

# REPLAT OF LOTS 1 THRU 14 AND LOT 28 BLOCK 5, LOTS 1 THRU 7 BLOCK 6, LOTS 5 AND 6 BLOCK 9 AND LOTS 1 THRU 7 BLOCK 10 PHEASANT RUN, SPRING VALLEY-FILING NO. FIVE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned B.D. 76, a joint venture by Barru Homes, Inc., Discovery 76 Corporation, Chauncie Taylor and Arch G. Tilton are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SE 1/4 of Section 1, T.1 S., R.1 W. of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Southeast Corner (SE Cor.) of said Section 1; Thence N 00° 00' 13" E along the east line of the SE 1/4 of said Section 1 a distance of 480.00 feet to the TRUE POINT OF BEGINNING; Thence N 89° 46' 00" W 1321.51 feet; Thence S 00° 00' 59" W 45.00 feet; Thence N 89° 46' 00" W 113.35 feet; Thence N 00° 14' 00" E 50.00 feet; Thence along the arc of a curve to the right whose radius is 390.00 feet and whose long chord bears N 41° 43' 00" E 516.67 feet; Thence N 12° 25' 35" W 60.24 feet; Thence N 20° 34' 13" W 251.30 feet; Thence N 40° 45' 26" E 74.73 feet; Thence N 26° 35' 00" E 160.00 feet; Thence N 08° 01' 20" E 205.00 feet; Thence S 81° 58' 40" E 199.57 feet; Thence N 08° 01' 20" E 60.00 feet; Thence along the arc of a curve to the right whose radius is 380.37 feet and whose long chord bears S 78° 12' 04" E 50.11 feet; Thence N 08° 01' 20" E 118.30 feet; Thence S 81° 58' 40" E 80.00 feet; Thence S 72° 29' 12" E 80.24 feet; Thence S 08° 01' 20" W 153.67 feet; Thence along the arc of a curve to the right whose radius is 320.37 feet and whose long chord bears N 62° 50' 27" W 56.41 feet; Thence S 32° 12' 37" W 60.00 feet; Thence along the arc of a curve to the left whose radius is 320.37 feet and whose long chord bears N 61° 36' 20" W 42.54 feet; Thence S 11° 00' 00" W 256.49 feet; Thence S 22° 09' 30" W 130.00 feet; Thence S 17° 22' 52" E 111.78 feet; Thence S 05° 14' 00" W 120.00 feet; Thence N 84° 46' 00" W 79.31 feet; Thence S 02° 35' 04" E 60.57 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears S 47° 44' 00" W 29.49 feet; Thence N 80° 48' 58" W 50.62 feet; Thence S 00° 14' 00" W 168.60 feet; Thence along the arc of a curve to the left whose radius is 75.00 feet and whose long chord bears S 44° 46' 00" E 106.07 feet; Thence S 89° 46' 00" E 677.57 feet; Thence along the arc of a curve to the left whose radius is 75.00 feet and whose long chord bears N 59° 36' 50" E 76.40 feet; Thence S 61° 00' 20" E 198.30 feet to a point on the east line of the SE 1/4 of said Section 1; Thence S 00° 00' 13" W along said east line of the SE 1/4 of said Section 1 a distance of 73.50 feet to the TRUE POINT OF BEGINNING, containing 11.540 acres.

That said owners have caused the said real property to be laid out and surveyed as Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9 and Lots 1 thru 7 Block 10 Pheasant Run, Spring Valley-Filing No. Five, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues, roads and public sites as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the utility companies those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer mains and gas pipelines, with further right of ingress and egress to and from the above described utility easements and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

That the owners in recording this Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9 and Lots 1 thru 7 Block 10 Pheasant Run, Spring Valley-Filing No. Five have designated certain areas of land as Common Area for the common use and enjoyment of the homeowners in Spring Valley - Filing No. Four, Pheasant Run Spring Valley Filing No. Five, Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9 and Lots 1 thru 7 Block 10 Pheasant Run, Spring Valley-Filing No. Five and any and all properties hereafter annexed to and brought under the terms of the Declaration of Covenants, Conditions and Restrictions dated October 11, 1977 and recorded with the Clerk and Recorder of Mesa County, Colorado on October 11, 1977 in Book 1122 at Page 964, reception number 1143899, as amended by Amended Declaration of Covenants, Conditions and Restrictions dated October 20, 1977 and recorded with the Clerk and Recorder of Mesa County, Colorado on October 20, 1977, in Book 1124, at Page 107 and as annexed to by Annexation to Declaration of Covenants, Conditions and Restrictions dated and recorded with the Clerk and Recorder of Mesa County, Colorado

That the designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Spring Valley - Filing No. Four, Pheasant Run Spring Valley - Filing No. Five, Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9 and Lots 1 thru 7 Block 10 Pheasant Run Spring Valley-Filing No. Five and properties hereafter annexed to and brought under the terms of the Declaration.

