VIEW SUBDIVISION TWO LOCATED IN SECTION 6, T1S, R1E, UTE MERIDIAN 510.79 S 00'00'43" W S 00'00'43" W 811.06 S 00'01'41" W 1320.19 NE CORNER NE1/45W1/4NW1/4 Baln. Brass Cap SE CORNER HWI/45WI/4 2" ALUN. GAP LS 18838 HE CORNER HM /45W1/4 HO. 5 REBAR ACCEPTED BY BLLM. BLOCK SEVEN N 89'56'01" W 5 87'48'06" W TAMARRON $\Delta = 03'08'28'' \times R = 328.00' - L = 17.98' CH = S11'11'10"E 17.98'$ NE1/4SW1/4NW1/4 SE1/4SW/14NW1/4 GRAND VIEW SUBDIVISION S 75'04'04" \ 44.04' / FILING NO. ONE OUTLOT 41.08 ACRES NW1/4SW1/4 NW CORNER NE1/4SW1/4NW1/4 NO. 5 REBAR AND ALUM. CAP PLS 16638 SET IN CONCRETE SW CORNER NE1/3SW/4NW1/4 NG. 5 REBAR AND ALUM. CAP PLS 18838 SET IN CONCRETE BLOCK THREE N 00'02'45" E 660.54 660.55' N 00'02'46" E $\Delta = 02'58'01''$ R = 422.00'L = 21.85' CH = S23'42'28"E 21.85' SET NO. 5 PERAR AND ALUMPRUM CAP IN CONCRETE P.E./R.L.S. 12291 BLOCK FOUR ACREAGE SUMMARY N 89'58'12" W BLOCK 41.08 OUTLOT A SW1/4SW1/4NW1/4 N 00'03'34" BLOCK TWO 7.51 PRIVATE OPEN SPACE GRAND VIEW DRIVE DRIVE $\Delta = 300,00,00$ ROADS R = 50.00'L = 261.80'CH = N00'03'42"E 50.00' BLOCK THREE BLOCK ONE, 4 FILING NO 2 **FOUR** BLOCK TWO N 00'03'42" E 275.56' N 00'03'42" E 335.31' GRAND VIEW CIRCLE TRACT C GARFIELD VIEW TRACT "D"- PRIVATE OPEN SPACE, DRAINAGE, AND UTILITY EASEMENTS SUBDIVISION N 00'03'34" E 288.61' N 00'03'34" E N 00'03'50" E 661.00' N 00'03'50" E 661.00 BLOCK 5 PHEASANT RUN AND NO. B REBAR IN CONCRETE LS 16835 WEST 1/4 CORNER SECTION 8, TIE, RIE, M.M. 2" ALUM. GAP LS 18835 (ELEV. 4727.33") SPRING VALLEY PHEASANT RUN SPRING VALLEY FILING 6 LEGAL DESCRIPTION FILING 5 BEING THE PORTIONS OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, DESCRIBED THENCE NOO'03'42"E, ALONG A NON-TANGENT LINE 335.31 FEET TO A POINT (ONE INCH IRON PIPE) ON THE NORTH LINE OF THE SWI/4SWI/4NWI/4 OF SAID SECTION 8; THENCE 589'53'35"E, ALONG SAID NORTH LINE, 470.05 FEET TO THE NORTHEAST CORNER (ALUMINUM THE NE1/4SW/4NWI/4, SECTION 6, CAP ON NO. 5 REBAR PLS 16835) OF SAID SW1/45W1/4NW1/4; THENCE NOO'DZ'45"E, ALONG THE WEST LINE OF THE NEI/45WI/4NWI/4 OF SAID SECTION 6, 660.55 THE SE1/4SW1/4NW1/4, SECTION 6, FEET TO THE NORTHWEST CORNER (ALUMINUM CAP ON NO. 5 REBAR PLS 16835) THEREOF; THENCE 589'51'09"E, ALONG THE NORTH LINE OF SAID NET/4SWI/4NWI/4, 834.87 FEET TO THE THE NWI/45WI/4, SECTION 6. NORTHEAST CORNER (B.L.M. BRASS CAP) THEREOF; THENCE SOO'01'41"W, ALONG THE EAST LINE OF THE SWI/4NWI/4 OF SAID SECTION 6, 1320.19 THE SWI/4SWI/4NWI/4 EXCEPT: BEGINNING AT A POINT BEING THE WEST 1/4, SECTION 6, TIS, RIE, UTE MERIDIAN, THENCE NORTH 536.25 FEET, THENCE EAST 165.0 FEET, THENCE SOUTH 210.25 FEET, FEET TO SAID NORTHEAST CORNER OF SAID NWI/4SWI/4; THENCE SOO'DO'43"W, ALONG THE EAST LINE OF SAID NWI/45WI/4, 811.06 FEET TO THE NORTHEAST CORNER (ALUMINUM CAP & NO. 5 REBAR IN CONCRETE LS 16835) OF GRAND WEW SUBDIVISION FILING THENCE 261.8 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH ÐΥ REVISIONS BEARS SOUTH 50 FEET, THENCE SOUTH 276.0 FEET TO THE SOUTH LINE OF THE NWI/4 OF SECTION 6, TIS, RIE, UTE MERIDIAN, THENCE WEST 165.00 FEET TO THE POINT OF BEGINNING. 