

# SOUTH RIM FILING NO. FIVE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Lowe Development Corporation, a California Corporation, is the owner of that real property located in portions of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), and the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 8, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and a Replat of those portions of South Rim Filing No. One, designated as Outlot A and a portion of Tract D (Public Pedestrian Right-of-Way) Vacated as described in Book 2224, Page 473, and being more particularly described as follows: (Original Warranty Deed Book 1539, Pages 87 through 90, and Plat Book 14, Pages 198 and 199.)

Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 8, Township 1 South, Range 1 West of the Ute Meridian, which lies North 00 degrees 03 minutes 18 seconds East 1317.66 feet from the Southeast corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 8, which corner bears South 89 degrees 47 minutes 07 seconds West from the Southeast Corner of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of said Section 8 for a basis of bearings with all bearings contained herein relative thereto; thence North 00 degrees 03 minutes 18 seconds East, a distance of 146.51 feet to a point at the southerly line at the northwesterly end of a tract dedicated to the City of Grand Junction for Public Open Space in Book 2132, Pages 955 through 958 of the Mesa County Clerk and Recorders Official Records; thence along said southerly line of said Public Open Space the Seven (7) following courses: (1) South 58 degrees 13 minutes 29 seconds East, a distance of 734.98 feet; (2) thence South 19 degrees 00 minutes 55 seconds East, a distance of 163.21 feet; (3) thence with a non-tangent curve to the left, having a delta angle of 21°40'04", a radius of 1185.92 feet, an arc length of 448.48 feet, a chord bearing of South 60 degrees 09 minutes 03 seconds West, and a chord length of 445.82 feet; (4) thence South 49 degrees 19 minutes 01 seconds West, a distance of 259.08 feet; (5) thence South 40 degrees 40 minutes 55 seconds East, a distance of 10.00 feet; (6) thence with a non-tangent curve to the right, having a delta angle of 08°07'59", a radius of 686.20 feet, an arc length of 97.40 feet, a chord bearing of South 53 degrees 22 minutes 59 seconds West, and a chord length of 97.32 feet; (7) thence South 00 degrees 00 minutes 00 seconds East, a distance of 22.42 feet; thence South 60 degrees 45 minutes 38 seconds West, a distance of 87.07 feet; thence South 74 degrees 15 minutes 43 seconds West, a distance of 64.05 feet; thence North 65 degrees 01 minutes 37 seconds West, a distance of 14.78 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.43 feet; thence with a non-tangent curve to the right, having a delta angle of 02°50'48", a radius of 222.00 feet, an arc length of 11.03 feet, a chord bearing of South 02 degrees 41 minutes 48 seconds West, and a chord length of 11.03 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 44.14 feet; thence with a non-tangent curve to the right, having a delta angle of 11°19'31", a radius of 178.00 feet, an arc length of 35.18 feet, a chord bearing of South 10 degrees 48 minutes 13 seconds West, and a chord length of 35.13 feet; thence South 64 degrees 51 minutes 34 seconds West, a distance of 25.81 feet; thence North 03 degrees 33 minutes 06 seconds East, a distance of 141.58 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 322.70 feet; thence South 89 degrees 55 minutes 00 seconds East, a distance of 243.38 feet; thence North 00 degrees 03 minutes 18 seconds East, a distance of 520.14 feet to the POINT OF BEGINNING.  
Said parcel containing 10.574 Acres, as described.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat, which is a part of a Planned Common Interest Community known as SOUTH RIM PLANNED UNIT DEVELOPMENT, subject to those certain restrictions as recorded in the "Covenants, Conditions, and Restrictions" as recorded in Book 255, Pages 317 through 414, of the Official Records of Mesa County, Colorado, as amended.

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;  
All Multipurpose 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, street trees and grade structures;  
Outlots A, B, and C as Private Open Space to the South Rim Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, including, but not limited to landscaping, irrigation equipment and facilities, water storage, and signage.