That the owners, in recording this Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9 and Lots 1 thru 7 Block 10 Pheasant Run Spring Valley-Filing No. Five have designated all water of the Grand Valley Water Users Association appurtenant to the properties contained herein to be held in trust for the benefit of the owners of Spring Valley Filing No. Four, Pheasant Run Spring Valley Filing No. Five, Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9 and Lots 1 thru 7 Block 10 Pheasant Run Spring Valley-Filing No. Five and any and all properties annexed to and brought under the terms of the Declaration.

That the designated water is not designated hereby for the use of the general public but is designated for the mutual use and enjoyment of the owners of Spring Valley - Filing No. Four, Pheasant Run Spring Valley Filing No. Five, Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9, and Lots 1 thru 7 Block 10 Pheasant Run, Spring Valley-Filing No. Five and any and all properties hereafter annexed to and brought under the terms of the Declaration as more fully provided for in the Declaration.

That said Declaration is hereby incorporated into and made a part of this plat.

IN WITNESS WHEREOF said owners, B.D. 76 a joint venture by Barru Homes, Inc., Discovery 76 Corporation, Chauncie Taylor and Arch G. Tilton have caused their names to be hereunto subscribed this 30th day of MAY A.D., 1978.

Paul S. Barru  
Paul S. Barru, President Barru Homes, Inc.

Frank Nisley Jr.  
Frank Nisley Jr., President Discovery 76 Corporation

William H. Nelson  
William H. Nelson, Secretary Barru Homes, Inc.

G. Douglas Holling  
G. Douglas Holling, Secretary Discovery 76 Corporation

Chauncie Taylor  
Chauncie Taylor

Arch G. Tilton  
Arch G. Tilton

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 30th day of MAY A.D., 1978 by Paul S. Barru, President and William H. Nelson, Secretary of Barru Homes, Inc., Frank Nisley Jr., President and G. Douglas Holling, Secretary of Discovery 76 Corporation, Chauncie Taylor and Arch G. Tilton.

My Commission Expires: Aug 9th 1981  
Witness My Hand and Official Seal.

Thomas A. Pogue  
Notary Public

CITY APPROVAL

This Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9 and Lots 1 thru 7 Block 10 Pheasant Run Spring Valley-Filing No. Five, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this 19 day of July A.D., 1978.

James E. Wysocki City Manager  
Kurt M. Johnson President of Council  
Janice Rider Chairman, Grand Junction Planning Commission  
Edmond A. Beavers Director of Development  
Ronald P. Rich Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA     )

I hereby certify that this instrument was filed in my office at 10 o'clock A.M., this 16 day of Aug. A.D., 1978 and is duly recorded in Plat Book 14, Page 112.

Paul S. Barru Clerk and Recorder  
James T. Patty Jr. Deputy  
Fees: 20.00

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying Replat of Lots 1 thru 14 and Lot 28 Block 5, Lots 1 thru 7 Block 6, Lots 5 and 6 Block 9 and Lots 1 thru 7 Block 10 Pheasant Run, Spring Valley-Filing No. Five, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado has been prepared under my direction and accurately represents a field survey of same.

