

VISTA DEL RIO SUBDIVISION FILING 3

Located in Sections 7 and 8, T1S, R1W, Ute Meridian
Grand Junction, Mesa County, Colorado

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That B & P DEVELOPMENT COMPANY, LLC is the owner of that real property located in Sections 7 and 8, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, which is described in Book 2052 on Pages 922 and 923 at the Mesa County Clerk and Recorders Office, and being located as shown on this subdivision plat. It is described by metes-and-bounds from the results of a field survey as follows:

Beginning at a point on the west right-of-way line of Redlands Parkway which is N39°34'37"W 593.15 feet from the east quarter corner of Section 7, then along the following thirty courses:

Along the the west right-of-way line of Redlands Parkway the first nine courses:

1. N33°30'35"E 90.76 feet;
2. N25°45'06"E 77.66 feet;
3. N30°56'24"E 99.54 feet;
4. N39°12'44"E 120.28 feet;
5. N30°47'12"E 60.52 feet;
6. N38°38'00"E 228.71 feet;
7. N56°54'28"E 45.96 feet;
8. N47°07'44"E 52.92 feet;
9. N43°45'27"E 133.32 feet;

Then along the south edge of the Colorado River the next six meander courses:

10. N30°12'07"W 24.84 feet;
11. N39°08'01"W 126.96 feet;
12. N41°59'02"W 246.74 feet;
13. N41°59'02"W 82.11 feet;
14. N42°56'45"W 159.73 feet;
15. N37°30'44"W 168.77 feet;

Then along the east and south boundary of Vista del Rio Subdivision, Filing 2, the next four courses:

16. S52°43'55"W 167.27 feet;
17. S00°09'19"E 368.92 feet;
18. S39°24'42"W 260.84 feet;
19. S89°50'41"W 118.58 feet;

20. S00°09'19"E 214.43 feet along the east boundary of Loma Rio Subdivision;

Then along the east right-of-way line of Rio Linda Lane the next eight courses:

21. N89°50'41"E 60.38 feet;
22. along the arc of a tangent curve deflecting to the right with a radius of 125.00 feet, a central angle of 87°06'56" and a chord bearing S46°35'51"E 172.27 feet;
23. along the arc of a tangent curve deflecting to the left with a radius of 175.00 feet, a central angle of 13°50'56" and a chord bearing S09°57'51"E 42.20 feet;
24. S16°53'19"E 166.88 feet;
25. along the arc of a tangent curve deflecting to the right with a radius of 225.00 feet, a central angle of 16°44'10" and a chord bearing S08°31'14"E 65.49 feet;
26. S00°09'09"E 144.61 feet;
27. along the arc of a tangent curve deflecting to the left with a radius of 75.00 feet, a central angle of 56°58'22" and a chord bearing S28°38'20"E 71.54 feet;
28. S57°07'31"E 10.85 feet;

Then along the west right-of-way line of Redlands Parkway the last two courses:

29. N22°12'56"E 5.64 feet;
30. N30°21'32"E 175.39 feet to the beginning.

The basis for bearings is assumed S89°53'04"W 1338.61 feet from the east quarter corner to the east sixteenth corner of Sec 7. Both corners are Mesa County Survey Monuments.

That owner does 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 Open Space Tracts to Vista del Rio Homeowners Association of lots and tracts platted for the purpose of viewshed;

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;

DEDICATION (Cont):

All Sanitary Sewer Easements, to the owners of lots specifically designated and identified on the plat, as perpetual easements for the installation, operation, repair, and maintenance of sanitary sewer pipelines, cleanouts, pumps, or other devices necessary for the discharge of sewer waste to the public sewer system;

All Irrigation Easements to Vista del Rio Homeowners Association of the lots and tracts platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to Vista del Rio Homeowners Association of lots and tracts platted as perpetual easements for the conveyance of runoff water which originates within the area platted or from upstream areas, through natural or man-made facilities above or below ground;

All Conservation Easements, on lots specifically designated and identified on the plat, to Vista del Rio Homeowners Association as perpetual easements for the installation and maintenance of conservation planting, landscaping, drainage, and irrigation;

All Ingress-Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by lot or tract owners, 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 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 easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts platted shall not burden nor overburden easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF owners have caused their names to be hereunto subscribed this 10th day of May, A.D., 1996.

