

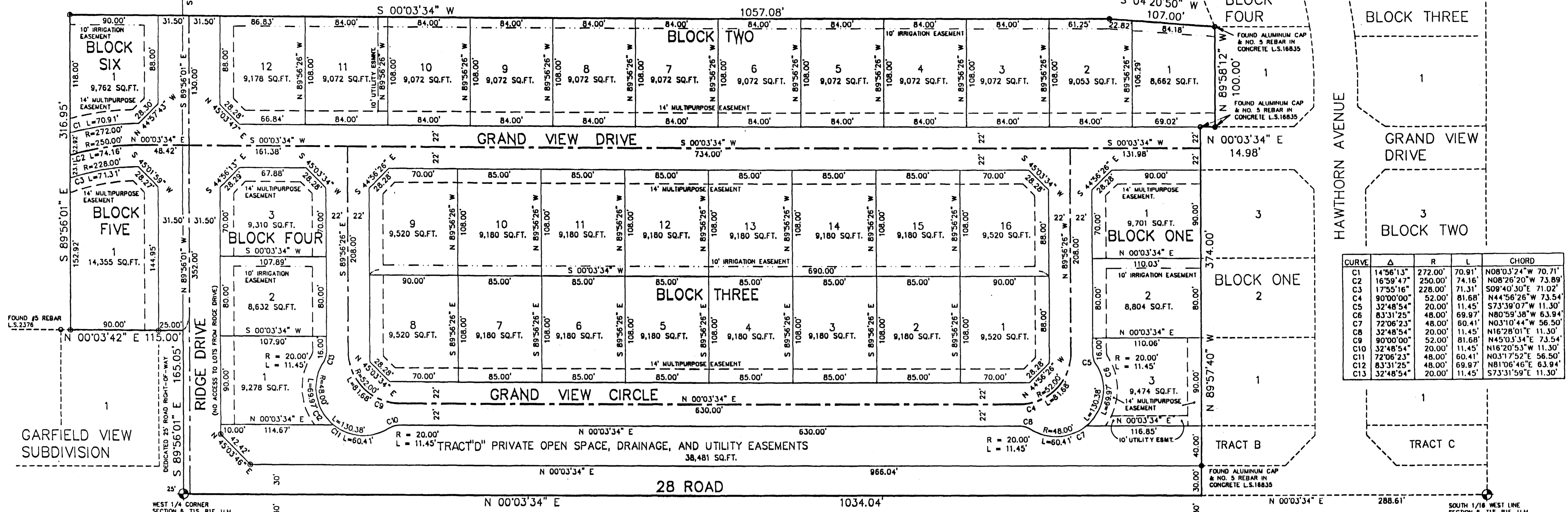
CENTER WEST 1/4 CORNER SECTION 6, T1S, R1E, U.M. FOUND #5 REBAR ACCEPTED BY B.L.M.

OUTLOT A
1,789,282 SQ.FT.
41.08 ACRES

GRAND VIEW SUBDIVISION FILING NO. TWO

(FUTURE FILINGS GRAND VIEW SUBDIVISION)

GRAND VIEW SUBDIVISION
FILING NO. ONE

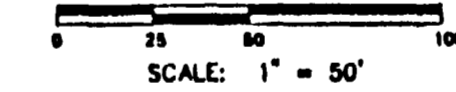


CURVE	Δ	R	L	CHORD
C1	14°56'13"	272.00'	70.91'	N08°03'24"W 70.71'
C2	16°59'47"	250.00'	74.16'	N08°26'20"W 73.89'
C3	17°55'16"	228.00'	71.31'	S09°40'30"E 71.02'
C4	90°00'00"	52.00'	81.68'	N44°56'26"W 73.54'
C5	32°48'54"	20.00'	11.45'	S73°39'07"W 11.30'
C6	83°31'25"	48.00'	69.97'	N80°59'38"W 63.94'
C7	72°06'23"	48.00'	60.41'	N03°10'44"W 56.50'
C8	32°48'54"	20.00'	11.45'	N16°28'01"E 11.30'
C9	90°00'00"	52.00'	81.68'	N45°03'34"E 73.54'
C10	32°48'54"	20.00'	11.45'	N16°20'53"W 11.30'
C11	72°06'23"	48.00'	60.41'	N03°17'52"E 56.50'
C12	83°31'25"	48.00'	69.97'	N81°06'46"E 63.94'
C13	32°48'54"	20.00'	11.45'	S73°31'59"E 11.30'

GARFIELD VIEW SUBDIVISION

PHEASANT RUN SPRING VALLEY FILING 6

27
BLOCK 5
PHEASANT RUN
SPRING VALLEY
FILING 5



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT DONADA, INC. A COLORADO CORPORATION IS THE OWNER OF THAT REAL PROPERTY LOCATED IN PART OF THE NW1/4SW1/4 (WHICH IS ALSO KNOWN AS GOVERNMENT LOT 6) AND THE SW1/4NW1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ORIGINAL WARRANTY DEED BOOK 2078, PAGE 338)