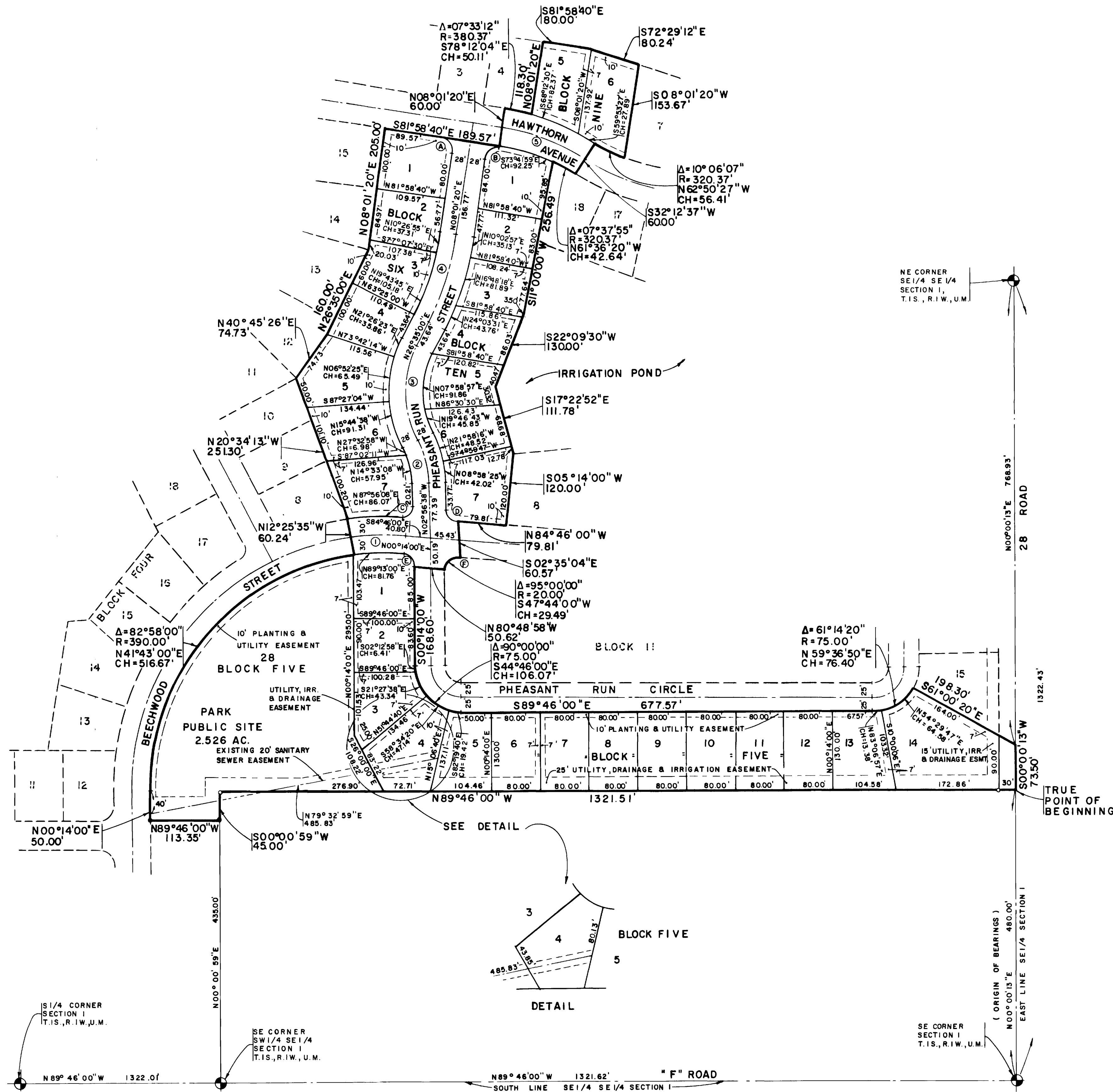
James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