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 LS 16835): ALSO EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF THE SWI/4SWI/4NWI/4, SECTION 6, TIS, RIE, UTE MERIDIAN, THENCE EAST 165 FEET, THENCE SOUTH 125 FEET, THENCE WEST 165 FEET, THENCE N89'56'01"W, 100.00 FEET; THENCE \$87'48'06"W, 44.03 FEET; THENCE NORTH 125 FEET TO THE POINT OF BEGINNING. THENCE NB9'58'12"W, 205.38 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE THE LEFT SYMBOLS LEGEND HAVING A RADIUS OF J28.00 FEET AND A CENTRAL ANGLE OF 03'08'28"; EXCEPT GRAND MEW SUBDIMSION FILING NO. ONE THENCE ALONG THE ARC OF SAID CURVE 17.98 FEET, THE CHORD OF SAID ARC BEARS \$11'11'10"E, MESA COUNTY SURVEY MARKER, BLM BRASS CAP, OR 2" ALUMINUM MONUMENT GRAND VIEW SUBDIVISION ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE \$75'04'04"W, ALONG A NON-TANGENT LINE, 44.04 FEET; FOUND SURVEY MONUMENT SET BY OTHERS AS NOTED THENCE N89'56'01"W, 137.28 FEET; FILING NO. TWO 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 THENCE \$5201'36"W. 138.03 FEET; SET ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291 THENCE S36'37'59"W, 52.55 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"; LINE OF SAID SECTION 6, BEARS \$0003'34"W, 1322.65 FEET FOR A BASIS OF BEARINGS, WITH NOTE: NO. 5 REBAR AND ALUMINUM CAP TO BE SET AT ALL INTERIOR LOT CORNERS FINAL PLAT ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE ARC OF SAID CURVE 21.85 FEET, THE CHORD OF SAID ARC BEARS \$23'42'28"E, THENCE S89'56'01"E. ALONG THE NORTH LINE OF SAID NWI/4SWI/4, 165.05 FEET TO THE SOUTHEAST CORNER OF GARFIELD MEW SUBDIMISION, WHENCE THE NORTHEAST CORNER (NO. 5 REBAR) THENCE 567'03'51"W, ALONG A NON-TANGENT LINE, 152.43 FEET; OF SAID NW1/45W1/4 BEARS 589'56'01"E, 1105.51 FEET; THENCE NOO'03'42"E, ALONG THE EAST LINE OF SAID GARFIELD WEW SUBDIMISION, 275.56 FEET A DESIGN - BUILD CONCEPT THENCE N89'58'12"W, 100.00 FEET; THENCE NOO'03'34"E. 14.98 FEET: BASIS OF BEARINGS TO THE FENT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET THENCE N89'57'40"W, ALONG SAID NORTH LINE OF GRAND YEW SUBDIVISION FILING NO. ONE. BASIS OF BEARING ASSUMES THE WEST LINE OF THE NWI/4SWI/4 OF SECTION 6, TIS, RIE, OF THE 374.00 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON SAID WEST LINE OF ELAM CONSTRUCTION, INC. UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR SOO'03'34"W, 1322.65 FEET THENCE ALONG THE ARC OF SAID CURVE 261.80 FEET, THE CHORD OF SAID ARC BEARS NOO'03'42"E, THENCE NOO'03'34"E, ALONG SAID WEST LINE, 1034.04 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 53.38 ACRES AS DESCRIBED. 