W.R. Bray *Louis A. Buescher*
By: W.R. Bray, Manager By: Louis A. Buescher, Manager
B & P DEVELOPMENT COMPANY, LLC B & P DEVELOPMENT COMPANY, LLC

NOTES:

1. All construction must meet the requirements of the SUBSURFACE SOILS EXPLORATION REPORT.
2. Book and Page numbers refer to Mesa County, Colorado records unless noted otherwise.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:59 o'clock A.M. this 14th day of October, A.D., 1996, and is duly recorded in Plat Book No. 15, Page 184-186.

Clerk and Recorder

CITY APPROVAL:

This plat of Vista del Rio Subdivision, Filing 3 a subdivision in the city of Grand Junction, Mesa County, Colorado was approved and accepted this 10th day of May, A.D. 1996.

Mark Lehen *Dina Lyman*
City Manager Mayor

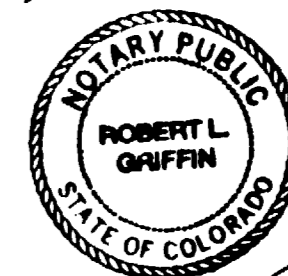
DECLARATION OF COVENANTS:

Covenants pertaining to this plat have been recorded in Book No. 2134, Page 1-27.

NOTARY'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 10th day of May, A.D., 1996, by



August 31, 1998
My commission expires:

Robert L. Griffin
Notary Public

SURVEYOR'S CERTIFICATE:

I, Terry D. Nichols, certify this plat of Vista del Rio Subdivision, Filing 3, a subdivision of a part of the city of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable state laws and regulations.

