

VALLEY MEADOWS EAST - FILING No. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

John Davis is the owner of a parcel of land being that tract of land described at Book 2262, Page 572-578, Mesa County Records, the perimeter being more particularly described, as a result of survey, by the following:

Commencing at a Mesa County Survey Marker for the N.W. Corner of the SW1/4NE1/4 of Section Three, Township 1 South, Range One West of the Ute Meridian, Mesa County, Colorado, from whence a Mesa County Survey Marker for the Southwest Corner of the SW1/4 NE1/4 of said Section Three bears S00°00'00"W 1320.40 feet; thence on the north line of the SW1/4NE1/4 of said Section Three N89°59'22"E 25.00 feet to the east line of 25 1/2 Road and the Point of Beginning; thence N89°59'22"E 771.31 feet; thence leaving said north line S00°00'28"W 399.30 feet; thence S29°59'00"E 195.69 feet; thence S00°29'38"E 343.41 feet to the north line of Cimarron North Subdivision; thence continuing on said subdivision line N69°30'49"W 95.06 feet; thence continuing on said subdivision line N77°21'58"W 152.46 feet to northeast corner of Kay Subdivision; thence on the north line of Kay Subdivision N77°37'00"W 649.30 feet to east line of 25 1/2 Road; thence N00°00'00"E 706.20 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as VALLEY MEADOWS EAST SUBDIVISION, FILING NO. ONE, a Subdivision of a part of the City of Grand Junction, County of Mesa.

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 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, including Outlot B, 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.
 Outlot 'A' to the owners (Homeowner's Association) for care and maintenance as common open space.
 Outlot 'C' to the City of Grand Junction for the use of the public forever.
 Outlot 'D' to the City of Grand Junction for the use of the public forever subject to an easement to the Grand Valley Irrigation Company, its successors and assigns, in the scope of its historical rights and usage, for the installation, operation, maintenance and repair of irrigation water transmission facilities, which easement is also dedicated hereby and also subject to easements and rights-of-way of record or in use.

Temporary drainage easement to the City of Grand Junction for the use of the public. Temporary drainage easement to be extinguished at future filing.

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.

Owner states that there are no leinholders of record.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 7th day of October, A.D., 1996.

John Davis
 John Davis

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 7th day of October, A.D., 1996, by John Davis.

My commission expires: September 20, 1997.

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 3:24 o'clock P.M., this 14th day of October, A.D., 1996, and is duly recorded as Reception Number 1774147 in Plat Book 15, Page 179 through 180 inclusive. Drawer: CCRS

Clerk and Recorder Deputy Fees
 Covenants, Conditions and Restrictions recorded in Book 2271, Page 367-378.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 14th day of October, A.D. 1996.
Shirley Upman Mayor
Shirley Upman City Manager

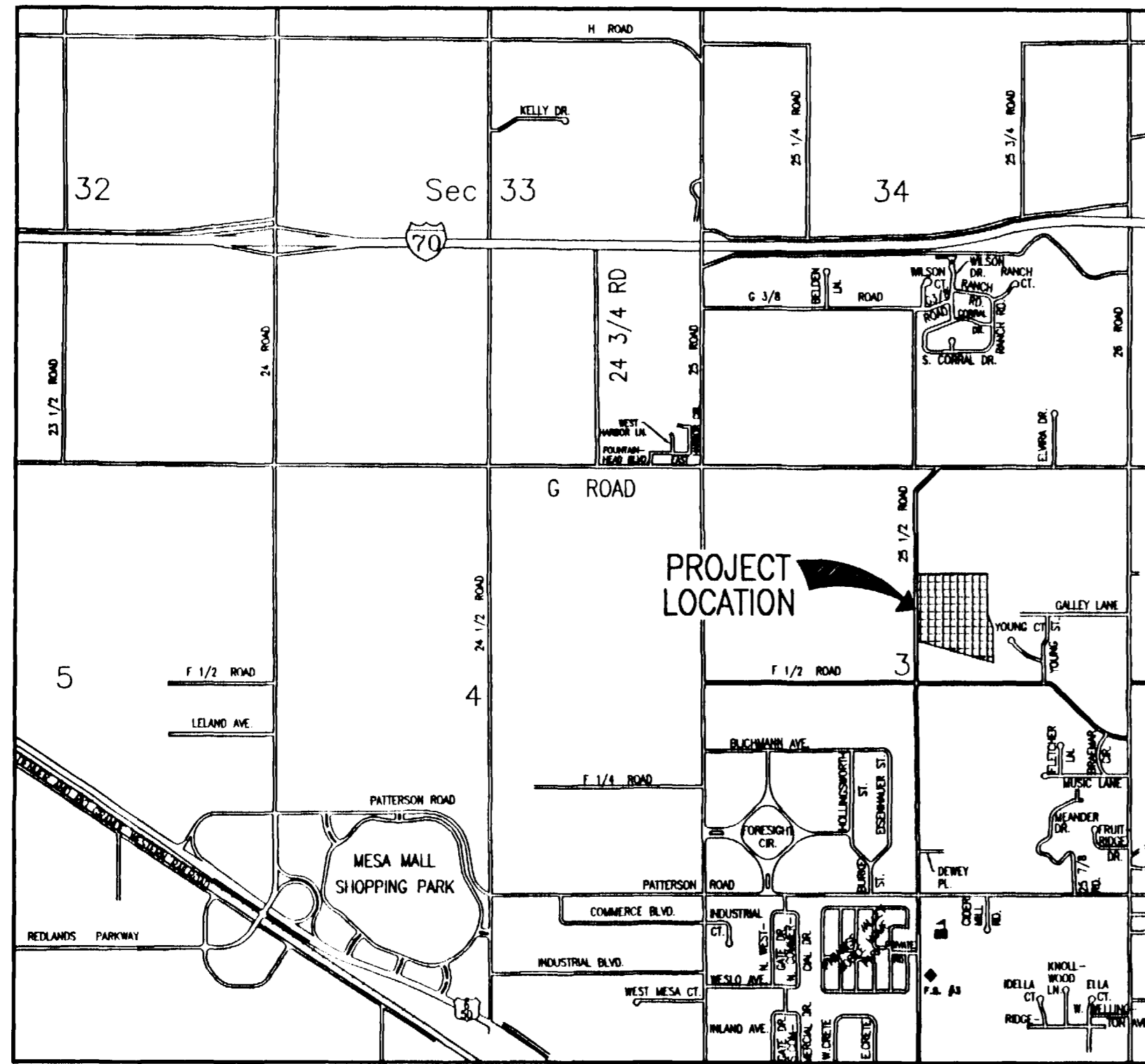
SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of VALLEY MEADOWS EAST SUB., FILING No. ONE, 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 10-7-1996