1228 S. 7TH STREET, GRAND JUNCTION, COLORADO 81901 (970) 242-5370 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 HWI/4SWI/4. ATKINS AND ASSOCIATES, INC. 381 7TH SINCET, SUITE 10, MEEKER, COLONABO 81641 (970)-878-4041 CENTER WEST 1/16 CORNER SUBDIVISION SECTION 6, TIS, RIE, U.M. FOUND #5 REBAR ACCEPTED BY B.L.M. 1,789,282 SQ.FT. GRAND VIEW SUBDIVISION 41.08 ACRES FILING NO. TWO FILING NO. ONE (FUTURE FILINGS GRAND VIEW SUBDIVISION) **BLOCK** S 04'20'50" y S 00'03'34" W 107.00' 1057.08 FOUR BLOCK THREE 90.00' 84.00' <u>84</u>.00' 84.Q0' 84.00 BLOCK EASEMENT & NO. 5 REBAR IN BLOCK CONCRETE L.S.16835 9,072 SQ.FT. 9,072 SQ.FT. 9,762 SQ.FT. Z FOUND ALUMINUM CAP 14' MULTIPURPOSE 14' MULTIPURPOSE EASEMENT O C1 L=70.91' EASEMENT___ CONCRETE L.S.16835 69.02 84.00 84.00 84.00' 84.00 84.00 84.00 84.00 R=272.00' R=272.00 N 00.03'34" E GRAND VIEW GRAND VIEW DRIVE N 00°03'34" { S 00'03'34" W S 00'03'34" W S 00'03'34" W 14.98 DRIVE 734.00 AWTHORN 90.00 70.00 85.00 85.00 85.00' 85.00 85.00 85.00 14' MULTIPURPOSE 14' MULTIPURPOSE 14' MULTIPURPOSE EASEMENT 14' MULTIPURPOSE EASEMENT. EASEMENT EASEMENT BLOCK 31.50' | 31.50' 9,701 SQ.FT. BLOCK TWO 9,310 SQ.FT. FIVE BLOCK ONE BLOCK FOUR 9,520 SQ.FT. 9,180 SQ.FT. 9,520 SQ.FT 9,180 SQ.FT. 9,180 SQ.FT. 9,180 SQ.FT. 9,180 SQ.FT. | S 00'03'34" W | N 00'03'34" E 10' IRRIGATION EASEMENT 110.03'__ 107.89 14,355 SQ.FT. 14'56'13" 272.00' 70.91' 16'59'47" 250.00' 74.16' 17'55'16" 228.00' 71.31' 90'00'00" 52.00' 81.68' S 00'03'34" 690.00 10' IRRIGATION EASEMENT 10' IRRIGATION BLOCK ONE 74.16' NOB'26'20"W 73.89 71.31' S09'40'30"E 71.02' 90.00' **85.00'** EASEMENT 85.00 85.00 85.00 THREE 20.00 8,804 SQ.FT. 8,632 SQ.FT. FOUND #5 REBAR L.S.2376 DRIVE 25.00 N 00'03'34" E S 00'03'34" W 9,180 SQ.FT. N 00'03'42" E 1 5.00' 110.06 107.90' 48.00' 60.41' N03'17'52"E 56.50' 48.00' 69.97' N81'06'46"E 63.94' 20.00' 11.45' \$73'31'59"E 11.30' R = 20.00'14' MULTIPURPOSE EASEMENT L = 11.45C13 32'48'54" 85.00 70.00 85.00 85.00 85.00 85.00' 9,278 SQ.FT. 9,474 SQ.FT. GRAND VIEW CIRCLE N 00'03'34" E 14' MULTIPURPOSE N 00'03'34" E 30.38' EASEMENT N 00'03'34" E 116.85 10.00 N 00'03'34" E 630.00 GARFIELD VIEW R = 20.00'R = 20.00'10'UTILITY ESMT. L-60.41 TRACT C TRACT B L = 11.45 TRACT'D" PRIVATE OPEN SPACE, DRAINAGE, AND UTILITY EASEMENTS L = 11.45'SUBDIVISION 38,481 SQ.FT. FOUND ALUMINUM CAP & NO. 5 REBAR IN CONCRETE L.S.15835 966.04 N 00'03'34" E 28 ROAD N 00'03'34" E N 00'03'34" E 1034.04 SOUTH 1/16 WEST LINE WEST 