SHEET 1 OF 2

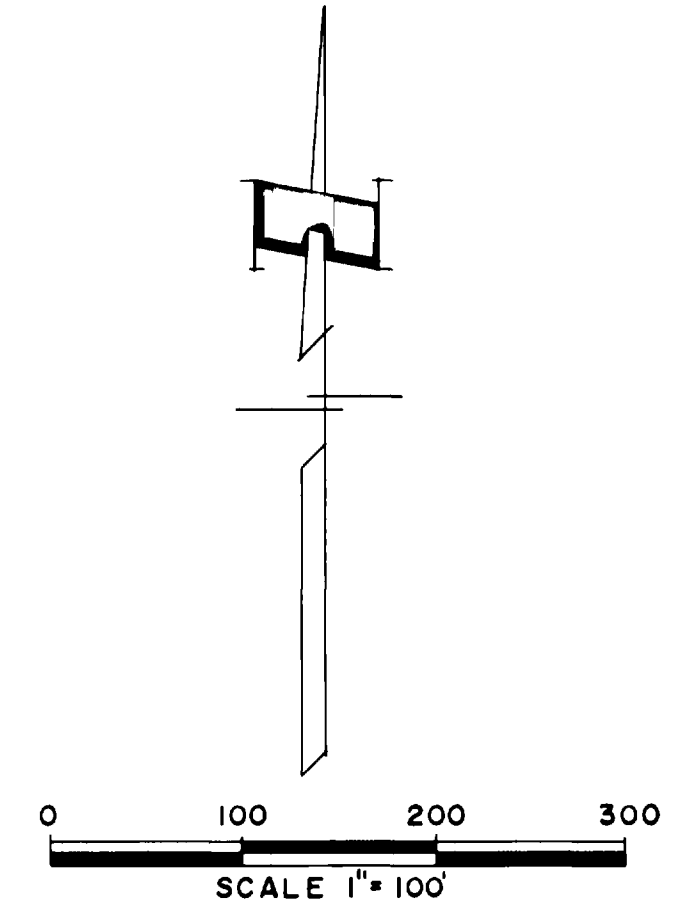
REPLAT OF LOTS 1 THRU 14 AND LOT 28 BLOCK 5, LOTS 1 THRU 7 BLOCK 6, LOTS 5 AND 6 BLOCK 9 AND LOTS 1 THRU 7 BLOCK 10 PHEASANT RUN, SPRING VALLEY-FILING NO FIVE

# REPLAT OF LOTS 1 THRU 14 AND LOT 28 BLOCK 5, LOTS 1 THRU 7 BLOCK 6, LOTS 5 AND 6 BLOCK 9 AND LOTS 1 THRU 7 BLOCK 10 PHEASANT RUN, SPRING VALLEY-FILING NO. FIVE



NE CORNER  
SE 1/4 SE 1/4  
SECTION 1,  
T.1S., R.1W., U.M.

- LEGEND**
- ⊙ Indicates Mesa County Brass Cap.
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - ⊥ A 5/8" Rebar And Monument Cap
  - ⊙ All Lot Corners
  - Indicates 5/8" Rebar And Monument Cap Found



**AREA QUANTITIES**

Total Acres In Lots	7.634 Ac. or 66.15%
Total Acres In Park	2.526 Ac. or 21.89%
Total Acres In Streets	1.380 Ac. or 11.96%
<b>Total Acres</b>	<b>11.540 Ac. or 100.00%</b>
Total Number Of Lots	31 Lots

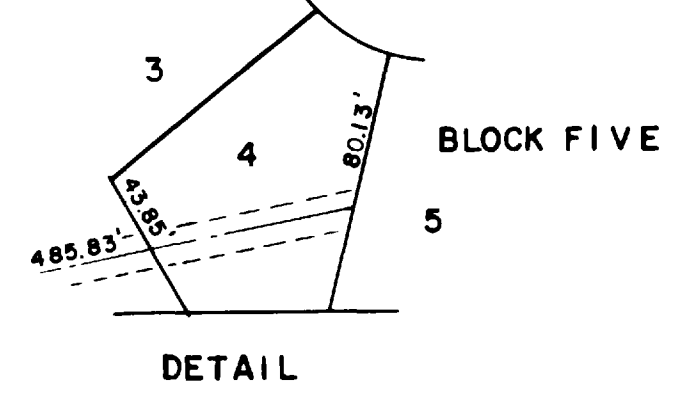
**CURVE DATA**

CURVE NO.	R	T	L	Ch	BEARING
①	12°26'16"	420.00	45.77	91.17	N 89°00'52" E
②	25°59'41"	172.00	39.70	78.04	N 15°56'28" W
③	55°31'19"	172.00	90.54	166.23	N 01°10'39" W
④	18°33'40"	468.68	76.59	151.17	N 17°18'10" E
⑤	24°11'17"	350.37	75.07	147.91	N 73°46'42" W