All Common Drive Ingress/Egress Easements to the Owners of Lots 2 and 3; Lots 7 and 8, respectively identified on the plat as easements for the purpose of common ingress and egress access by the said lot owner, their guests, and invitees, and also for use by public services, including but not limited to postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

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 as set forth on this plat to the South Rim Homeowners Association, Inc., as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements hereby platted to the South Rim Homeowners Association, Inc., 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. 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.

The owners hereby declare there are no lienholders against herein described property.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 15<sup>th</sup> day of MAY, A.D. 1996.

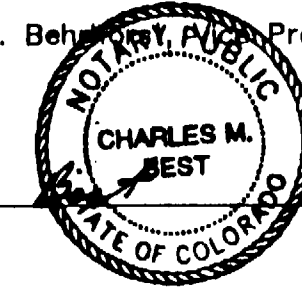
Lowe Development Corporation, a California Corporation

*David G. Behrhorst*  
by: David G. Behrhorst, Vice President

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by David G. Behrhorst, President this 15<sup>th</sup> day of May, A.D., 1996.  
Witness my hand and official seal:



*Charles M. Best*  
Notary Public

My Commission Expires 10-9-1999

## 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 \_\_\_\_\_ P.M., June 11, A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 92, 93, Reception No. \_\_\_\_\_, Drawer No. CC13.

Clerk and Recorder

## CITY OF GRAND JUNCTION APPROVAL

This plat of South Rim Filing No. Five, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 24<sup>th</sup> day of May, A.D., 1996.

*Sharet Achen*  
City Manager

*Jinda Gorman*  
President of City Council

Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear S 89°47'07" W, 1319.34 feet, as shown on the recorded Plat of South Rim Filing No. Four, in Plat Book 14, Pages 198-199.  
Both monuments on this line are Mesa County Survey Markers.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

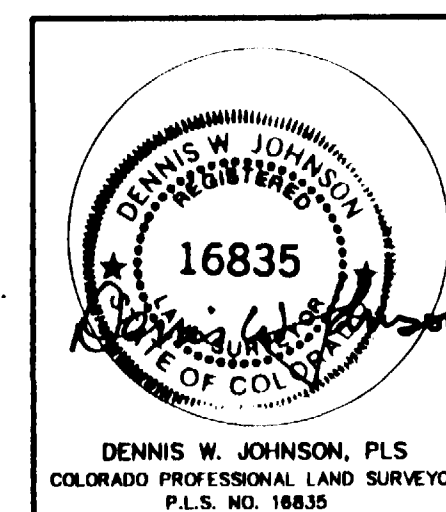
## AREA SUMMARY

LOTS	=	9.030 Acres	85.40%
OPEN SPACE	=	0.683 Acres	6.46%
ROAD ROW	=	0.861 Acres	8.14%
TOTAL	=	10.574 Acres	100.00%

## SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of South Rim Filing No. Five, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified May 20<sup>th</sup>, 1996



DENNIS W. JOHNSON, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 16835

SOUTH RIM FILING NO. FIVE  
PORTIONS OF THE SE1/4 NW1/4, NE1/4 SW1/4, & NW1/4 SW1/4, SECTION 8, T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO

## LANDesign

ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 244-9180

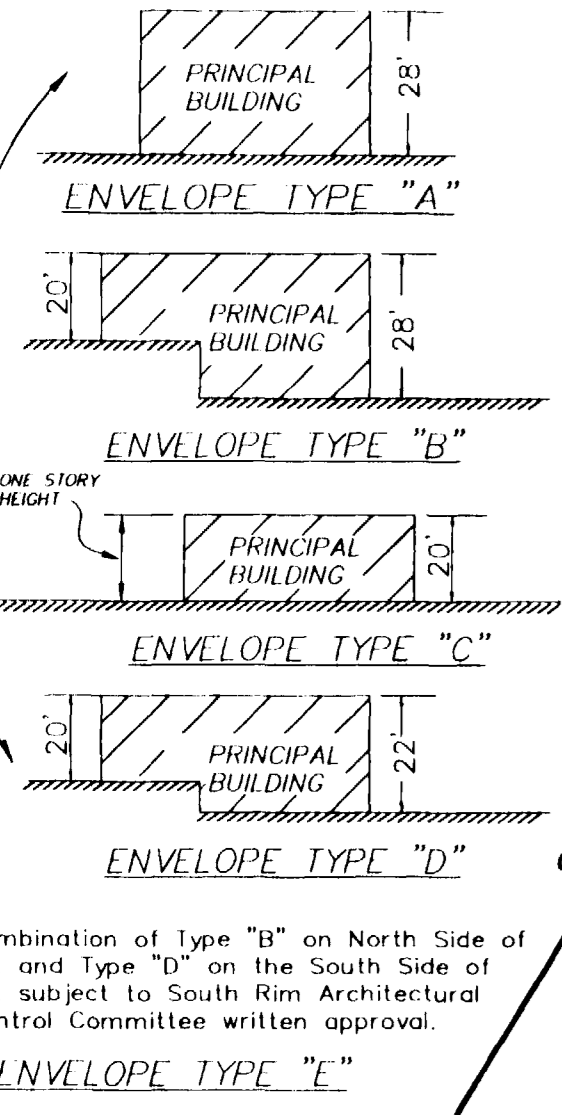
PROJECT NO. 95150	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: MARCH, 1996	LD/GF	RSK	1	2

# SOUTH RIM FILING NO. FIVE

**BUILDING SETBACK TABLE**

Front Yard = 20 Feet
Side Yard = 10 Feet
Rear Yard = Per Building Line Shown on Plat

- NOTE:**
- MAXIMUM BUILDING HEIGHT MEASURED FROM STREET SIDE FINISHED FLOOR TO TOP OF HIGHEST ROOF LINE RIDGE, EXCLUDING CHIMNEYS, CUPOLAS, FLUES, AND VENT PIPES, OR SIMILAR ROOF PENETRATIONS.
  - ALL HEIGHT RESTRICTION ENVELOPES ARE AS SHOWN ON THIS PLAT.
  - SECOND STORY OPEN AND UNCOVERED BALCONY DECK MAY ENCRUSH SIX FEET MAXIMUM OUTSIDE OF BUILDING ENVELOPE ON REAR YARD ONLY, SUBJECT TO SOUTH RIM ARCHITECTURAL CONTROL COMMITTEE WRITTEN APPROVAL.
  - GROUND LEVEL OPEN AND UNCOVERED PORCHES, DECKS, AND PATIOS MAY EXTEND BEYOND BUILDING ENVELOPES SUBJECT TO SOUTH RIM ARCHITECTURAL CONTROL COMMITTEE WRITTEN APPROVAL.
  - NO DISTURBANCE LINE** INDICATES A LINE BEYOND WHICH NO IMPROVEMENTS OF ANY KIND ARE ALLOWED, INCLUDING, BUT NOT LIMITED TO GRADING, LANDSCAPING, IRRIGATION, PATIOS, AND FENCING.



Combination of Type "B" on North Side of Lot and Type "D" on the South Side of Lot subject to South Rim Architectural Control Committee written approval.

ENVELOPE TYPE "E"

Book 1983, Page 259-260

Book 1983, Page 259-260  
Book 1392, Page 638-639

Bas of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear S 89°47'07" W, 1319.34 feet, as shown on the recorded Plat of South Rim Filing No. Four, in Plat Book 14, Pages 198-199.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