1/4 CORNER SECTION 6, T1S, R1E, U.M. 2" ALUMINUM CAP L.S.16835 SECTION 6, TIS, RIE, U.M. MCSM BRASS CAP 27 15 BLOCK 5 BLOCK 12 PHEASANT RUN SPRING VALLEY PHEASANT RUN SPRING VALLEY FILING 6 FILING 5 ALL IRRIGATION EASEMENTS AS SET FORTH ON THIS PLAT TO THE GRAND WEW HOMEOWNERS CLERK AND RECORDER'S CERTIFICATE DEDICATION THENCE S00'01'41"W, ALONG THE EAST LINE OF THE SWI/4NWI/4 OF SAID SECTION 6, 1320.18 FEET TO SAID NORTHEAST CORNER OF SAID NWI/4SWI/4; SYMBOLS LEGEND ASSOCIATION, AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, OPERATION, STATE OF COLORADO) ... KNOW ALL MEN BY THESE PRESENTS: THENCE S00'00'43"W, ALONG THE EAST LINE OF SAID NW1/4SW1/4, 811.06 FEET TO THE NORTHEAST MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS; MESA COUNTY SURVEY MARKER, BLM BRASS CAP. COUNTY OF MESA) CORNER (ALUMINUM CAP & NO. 5 REBAR IN CONCRETE LS 16835) OF GRAND MEW SUBDIMSION FILING OR 2" ALUMINUM MONUMENT THAT DONADA, INC. A COLORADO CORPORATION IS THE OWNER OF THAT REAL PROPERTY LOCATED IN ALL DRAINAGE EASEMENTS HEREBY PLATTED TO THE CITY OFGRAND JUNCTION FOR THE I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:45 O'CLOCK P.M., OCTOBER 2 O'CLOCK P.M., A.D., 1996 AND WAS DULY RECORDED FOUND SURVEY MONUMENT SET BY OTHERS AS NOTED PART OF THE NWI/45WI/4 (WHICH IS ALSO KNOWN AS GOVERNMENT LOT 6) AND THE SWI/4NWI/4 OF USE AND BENEFIT OF THE GRAND WEW HOMEOWNERS ASSOCIATION INC.. THENCE ALONG THE NORTH LINE OF SAID GRAND NEW SUBDIVISION FILING NO. ONE THE FOLLOWING PAGE NO. 174:175 . Drawer CC TZ SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ORIGINAL WARRANTY DEED BOOK 2079, PAGE TWELVE CALLS (MONUMENTED WITH ALUMINUM CAP & NO. 5 REBAR IN CONCRETE LS 16835): SET ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE CONVEYANCE OF RUNOFF WATER WHICH ORIGINATES THENCE N89'56'01"W, 100.00 FEET; WITHIN THE AREA HEREBY PLATTED OR FROM UPSTREAM AREAS, THROUGH NATURAL OR MAN-MADE PE/RLS 12291 THENCE \$87'48'06"W, 44.03 FEET; Rest 1773043 FACILITIES ABOVE OR BELOW GROUND; NOTE: NO. 5 REBAR AND ALUMINUM CAP TO BE SET THENCE N89'58'12"W, 205.38 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE THE LEFT CLERK AND RECORDER AT ALL INTERIOR LOT CORNERS BEING THE PORTIONS OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, DESCRIBED HAVING A RADIUS OF 328.00 FEET AND A CENTRAL ANGLE OF 03'08'28"; 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 AS FOLLOWS: THENCE ALONG THE ARC OF SAID CURVE 17.98 FEET, THE CHORD OF SAID ARC BEARS \$11'11'10"E, CITY OF GRAND JUNCTION APPROVAL RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH. PROVIDED, HOWEVER THAT THE THENCE 575'04'04"W. ALONG A NON-TANGENT LINE, 44.04 FEET; THE NEI/4SWI/4NWI/4, SECTION 6, 