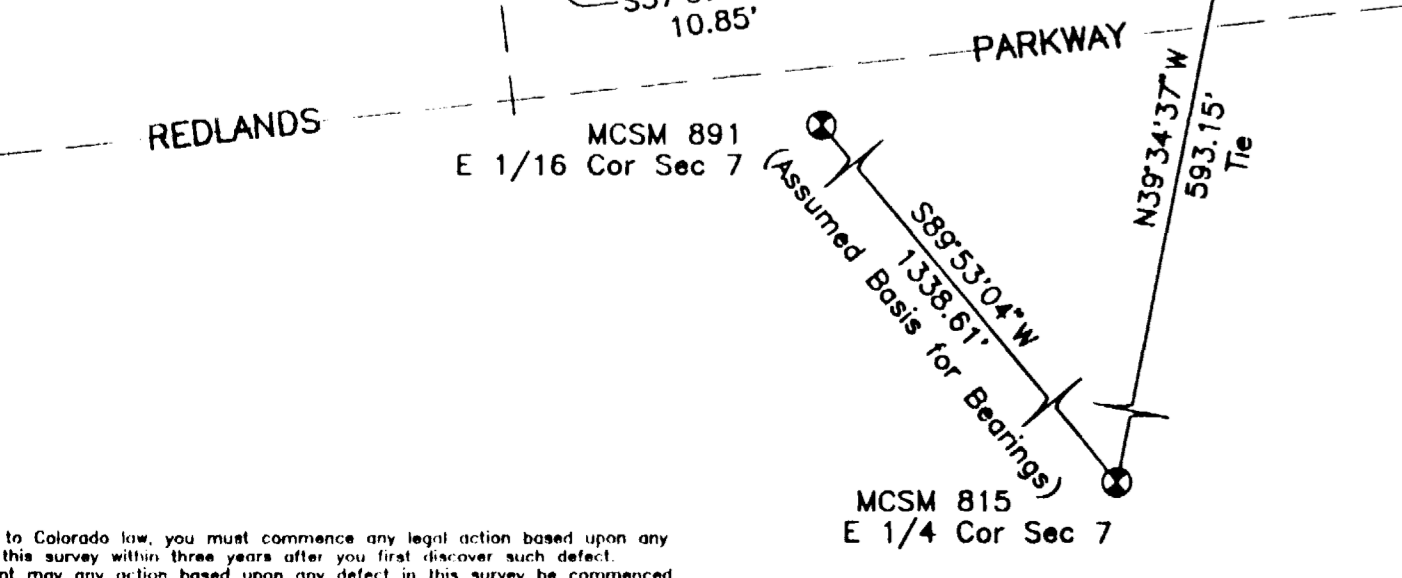
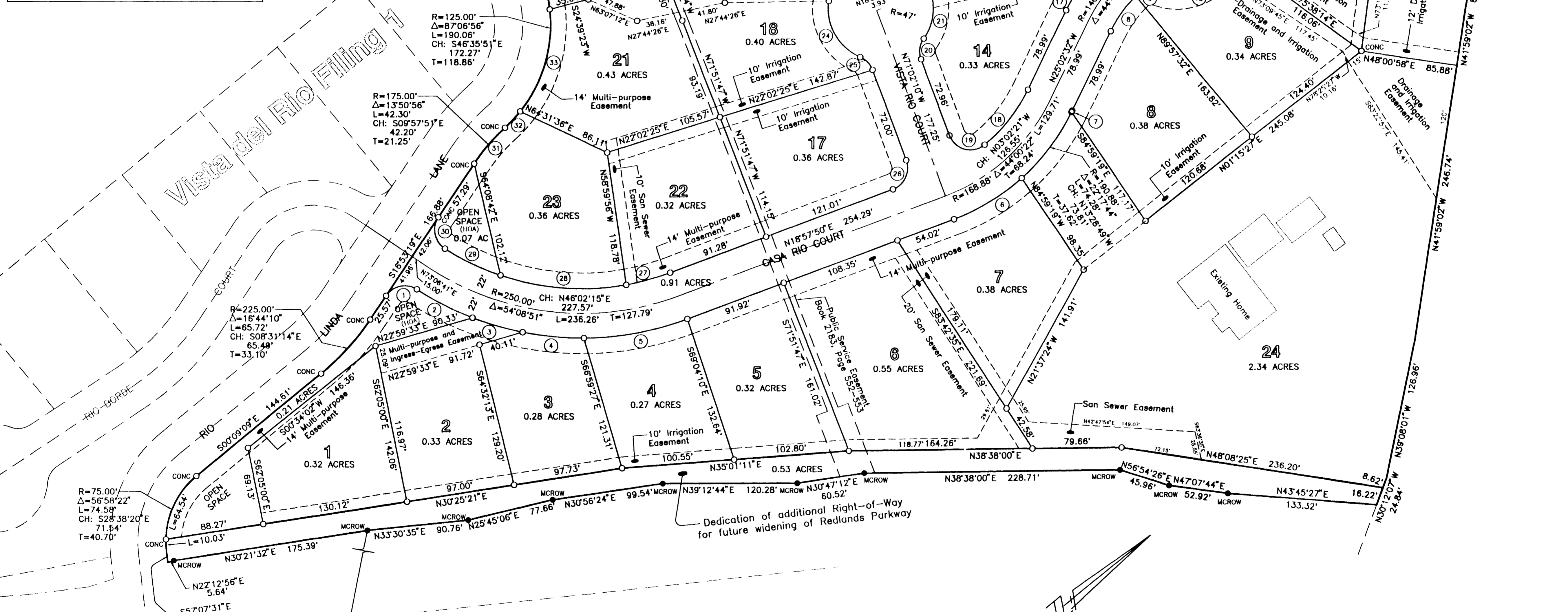
Terry D. Nichols 9 May 96
Terry D. Nichols Date
Colorado LS 12093

SUBDIVISION PLAT		
Vista del Rio, Filing 3		
Located in Sec 7, T1S, R1W, Ute Meridian Grand Junction, Mesa County, Colorado		
FOR: B & P DEVELOPMENT COMPANY, LLC		
NICHOLS ASSOCIATES, INC. Grand Junction - Colorado		
DRAWN BY:	DATE DRAWN	PROJ No.
MLS	May 8 1996	3184
DATE FIELD SURVEY COMPLETED		
Mar 19 1996	SHEET 1 OF 3	