BEING THE PORTIONS OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE NE1/4SW1/4NW1/4, SECTION 6,
THE SE1/4SW1/4NW1/4, SECTION 6,
THE NW1/4SW1/4, SECTION 6,
THE SW1/4SW1/4NW1/4 EXCEPT: BEGINNING AT A POINT BEING THE WEST 1/4, SECTION 6, T1S, R1E, UTE MERIDIAN, THENCE NORTH 536.25 FEET, THENCE EAST 165.00 FEET, THENCE SOUTH 210.25 FEET, THENCE 261.8 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 50 FEET, THENCE SOUTH 276.0 FEET TO THE SOUTH LINE OF THE NW1/4 OF SECTION 6, T1S, R1E, UTE MERIDIAN, THENCE WEST 165.00 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF THE SW1/4SW1/4NW1/4, SECTION 6, T1S, R1E, UTE MERIDIAN, THENCE EAST 165 FEET, THENCE SOUTH 125 FEET, THENCE WEST 165 FEET, THENCE NORTH 125 FEET TO THE POINT OF BEGINNING.

EXCEPT GRAND VIEW SUBDIVISION FILING NO. ONE

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER (A 2 INCH ALUMINUM CAP L.S.16835) OF SAID SECTION 6, WHENCE THE SOUTH ONE-SIXTEENTH CORNER (MESA COUNTY SURVEY MARKER) ON THE WEST LINE OF SAID SECTION 6, BEARS S00°03'34"W, 1322.65 FEET FOR A BASIS OF BEARINGS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°56'01"E, ALONG THE NORTH LINE OF SAID NW1/4SW1/4, 165.05 FEET TO THE SOUTHEAST CORNER OF GARFIELD VIEW SUBDIVISION, WHENCE THE NORTHEAST CORNER (NO. 5 REBAR) OF SAID NW1/4SW1/4 BEARS S89°56'01"E, 1105.51 FEET;

THENCE N00°03'34"E, ALONG THE EAST LINE OF SAID GARFIELD VIEW SUBDIVISION, 275.56 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 300°00'00";

THENCE ALONG THE ARC OF SAID CURVE 261.79 FEET, THE CHORD OF SAID ARC BEARS N00°03'42"E, 50.00 FEET;

THENCE N00°03'42"E, ALONG A NON-TANGENT LINE 335.31 FEET TO A POINT (ONE INCH IRON PIPE) ON THE NORTH LINE OF THE SW1/4SW1/4NW1/4 OF SAID SECTION 6;

THENCE S89°53'35"E, ALONG SAID NORTH LINE, 470.05 FEET TO THE NORTHEAST CORNER (ALUMINUM CAP ON NO. 5 REBAR PLS 16835) OF SAID SW1/4SW1/4NW1/4;

THENCE N00°02'45"E, ALONG THE WEST LINE OF THE NE1/4SW1/4NW1/4 OF SAID SECTION 6, 660.55 FEET TO THE NORTHEAST CORNER (ALUMINUM CAP ON NO. 5 REBAR PLS 16835) THEREOF;

THENCE S89°51'09"E, ALONG THE NORTH LINE OF SAID NE1/4SW1/4NW1/4, 634.87 FEET TO THE NORTHEAST CORNER (B.L.M. BRASS CAP) THEREOF;

THENCE S00°01'41"W, ALONG THE EAST LINE OF THE SW1/4NW1/4 OF SAID SECTION 6, 1320.18 FEET TO SAID NORTHEAST CORNER OF SAID NW1/4SW1/4;

THENCE S00°03'34"W, ALONG THE EAST LINE OF SAID NW1/4SW1/4, 811.08 FEET TO THE NORTHEAST CORNER (ALUMINUM CAP & NO. 5 REBAR IN CONCRETE L.S.16835) OF GRAND VIEW SUBDIVISION FILING NO. ONE;

THENCE ALONG THE NORTH LINE OF SAID GRAND VIEW SUBDIVISION FILING NO. ONE THE FOLLOWING TWELVE CALLS (MONUMENTED WITH ALUMINUM CAP & NO. 5 REBAR IN CONCRETE L.S.16835):

THENCE N89°50'01"W, 100.00 FEET;

THENCE S87°48'06"W, 44.03 FEET;

THENCE N89°58'12"W, 205.38 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE THE LEFT HAVING A RADIUS OF 328.00 FEET AND A CENTRAL ANGLE OF 03°08'28";

THENCE ALONG THE ARC OF SAID CURVE 17.98 FEET, THE CHORD OF SAID ARC BEARS S11°11'10"E, 17.98 FEET;

THENCE S75°04'04"W, ALONG A NON-TANGENT LINE, 44.04 FEET;

THENCE N89°56'01"W, 137.28 FEET;

THENCE S52°01'36"W, 138.03 FEET;