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 PRINCIPAL BUILDING SETBACKS - RSF-5 THIS PLAT OF GRAND MEW SUBDIMISION FILING NO. TWO, A SUBDIMISION OF A PART OF THE CITY OF THENCE N89'56'01"W, 137.28 FEET; GRAND JUNCTION COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 304DAY OF SUPERIOR A.D., 1996 45 FT. FROM CENTERLINE THE SEI/4SWI/4NWI/4, SECTION 6, THENCE \$52'01'36"W, 138.03 FEET; FRONT - LOCAL STREET SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT THENCE S36'37'59"W, 52.55 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT. FRONT - COLLECTOR STREET 50 FT. FROM CENTERLINE THE NW1/4SW1/4, SECTION 6, 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 \$23'42'28"E. REAR YARD 25 FT. THE SM /4SWI /4NWI /4 EXCEPT: BEGINNING AT A POINT BEING THE WEST 1/4, SECTION 6, TIS, RIE, 21.85 FEET; THENCE S67'03'51"W, ALONG A NON-TANGENT LINE, 152.43 FEET; UTE MERIDIAN, THENCE NORTH 536.25 FEET, THENCE EAST 165.0 FEET, THENCE SOUTH 210.25 FEET, 5 FT. SIDE YARD THENCE 261.8 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH THENCE N89'58'12"W, 100.00 FEET; MAXIMUM BUILDING HEIGHT = 32 FEET THENCE NOO'03'34"E. 14.98 FEET: BEARS SOUTH 50 FEET. THENCE SOUTH 276.0 FEET TO THE SOUTH LINE OF THE NWI/4 OF SECTION 6. ada M. Lela Motte THENCE N89'57'40"W, ALONG SAID NORTH LINE OF GRAND MEW SUBDIMISION FILING NO. ONE, 374.00 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON SAID WEST LINE OF TIS, RIE, UTE MERIDIAN, THENCE WEST 165.00 FEET TO THE POINT OF BEGINNING, BASIS OF BEARING ASSUMES THE WEST LINE OF THE NWI/4SWI/4 OF SECTION 6, TIS, RIE, OF THE BY DATE REVISIONS ALSO EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF THE SWI/4SWI/4NWI/4, SECTION 6, TIS, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR SOO'03'34"W, 1322.65 FEET THENCE NOO'03'34"E, ALONG SAID WEST LINE, 1034.04 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 53.38 ACRES AS DESCRIBED. RIE, UTE MERIDIAN, THENCE EAST 165 FEET, THENCE SOUTH 125 FEET, THENCE WEST 165 FEET. 9€ C BETWEEN THE WEST 1/4 CORNER (A 2" ALUMINUM CAP L.S.18835) OF SAID SECTION 6 AND THE 8-21-96 PER REVIEW CONMENTS THENCE NORTH 125 FEET TO THE POINT OF BEGINNING. SOUTHWEST CORNER (MESA COUNTY SURVEY MARKER) OF SAID NWI/4SWI/4. THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS GRAND EXCEPT GRAND MEW SUBDIMISION FILING NO. ONE STATE OF COLORADO) no SURVEYOR'S CERTIFICATE MEW 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 COUNTY OF MESA ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: RICHARD LOYD ATKINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GRAND MEW THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DONADA, INC. A COLORADO CORPORATION, THIS AMD DAY OF AUGUST . A.D., 1996