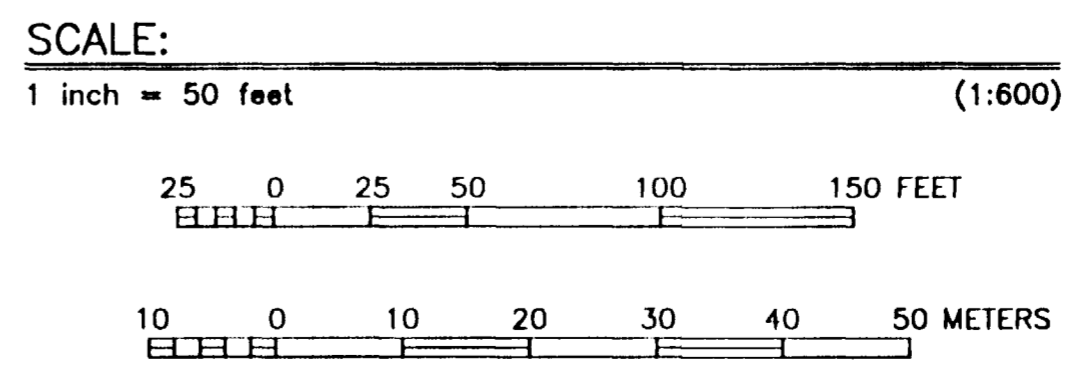
VISTA DEL RIO SUBDIVISION FILING 3

CURVE TABLE:

No.	Radius	Central Angle	Bearing	Chord Dist	Length	Tangent
1	20.00'	89°01'08"	N27°31'57"E	28.04'	31.07'	19.66'
2	272.00'	11°47'06"	N66°14'16"E	55.85'	55.95'	28.07'
3	272.00'	09°49'48"	N55°25'50"E	46.61'	46.67'	23.39'
4	272.00'	11°38'35"	S44°41'38"W	55.18'	55.27'	27.73'
5	272.00'	19°54'30"	S28°55'05"W	94.04'	94.51'	47.74'
6	190.88'	21°17'47"	S08°18'56"W	70.54'	70.95'	35.88'
7	190.88'	00°24'51"	S24°50'07"E	1.38'	1.38'	0.89'
8	118.00'	18°58'39"	N15°33'15"W	38.91'	39.08'	19.72'
9	20.00'	65°12'22"	N26°32'17"E	21.55'	22.76'	12.79'
10	47.00'	84°08'22"	S17°04'17"W	62.98'	69.02'	42.42'
11	47.00'	36°34'18"	S45°17'04"E	29.49'	30.00'	15.53'
12	47.00'	38°03'03"	S80°35'44"E	30.64'	31.21'	16.21'
13	47.00'	36°34'18"	N62°05'35"E	29.49'	30.00'	15.53'
14	47.00'	85°19'50"	N01°08'30"E	63.71'	70.00'	43.32'
15	20.00'	42°23'15"	S20°19'47"E	14.46'	14.80'	7.78'
16	162.00'	18°39'31"	N08°27'55"W	52.52'	52.76'	26.61'
17	162.00'	07°14'52"	N21°25'06"W	20.48'	20.49'	10.28'
18	146.88'	24°40'33"	S12°42'16"E	62.77'	63.26'	32.13'
19	20.00'	109°19'49"	S54°17'55"W	32.63'	38.16'	28.21'
20	20.00'	55°22'41"	N45°20'49"W	18.59'	19.33'	10.50'
21	47.00'	48°24'20"	S39°51'39"E	38.54'	39.71'	21.13'
22	47.00'	50°31'27"	S89°19'32"E	40.12'	41.45'	22.18'
23	47.00'	107°29'07"	N11°40'11"E	75.80'	88.17'	64.08'
24	47.00'	75°40'56"	S79°54'51"E	57.67'	62.08'	36.51'
25	20.00'	46°43'09"	N85°36'15"E	15.86'	16.31'	8.64'
26	20.00'	90°00'00"	S26°02'10"E	28.28'	31.42'	20.00'
27	228.00'	10°14'49"	S24°05'14"W	40.72'	40.78'	20.44'
28	228.00'	28°38'35"	S43°31'56"W	112.80'	113.98'	58.21'
29	228.00'	13°52'48"	N64°47'39"E	55.10'	55.23'	27.75'
30	20.00'	91°22'39"	S62°34'38"E	28.62'	31.90'	20.49'
31	175.00'	13°50'56"	N09°57'51"W	42.20'	42.30'	21.25'
32	125.00'	09°10'38"	S07°37'42"E	20.00'	20.02'	10.03'
33	125.00'	44°53'58"	S34°39'59"E	95.47'	97.96'	51.65'
34	125.00'	14°15'03"	S64°14'30"E	31.01'	31.09'	15.63'
35	125.00'	18°47'18"	S80°45'40"E	40.81'	40.99'	20.68'