THENCE S38°37'59"W, 92.55 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 422.00 FEET AND A CENTRAL ANGLE OF 02°58'01";

THENCE ALONG THE ARC OF SAID CURVE 21.85 FEET, THE CHORD OF SAID ARC BEARS S23°42'28"E, 21.85 FEET;

THENCE S67°03'51"W, ALONG A NON-TANGENT LINE, 152.43 FEET;

THENCE N89°58'12"W, 100.00 FEET;

THENCE N00°03'34"E, 14.98 FEET;

THENCE N89°57'40"W, ALONG SAID NORTH LINE OF GRAND VIEW SUBDIVISION FILING NO. ONE, 374.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON SAID WEST LINE OF SECTION 6;

THENCE N00°03'34"E, ALONG SAID WEST LINE, 1034.04 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 53.38 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS GRAND VIEW SUBDIVISION FILING NO. TWO, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO, THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED AS THE ACCOMPANYING PLAT OF GRAND VIEW SUBDIVISION FILING NO. TWO AS FOLLOWS:

ALL STREETS AND RIGHT-OF-WAY TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER;

ALL OF TRACT "D" TO THE GRAND VIEW HOMEOWNERS ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, FOR THE PURPOSES OF THE ASSOCIATION, INCLUDING BUT NOT LIMITED TO LANDSCAPING AND SIGNS;

ALL MULTI-PURPOSE EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES AS PERPETUAL NON-EXCLUSIVE 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 NON-EXCLUSIVE 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 GRAND VIEW HOMEOWNERS ASSOCIATION, AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS;

ALL DRAINAGE EASEMENTS HEREBY PLATTED TO THE CITY OF GRAND JUNCTION FOR THE USE AND BENEFIT OF THE GRAND VIEW HOMEOWNERS ASSOCIATION, INC., AS PERPETUAL NON-EXCLUSIVE 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 WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

IN WITNESS WHEREOF, SAID OWNERS, DONADA, INC. A COLORADO CORPORATION, HAS CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 22ND DAY OF August, A.D. 1998

By: Don D. Gato Motte PRESIDENT
By: Ada M. Gato Motte SECRETARY

STATE OF COLORADO)
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DONADA, INC. A COLORADO CORPORATION, THIS 22ND DAY OF August, A.D. 1998
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES 11/20/97

Thomas A. Gato
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:45 O'CLOCK P.M., October 2, 1998, A.D. 1998 AND WAS DULY RECORDED IN PLAT BOOK NO. 75 PAGE NO. 174174. Drawn 66-82 Reel 1773048

CLERK AND RECORDER

CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF GRAND VIEW SUBDIVISION FILING NO. TWO, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 30th DAY OF September, A.D. 1998

Richard L. Atkins CITY MANAGER
Richard L. Atkins PRESIDENT OF CITY COUNCIL

BASIS OF BEARINGS

BASIS OF BEARING ASSUMES THE WEST LINE OF THE NW1/4SW1/4 OF SECTION 6, T1S, R1E, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR S00°03'34"W, 1322.65 FEET BETWEEN THE WEST 1/4 CORNER (A 2" ALUMINUM CAP L.S.16835) OF SAID SECTION 6 AND THE SOUTHWEST CORNER (MESA COUNTY SURVEY MARKER) OF SAID NW1/4SW1/4.

SURVEYOR'S CERTIFICATE

I, RICHARD LOYD ATKINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GRAND VIEW SUBDIVISION FILING NO. TWO, 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.

By: Richard L. Atkins
DATE: 9-9-96

12291

SYMBOLS LEGEND

- MESA COUNTY SURVEY MARKER, BLM BRASS CAP, OR 2" ALUMINUM MONUMENT
- FOUND SURVEY MONUMENT SET BY OTHERS AS NOTED
- SET ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PER RLS 12291

NOTE: NO. 5 REBAR AND ALUMINUM CAP TO BE SET AT ALL INTERIOR LOT CORNERS

DATE	REVISIONS	BY
9-11-98	PER REVIEW COMMENTS	SEC

PRINCIPAL BUILDING SETBACKS - RSF-5

FRONT - LOCAL STREET	45 FT. FROM CENTERLINE
FRONT - COLLECTOR STREET	50 FT. FROM CENTERLINE
REAR YARD	25 FT.
SIDE YARD	5 FT.
MAXIMUM BUILDING HEIGHT = 32 FEET	

**GRAND VIEW SUBDIVISION
FILING NO. TWO
FINAL PLAT**

A DESIGN - BUILD CONCEPT

ELAM CONSTRUCTION, INC.
1229 S. 7TH STREET, GRAND JUNCTION, COLORADO 81501 (970) 242-3370

ATKINS AND ASSOCIATES, INC.
321 7TH STREET, SUITE 10, WEELE, COLORADO 81611 (970) 878-1041

DRAWN BY: SEC
DATE: 4 30 98
JOB NO.: 96006
SHEET: 2 OF 7