LABELED AS THE ACCOMPANYING PLAT OF GRAND WEW SUBDIVISION FILING NO. TWO AS FOLLOWS:

ALL OF TRACT "D" TO THE GRAND NEW HOMEOWNERS ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, FOR THE PURPOSES OF THE ASSOCIATION, INCLUDING BUT NOT LIMITED TO

MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES THERETO INCLUDING, BUT NOT LIMITED

LINES, TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, STREET TREES AND GRADE STRUCTURES;

AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND

ALL UTILITY EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF PUBLIC UTILITIES

TO ELECTRIC LINES. CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, WATER

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

UTILITIES AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, OPERATION,

FOREVER;

LANDSCAPING AND SIGNS:

TELEPHONE LINES;

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

ALL MULTI-PURPOSE EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC

WINESS MY HAND AND OFFICIAL SEAL:

BEGINNING AT THE WEST ONE-QUARTER CORNER (A 2 INCH ALUMINUM CAP L.S.16835) OF SAID

THENCE NOO'03'42"E, ALONG THE EAST LINE OF SAID GARFIELD MEW SUBDIMISION, 275.56 FEET

THENCE \$89'56'01"E, ALONG THE NORTH LINE OF SAID NW1/4SW1/4, 165.05 FEET TO THE

ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

NORTHEAST CORNER (B.L.M. BRASS CAP) THEREOF;

AND A CENTRAL ANGLE OF JOO'00'00";

OF SAID NW1/45W1/4 BEARS S89'56'01"E, 1105.51 FEET;

ON THE NORTH LINE OF THE SWI /4SWI /4NWI /4 OF SAID SECTION 6:

CAP ON NO. 5 REBAR PLS 16835) OF SAID SWI/4SWI/4NWI/4:

SECTION 6, WHENCE THE SOUTH ONE-SIXTEENTH CORNER (MESA COUNTY SURVEY MARKER) ON THE WEST LINE OF SAID SECTION 6, BEARS SOO'03'34"W, 1322.65 FEET FOR A BASIS OF BEARINGS, WITH

TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET

SOUTHEAST CORNER OF GARFIELD MEW SUBDIMSION, WHENCE THE NORTHEAST CORNER (NO. 5 REBAR)

THENCE ALONG THE ARC OF SAID CURVE 261.79 FEET, THE CHORD OF SAID ARC BEARS NOO'03'42"E,

THENCE NOO'03'42"E, ALONG A NON-TANGENT LINE 335.31 FEET TO A POINT (ONE INCH IRON PIPE)

THENCE \$89'53'35"E, ALONG SAID NORTH LINE, 470.05 FEET TO THE NORTHEAST CORNER (ALUMINUM

THENCE NOO'02'45"E. ALONG THE WEST LINE OF THE NET/45W1/4NW1/4 OF SAID SECTION 6. 660.55

FEET TO THE NORTHWEST 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

ATKINS AND ASSOCIATES, INC. 96006 2 OF 7 01154801.tif

DRAWN BY

321 774 STREET, SUITE 10, MEEKER, COLORADO 81841 (870)-878-4041

GRAND VIEW SUBDIVISION

A DESIGN - BUILD CONCEPT

FINAL PLAT

ELAM CONSTRUCTION, INC

FILING NO. TWO

SUBDIVISION FILING NO. TWO, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION,

COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERMISION AND REPRESENTS A FIELD SURVEY OF

SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIMISION PLATS SPECIFIED IN THE CITY

OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY

EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN

DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO

YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

