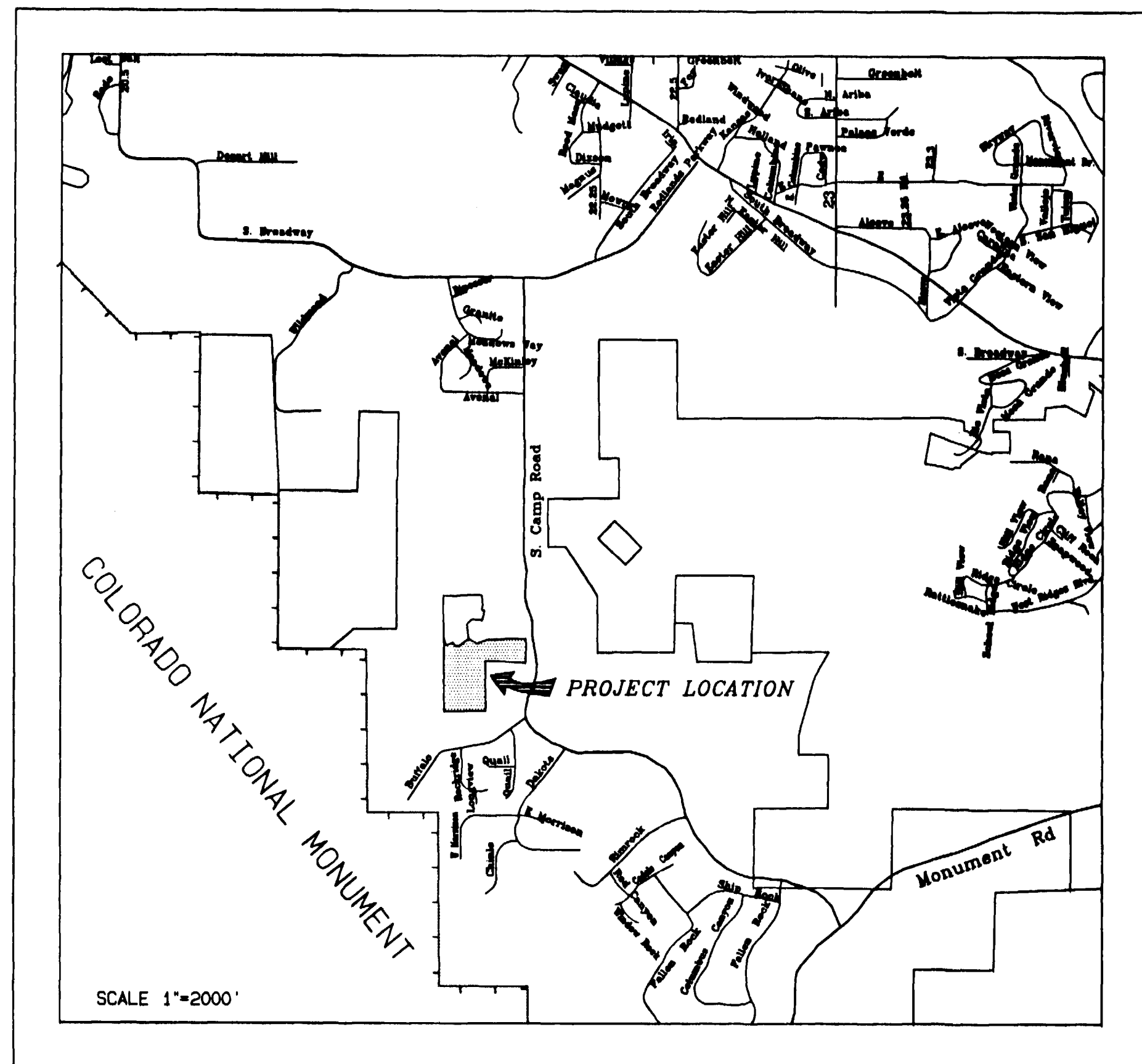


# CANYON VIEW SUBDIVISION - PHASE III

A REPLAT OF LOT 1 AND LOT 2 OF BLOCK FOUR, CANYON VIEW SUBDIVISION - PHASE II  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP



AREA SUMMARY		
STREETS	1.277 ACRES	5.4%
LOTS	22.562 ACRES	94.6%
<b>TOTAL</b>	<b>23.840 ACRES</b>	<b>100%</b>

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John M. Thomas & Sun, Inc. and the City of Grand Junction, Colorado are the owners 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 and Lot 2, Block Four of Canyon View Subdivision Phase II, a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book 14 at Page 345 bearing Reception No. 1716390.