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.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	178.00'	53.92'	53.71'	S 03°32'13" E	172°12'	27.17'
C2	122.00'	123.09'	117.93'	N 16°41'18" E	57°48'22"	67.36'
C3	93.00'	62.28'	61.13'	S 26°24'20" W	38°22'18"	32.36'
C4	162.00'	30.36'	30.32'	N 12°35'18" E	10°44'18"	13.22'
C5	162.00'	122.39'	119.50'	N 39°38'00" E	43°17'08"	64.28'
C6	118.00'	48.60'	48.25'	S 49°26'40" W	23°35'48"	24.65'
C7	13.50'	16.38'	15.39'	S 02°53'44" W	69°30'05"	9.37'
C8	50.00'	32.43'	31.87'	N 13°16'18" W	37°10'02"	16.81'
C9	50.00'	49.49'	47.50'	N 33°40'14" E	56°43'00"	26.99'
C10	50.00'	20.58'	20.43'	N 73°49'05" E	23°34'41"	10.44'
C11	50.00'	14.08'	14.03'	S 86°19'42" E	16°07'44"	7.08'
C12	50.00'	52.56'	50.17'	S 48°09'02" E	60°13'37"	29.00'
C13	50.00'	47.98'	46.16'	S 09°27'12" W	54°58'51"	26.02'
C14	50.00'	36.47'	35.66'	N 57°50'12" E	41°47'09"	19.09'
C15	13.50'	11.05'	10.74'	N 55°17'08" E	46°53'18"	5.85'
C16	162.00'	35.38'	35.31'	S 38°05'50" W	12°30'42"	17.76'
C17	162.00'	47.75'	47.58'	S 52°47'53" W	16°53'23"	24.05'
C18	118.00'	55.13'	54.63'	N 47°51'27" E	26°46'15"	28.08'
C19	118.00'	56.13'	56.00'	N 20°50'45" E	27°15'08"	28.60'
C20	137.00'	60.73'	60.23'	S 19°55'08" W	25°23'55"	30.87'
C21	137.00'	31.02'	30.95'	S 39°06'17" W	12°58'23"	15.58'
C22	78.00'	78.69'	75.40'	N 16°41'18" E	57°48'22"	43.06'
C23	686.20'	77.45'	77.41'	S 54°12'57" W	06°28'02"	36.77'
C24	686.20'	19.95'	19.95'	S 50°08'58" W	01°39'57"	9.98'
C25	1185.92'	135.98'	135.91'	N 52°36'06" E	06°34'11"	68.07'
C26	1185.92'	312.50'	311.60'	N 63°26'08" E	15°05'53"	157.16'
C27	222.00'	52.26'	52.14'	S 05°28'14" E	13°29'17"	26.25'
C28	200.00'	58.60'	58.40'	S 03°49'13" E	16°47'20"	29.51'
C29	100.00'	100.89'	96.67'	N 16°41'18" E	57°48'22"	55.21'
C30	115.00'	77.02'	75.59'	S 26°24'20" W	38°22'18"	40.02'
C31	140.00'	132.00'	127.17'	N 34°13'52" E	54°01'24"	71.37'
C32	140.00'	119.09'	115.53'	S 36°52'26" W	47°44'17"	63.42'
C33	100.00'	64.48'	63.37'	S 46°26'38" E	36°56'43"	33.41'
C34	120.00'	68.00'	67.09'	S 44°12'17" E	32°28'02"	34.94'

**AREA SUMMARY**

LOTS	= 9.030 Acres	85.40%
OPEN SPACE	= 0.883 Acres	8.46%
ROAD ROW	= 0.861 Acres	8.14%
<b>TOTAL</b>	<b>= 10.574 Acres</b>	<b>100.00%</b>

- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
  - SET CENTERLINE MONUMENT
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
  - (R) RECORD MEASUREMENT
  - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR, PLS 16835, TO BE SET AT ALL LOT CORNERS
- L=XXXX LOT AREA
- BE=XXXX AREA WITHIN BUILDING ENVELOPE

**SURVEYOR'S CERTIFICATION**

I, Dennis W. Johnson, do hereby certify that the accompanying plat of South Rim Filing No. Five, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

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PORTIONS OF THE SE1/4 NW1/4, NE1/4 SW1/4, & NW1/4 SW1/4, SECTION 8, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

**LANDesign**  
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PROJECT NO. 95150	SUR. BY: DRAWN	CHECKED	SHEET	OF
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