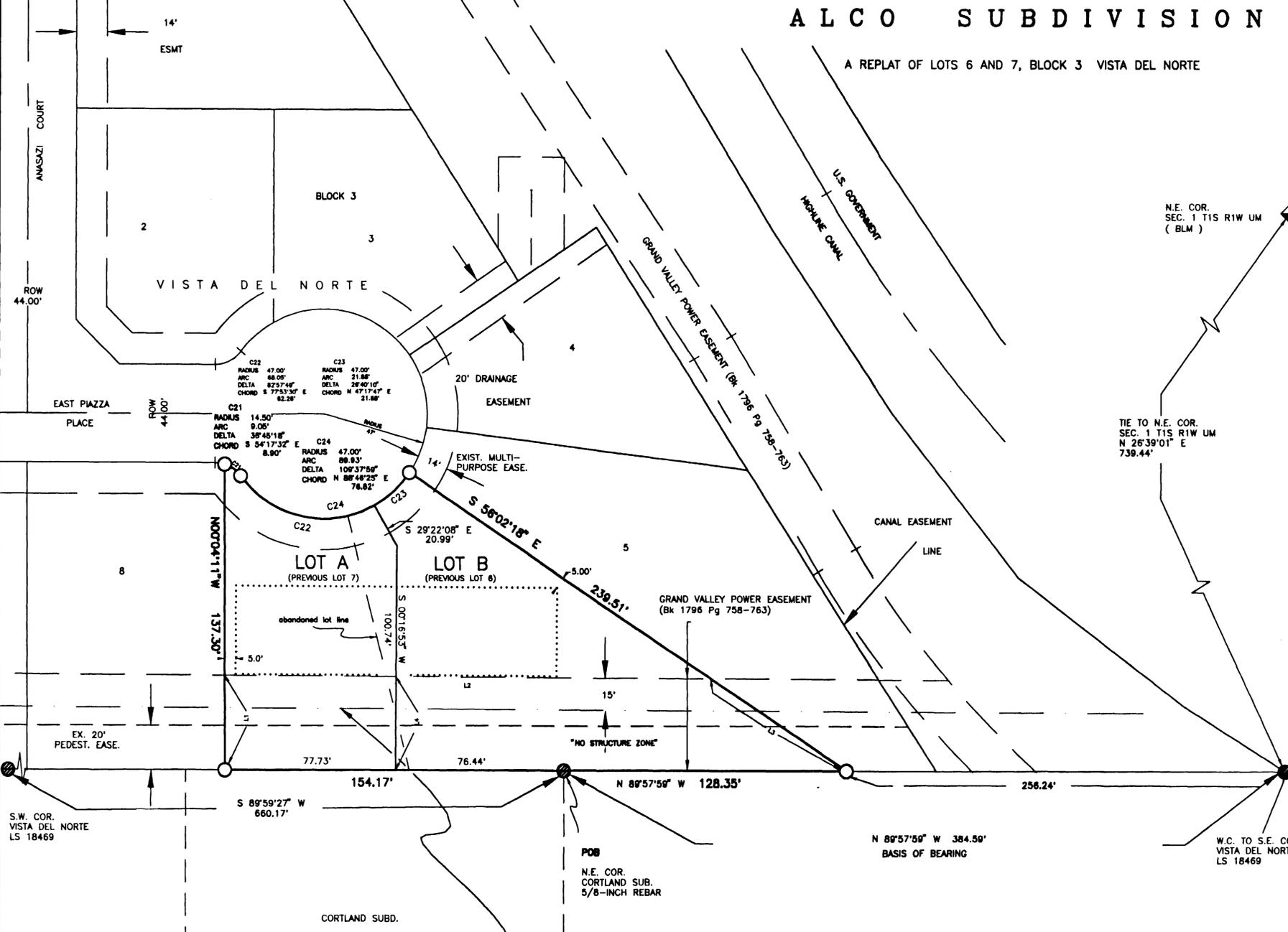


ALCO SUBDIVISION

A REPLAT OF LOTS 6 AND 7, BLOCK 3 VISTA DEL NORTE



UTIL. EASE. DIMENSIONS

L1	N 0°04'11" W	42.53'
L2	S 89°43'07" E	220.97'
L3	S 56°02'18" E	74.28'
L4	S 0°16'55" W	42.14'