That said owner has caused the said real property to be laid out and surveyed as CANYON VIEW SUBDIVISION - PHASE III, 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 easements labelled as such to the Redlands Water and Power Company for the installation, operation, maintenance and repair of the 3rd Lift Canal. The easement shown on Canyon View Subdivision Phase II plat for the 3rd Lift Canal is vacated by this plat.
- The pedestrian easement is dedicated to the general public for pedestrian uses.
- Tract A is reserved for future development.

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 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 9th day of May, A.D., 1996.

*John M. Thomas*  
John M. Thomas  
John M. Thomas & Sun, Inc.

*Shari Clehan*  
Representative  
City of Grand Junction

State of Colorado }  
County of Mesa }

This plat was acknowledged before me by *Brenda S. Edwards M.A.* on this 9th day of May, A.D., 1996, for the aforementioned purposes.  
My Commission expires: *September 29, 1997* Notary Public *Brenda S. Edwards*

State of Colorado }  
County of Mesa }

This plat was acknowledged before me by *John Thomas* on this 8th day of May, A.D., 1996, for the aforementioned purposes.  
My Commission expires: *September 29, 97* Notary Public *Brenda S. Edwards*

## 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: *4/5/96*  
David P. Fisher

By: *William R. Patterson* Date: *4-5-96*  
William R. Patterson

## CITY APPROVAL

This plat of CANYON VIEW SUBDIVISION - PHASE III, a Replat of Lot 1 Block Four, Canyonview Subdivision Phase II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 9th day of May, 1996.

*Shari Clehan*  
City Manager

*Juda Lipman*  
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 III, a Replat of Lot 1 Block Four - Canyonview Subdivision Phase II, 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 codes of the City of Grand Junction.

Date: *April 9, 1996*

*Kenneth Scott Thompson*  
Kenneth Scott Thompson 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 *12:00* o'clock *P.* M. this *9th* day of *May*, 1996, and is duly recorded in Plat Book No. *18*, Page *777* as Reception No. *1756287*.

Clerk and Recorder of Mesa County

CANYON VIEW SUBDIVISION - PHASE III  
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 (970) 243-8067

Designed By	DRS	Checked By	KST	Job No.	0208-006
Drawn By	TERRAMODEL	Date	Feb. 23, 1996	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.

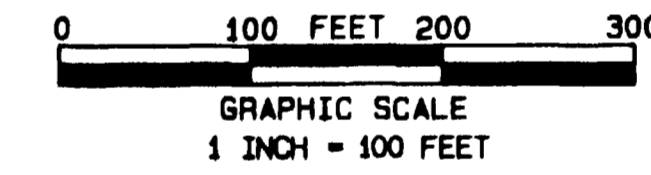
CORNER 2 TRACT 37  
#5 REBAR W/CAP #11441

**INGE FLEMING**

N.1/4 CORNER  
SECTION 19  
T.11 S., R.101 W. UTE P.M.

**CURVE TABLE**

	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	27.08'	500.00'	03°06'13"	S88°44'41"E	27.08'
C2	71.41'	300.00'	13°38'20"	N85°59'16"E	71.24'
C3	184.28'	400.00'	26°23'48"	S87°36'00"E	182.66'
C4	24.12'	100.00'	13°49'17"	N67°31'28"W	24.06'
C5	50.33'	100.00'	34°34'09"	N43°19'45"W	50.42'
C6	84.46'	100.00'	48°23'25"	S50°14'23"E	81.87'
C7	95.90'	400.00'	13°44'12"	N36°15'18"E	95.67'
C8	65.88'	78.00'	48°23'25"	S50°14'23"E	63.84'
C9	76.65'	322.00'	13°38'20"	N85°59'16"E	76.47'
C10	25.89'	478.00'	03°06'13"	S88°44'41"E	25.89'
C11	40.04'	122.00'	18°48'23"	S35°26'52"E	39.87'
C12	73.97'	422.00'	10°02'33"	N37°10'09"E	73.87'
C13	174.15'	378.00'	26°23'48"	S87°36'00"E	172.61'
C14	117.55'	422.00'	15°57'34"	S83°53'01"E	117.17'
C15	66.05'	422.00'	08°58'06"	N83°39'09"E	65.99'
C16	66.18'	278.00'	13°38'20"	N85°59'16"E	66.02'
C17	26.33'	522.00'	02°53'23"	S88°38'15"E	26.32'
C18	1.95'	522.00'	00°12'50"	N89°48'38"E	1.95'
C19	76.69'	378.00'	11°37'28"	S38°21'30"W	76.56'