- LEGEND:**
- Found survey monument as described
 - Set 2-foot No. 5 rebar with yellow plastic cap marked "NICHOLS LS12093"
 - ⊙ Mesa County Survey Monument
 - WC Indicates monument is a witness corner.
 - CONC Indicates monument is set in concrete.
 - MCROW Indicates Mesa County R-O-W Monument.
 - (HOA) Indicates area is to be owned and maintained by Vista del Rio Homeowner's Association



SUBDIVISION PLAT
Vista del Rio, Filing 3
Located in Sec 7, T1S, R1W, Ute Meridian
Grand Junction, Mesa County, Colorado

FOR: **B & P DEVELOPMENT COMPANY, LLC**

NICHOLS ASSOCIATES, INC.
Grand Junction - Colorado

DRAWN BY: MLS	DATE DRAWN: May 8 1996	PROJ. No. 3184
DATE FIELD SURVEY COMPLETED: Mar 19 1996		SHEET 2 OF 3

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.

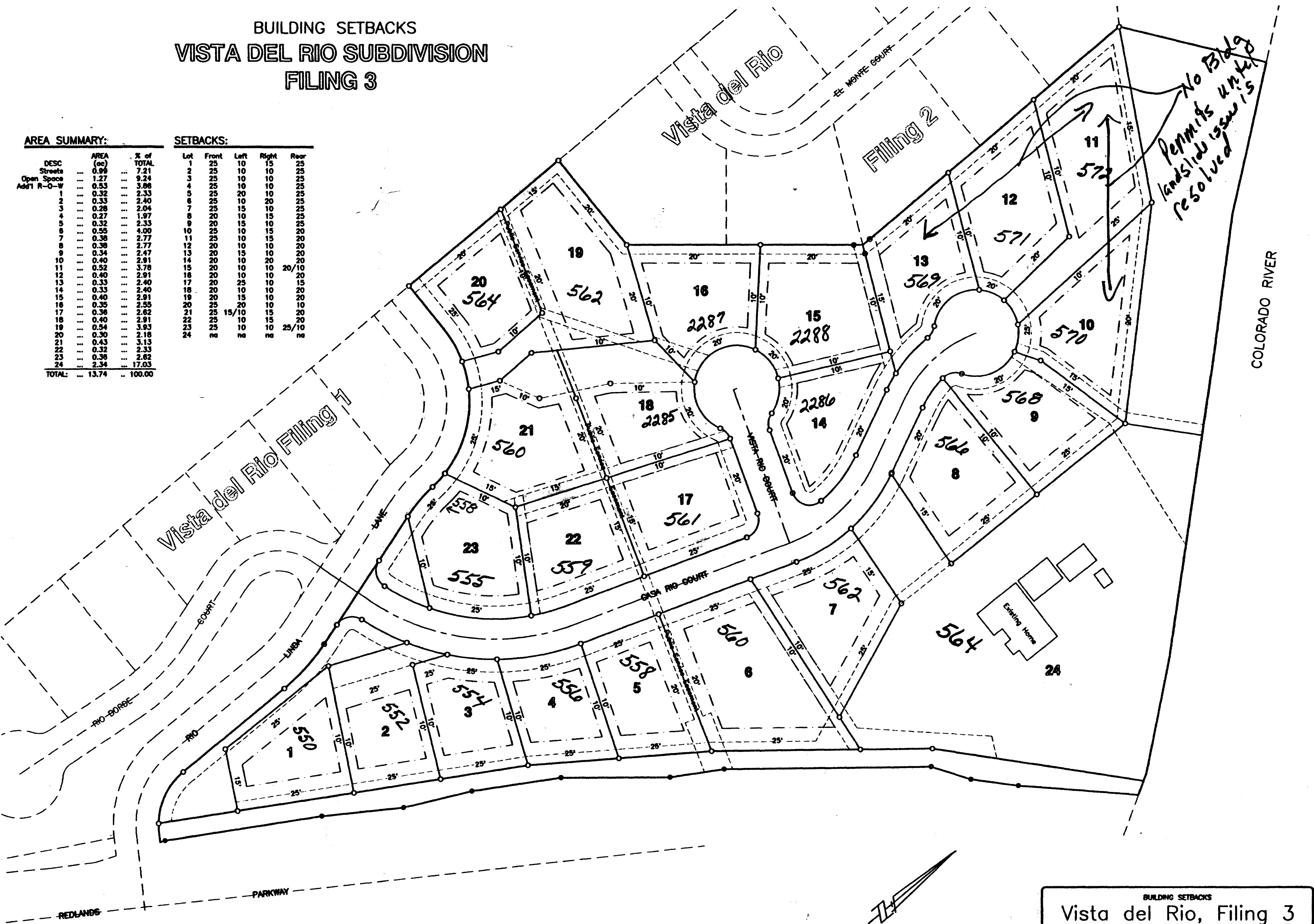
BUILDING SETBACKS
VISTA DEL RIO SUBDIVISION
FILING 3

AREA SUMMARY:

DESC	AREA (ac)	% of TOTAL
Streets	1.27	9.24
Open Space	0.53	3.86
Add'l R-O-W	0.32	2.33
1	0.33	2.40
2	0.28	2.04
3	0.27	1.97
4	0.32	2.33
5	0.55	4.00
6	0.38	2.77
7	0.38	2.77
8	0.34	2.47
9	0.40	2.91
10	0.52	3.78
11	0.40	2.91
12	0.33	2.40
13	0.33	2.40