LEGEND

- ◆ - GLO MONUMENT
- - FOUND REBAR & CAP - AS NOTED
- - FOUND REBAR & CAP - L.S. 18469 SET IN CONCRETE
- T - SET REBAR & CAP - L.S. 18469
- - BUILDING ENVELOPE LINE

GENERAL NOTES:

1. Basis of bearing is N89°57'59" W between an aluminum cap (L.S. 18469) for the W.C. to S.E. Corner of Vista Del Norte and a 5/8 inch rebar in concrete for the N.E. Corner of Cortland Subdivision, according to the plat of Vista Del Norte, Plat BK. 14, Page 322, Mesa County Records.
2. Title information from Mesa County Records, and from First American Title Co., comm. no. 123550, eff. date 5-3-1996.
3. This entire subdivision is affected by an avigation easement benefiting Walker Field, recorded at Bk. 2124, Pg. 2, Mesa County Records.
4. The purpose of this replat is to change the location of the common line to Lots 6 & 7 to accommodate the erection of residential structures sharing a common wall.
5. Structures shall not encroach the "NO STRUCTURE ZONE" of the Grand Valley Power easement, as shown hereon.

AREA SUMMARY

LOT A = 9214 SQ.FT. (0.21 AC.) 39%
 LOT B = 14169 SQ.FT. (0.33 AC.) 61%
 TOTAL = 23383 SQ.FT. (0.54 AC.) 100%

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Robert V. Turner, is the owner of two parcels of land being a part of VISTA DEL NORTE, a subdivision in the NE1/4 of Section 1, Township 1 South, Range One West of the Ute Meridian, being more particularly described as follows:

Lots Six and Seven in Block Three of Vista Del Norte, a subdivision of Mesa County, Colorado, (recorded at Bk. 2246, Pg. 470) said lots being described as follows:

- Beginning at a 5/8-inch rebar in concrete for the N.E. Corner of Cortland Subdivision; thence on the record lines of Lots Six and Seven, Block Three, Vista Del Norte, the following six calls:
1. S 89°59'27" W 154.17 feet;
 2. N 0°04'11" W 137.30 feet;
 3. on the arc of a 14.50 foot radius curve to the right for a distance of 9.05 feet;
 4. on the arc of 47.00 foot radius curve to the left for a distance of 89.93 feet;
 5. S 56°02'18" E 239.51 feet;
 6. N 89°57'59" W 128.35 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as ALCO SUBDIVISION, Mesa County, Colorado.

That said owner states that there are no leinholders of record.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 17th day of November A.D. 1996.

Robert V. Turner
 Robert V. Turner

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 17th day of November A.D. 1996.

My commission expires: 5-21-98

WITNESS MY HAND AND OFFICIAL SEAL.



CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) ss
 I hereby certify that this instrument was filed in my office at 3:06 o'clock P.M., this 17th day of November A.D. 1996 and is duly recorded as Reception Number 1790305 in Plat Book 15, Page 210 through inclusive. Drawer No. CC-108

Clerk and Recorder Deputy Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
 Approved this 17th day of November A.D. 1996.

Ardis Lipman City Manager
April Cleahan President of Council

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of ALCO SUBDIVISION, 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 Surveyor
 P.L.S. No. 18469

8-20-1996
 Date

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.

		ALCO SUBDIVISION A REPLAT OF LOTS 6 & 7 BLOCK 3, VISTA DEL NORTE IN THE NE1/4 SEC. 1, T1S, R1W U.M. GRAND JUNCTION, CO.	
Drawn	Date	DATE REPLAT	OF
RAM	6/01/1996	rv: 7/22/96	1

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