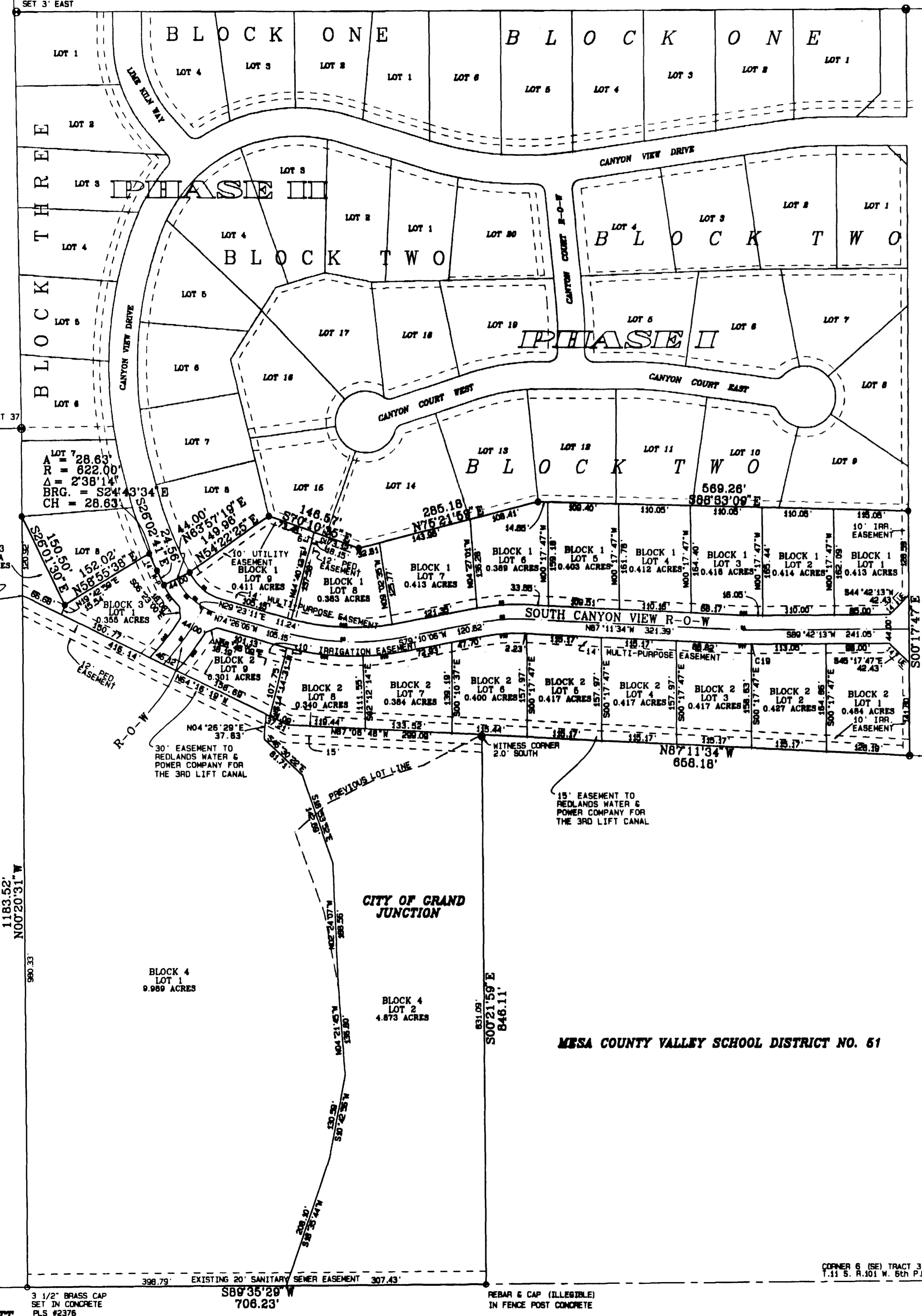
**LEGEND**

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

**CANYON VIEW SUBDIVISION - PHASE III**  
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 (970) 243-6067

Designed By DRS	Checked By KST	Job No. 0208-006
Drawn By TERRAMODEL	Date Feb. 23, 1996	Sheet 2 of 2



N.P.S. BRASS CAP  
COR. 4, TRACT 37  
COR. 3, TRACT 37  
S89°40'11"W  
2648.88'

NOTE: APPROXIMATE CENTERLINE OF  
EXISTING REDLANDS WATER & POWER CO.  
3RD LIFT CANAL.

WILLIAM PATTERSON/  
DAVID FISHER

G.L.O. BRASS CAP  
COR. 2, TRACT 39  
S89°33'20"W  
1327.24'

GLORIA TRIPLETT

3 1/2" BRASS CAP  
SET IN CONCRETE  
PLS #2376

HAROLD ADAMS ET AL

REBAR & CAP (ILLEGIBLE)  
IN FENCE POST CONCRETE

CORNER 6 (SE) TRACT 37  
T.11 S., R.101 W. 6th P.M.

N.1/4 CORNER  
SECTION 19  
T.11 S., R.101 W. UTE P.M.  
PROJECT BENCH MARK  
ELEV. 4834.71