14	0.40	2.91
15	0.35	2.55
16	0.36	2.62
17	0.40	2.91
18	0.54	3.93
19	0.30	2.18
20	0.43	3.13
21	0.32	2.33
22	0.36	2.62
23	2.34	17.03
24	2.34	17.03
TOTAL	13.74	100.00

SETBACKS:

Lot	Front	Left	Right	Rear
1	25	10	15	25
2	25	10	10	25
3	25	10	10	25
4	25	10	10	25
5	25	20	10	25
6	25	10	20	25
7	25	15	10	25
8	20	10	15	25
9	20	15	10	25
10	25	10	15	20
11	25	10	15	20
12	20	10	10	20
13	20	15	10	20
14	20	10	20	20
15	20	10	10	20/10
16	20	10	10	20
17	20	25	10	15
18	20	10	10	20
19	20	15	10	20
20	25	20	10	10
21	25	15/10	15	20
22	25	10	15	20
23	25	10	10	25/10
24	na	na	na	na



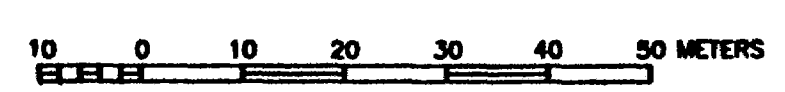
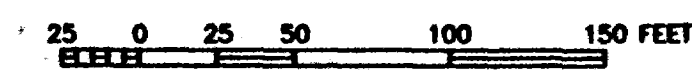
No Bldg Permits issued until resolved

LEGEND:

- Building Envelope
- - - - Easement: Multi-purpose, Irrigation, San Sewer, Utility, or Conservation

SCALE:

1 inch = 50 feet (1:500)



BUILDING SETBACKS Vista del Rio, Filing 3 Located in Sec 7, T1S, R1W, Uta Meridian Grand Junction, Mesa County, Colorado		
FOR: B & P DEVELOPMENT COMPANY, LLC		
 Grand Junction - Colorado		
DRAWN BY: M.S. DATE FIELD SURVEY COMPLETED: Mar 19 1996	DATE DRAWN: May 8 1996	PROJ No.: 3184
SHEET 3 OF 3		