2, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do 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 Private Open Space (POS) Outlot (A), to the owners (Homeowners Association) of lots and Outlots platted for the purpose of aesthetics and recreational purposes as determined appropriate by said owner (Homeowners Association);
- 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 (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- All GVMUA (Stub ditch) Easements to the City of Grand Junction for the use of the public and to the Grand Valley Water Users Association, its successors and assigns, for the installation and maintenance of GVMUA irrigation facilities;
- All Drainage Easements to the owners (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.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 6th day of February, A.D., 1996.

CLEARVIEW JOINT VENTURE
Ray S. Rickard
 By Ray S. Rickard, President

STATE OF COLORADO }
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 6th day of February, A.D., 1996.
 by Ray S. Rickard, President of Clearview Joint Venture

My commission expires 10-26-96 *Mildred B. Fowler*
 Witness my hand and official seal Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 11:30 o'clock A.M. this 8th day of Feb., A.D., 1996, and is duly recorded in Plat Book No. 15, Page 32, Reception No. 1745855.

Clerk and Recorder Deputy Fees: \$ _____

CITY APPROVAL

This Plat of Scott's Run, Filing No. 2, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado, was approved or accepted this _____ day of _____, A.D., 19____.

Shirley Achen City Manager
R. Margie President of Council

AVIGATION EASEMENT RECORDED IN BOOK 2096 AT PAGES 969 & 970

SCOTT'S RUN-FILING NO. 2
 NW 1/4 SECTION 5, T 1 S, R 1 E, U.M.
 MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
 ENGINEERING CONSULTING AND LAND SURVEYING
 576 25 ROAD-UNIT 8-PH. 241-1129
 GRAND JUNCTION, COLORADO 81505

DATE	SCALE	PROJ. NO.	DRAWN BY:
AUGUST, 1984	1" = 50'	932554-3	w/h/l
			CHK'D BY: w/h/l