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.



VICINITY MAP

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 45°00'00" W	28.28'
L2	N 45°00'00" E	28.28'
L3	S 45°00'00" W	27.04'
L4	N 45°00'00" W	27.04'
L5	S 00°00'00" E	9.33'
L6	S 00°00'00" E	22.08'
L7	S 40°36'05" W	4.61'
L8	S 00°00'00" E	4.11'
L9	S 40°36'05" E	4.61'
L10	N 00°00'00" E	20.00'
L11	N 00°00'38" W	19.81'
L12	S 00°00'00" E	5.00'
L13	S 89°59'22" W	35.83'
L14	N 00°00'00" E	5.12'
L15	S 77°37'00" E	5.13'
L16	S 77°37'00" E	5.13'
L17	N 89°59'22" E	5.00'

GENERAL NOTES

- TITLE INFORMATION FROM MESA COUNTY RECORDS, AND WESTERN COLORADO TITLE Co., Order file No. 93-6-7K, effective date July 15, 1993.
- BASIS OF BEARING BETWEEN MESA COUNTY SURVEY MARKERS FOR THE N.W. CORNER AND THE S.W. CORNER OF THE SW1/4 NW1/4 OF SEC. 3; BEARING EQUALS S00°00'00"W. (According to Valley Meadows Sub.).
- ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED.
- MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ELEVATION DATUM: N.W. CORNER SW1/4NE1/4 SEC. 3, T1S, R1W, U.M. FROM NAVD-88 (City of Grand Junction).
- INTERIOR LOT CORNERS MUST BE MONUMENTED PRIOR TO ANY SALE OF LOTS, AS PER COLORADO STATUTE.

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	69.00'	28.55'	28.35'	N 11°51'17" W	23°42'34"	14.48'
C2	69.00'	53.33'	52.02'	N 45°51'12" W	44°17'18"	28.08'
C3	69.00'	11.58'	11.57'	S 72°48'25" E	09°37'10"	5.81'
C4	47.00'	63.67'	58.91'	N 38°48'30" W	77°37'00"	37.80'
C5	25.00'	33.87'	31.34'	N 38°48'30" W	77°37'00"	20.11'
C6	25.00'	39.27'	35.35'	N 44°59'41" E	89°59'22"	25.00'
C7	47.00'	73.82'	66.46'	N 44°59'41" E	89°59'22"	46.99'
C8	25.00'	17.76'	17.39'	S 20°21'11" E	40°42'22"	9.27'
C9	37.00'	55.34'	50.33'	N 02°08'39" E	85°42'03"	34.32'
C10	37.00'	55.34'	50.33'	N 87°50'43" E	85°42'03"	34.32'
C11	25.00'	11.46'	11.36'	S 62°26'29" E	26°16'25"	5.83'

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

FILE E:\VME\DAVIS\FILING-1.DWG

**VALLEY MEADOWS EAST
SUBDIVISION
FILING NO. ONE**

SW1/4NE1/4 OF SEC. 3, T1S, R1W
U.M., MESA COUNTY, COLORADO

Designed	ML	Checked	RAM	F1-SHT1.PLT	Sheet	1
Drawn	TAB	Date	5/30/96	Rv: 10/4/96	OF	2

VALLEY MEADOWS EAST SUBDIVISION - FILING No. ONE

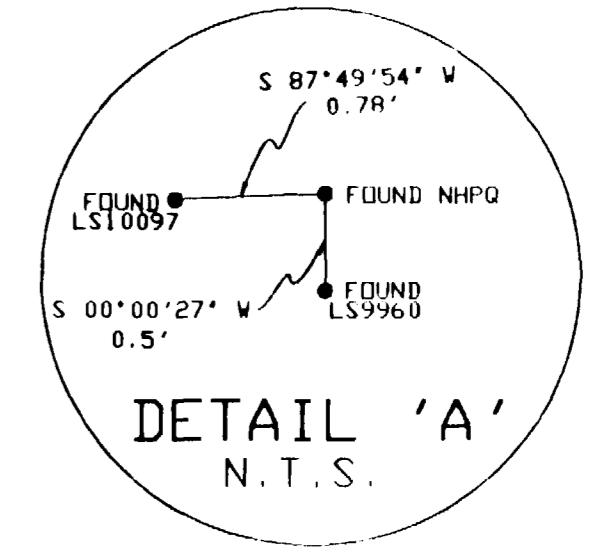
MSCM# 1122-1

BRANCH MARKER
P.4 (11/20/96) 461303
MAYO-88(CIT)
N.W. CORNER
SW 1/4 NE 1/4
SECTION 3 T1S
R1W U.M.

ATLANTIC FIDELITY INC.

AFT
PATRICK L. MORAN

AFT
GEORGE R. JACHIM



WALID BOU-MATAR

VALLEY MEADOWS SUBDIVISION
PLAT BK 14 PG 251

25 1/2 ROAD

BASIS OF BEARING N 00°00'00" E 706.20'

WESTWOOD DR

ROBERT J. WILSON

MSCM# 559-2

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.

KAY SUBDIVISION
PLAT BK 14 PG 174

CIMARRON NORTH SUBDIVISION

SEE DETAIL 'A'

LOT 1, BLOCK 4
FUTURE FILINGS TWO AND THREE.

OUTLOT 'D' IS ALSO A DEDICATED EASEMENT TO THE GRAND VALLEY IRRIGATION COMPANY, FOR THE OPERATION AND MAINTENANCE OF THE GRAND VALLEY CANAL.

DEDICATED RIGHT-OF-WAY TO THE CITY OF GRAND JUNCTION

TEMPORARY DRAINAGE EASEMENT TO BE EXTINGUISHED AT FUTURE FILING.

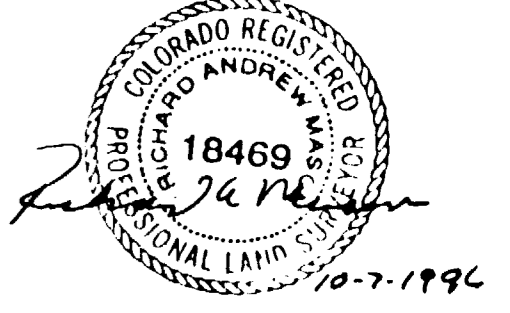
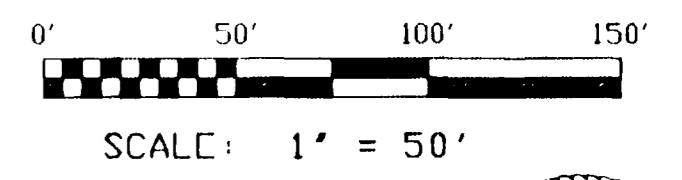
LEGEND

- ⊕ - MESA COUNTY SURVEY MARKER
- ⊙ - SET 5/8" REBAR IN CONC-L.S. 18469
- - FOUND REBAR AS NOTED

LAND USE SUMMARY

TOTAL LAND AREA:	14.93 ACRES	100.00%
FILING NO. ONE AREA:	4.26 ACRES	28.53%
TOTAL LOTS AREA:	3.05 ACRES	20.43%
TOTAL ROAD ROW AREA:	1.03 ACRES	6.90%
OUTLOT 'A': (OPEN SPACE AREA)	0.16 ACRES	1.07%
OUTLOT 'H' AREA: (IRRIGATION FACILITIES)	0.02 ACRES	0.13%
OUTLOT 'D': (CANAL ROW AREA)	0.73 ACRES	4.89%
OUTLOT 'C': PEDESTRIAN/BICYCLE ROW AREA:	0.10 ACRES	0.67%
LOT 1, BLOCK 4 AREA:	9.84 ACRES	65.91%

FILING NO. ONE LOTS NUMBER: 15



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
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Designed	WL	Checked	RAM	F1-SH2.PLT	Sheet	2
Drawn	TAR	Date	5/30/96	rv: 10/4/96	Df	2