**CURVE RETURNS DATA**

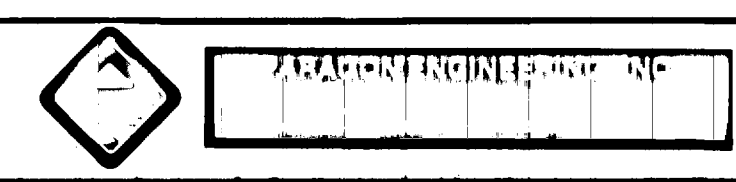
CURVE NO.	R	T	L	Ch	BEARING
①	60°00'00"	20.00	20.00	31.42	N 36°58'40" W
②	90°00'00"	25.00	25.00	39.27	N 53°01'20" E
③	96°22'02"	20.00	22.36	33.64	N 45°14'23" E
④	81°49'22"	20.00	17.33	28.56	N 43°51'19" W
⑤	85°00'00"	20.00	18.33	29.67	N 42°16'00" W
⑥	95°00'00"	20.00	21.83	31.16	N 47°44'00" E

- Note**
- All lots have a 10' planting & utility easement along all street frontage (except 28 Road).
  - All easements shown are for utility, drainage & irrigation (width noted).



SHEET 2 OF 2

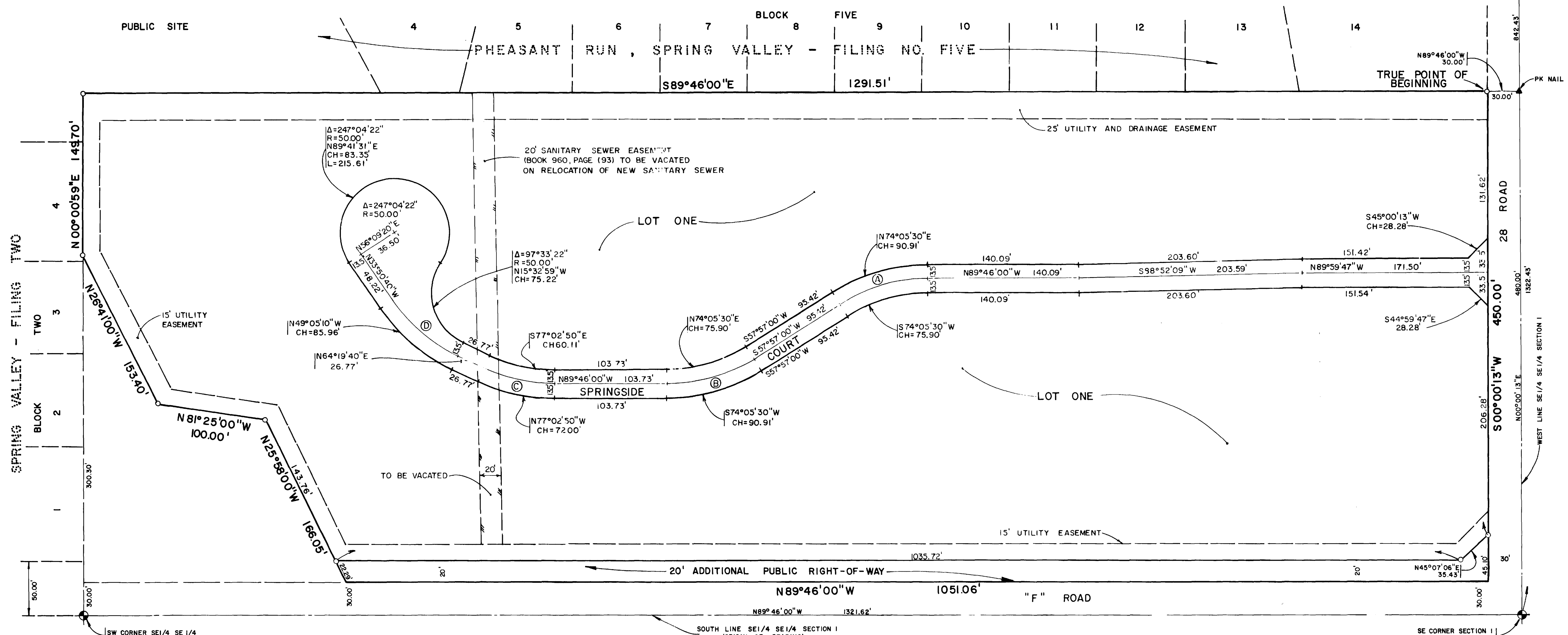
REPLAT OF LOTS 1 THRU 14 AND LOT 28 BLOCK 5, LOTS 1 THRU 7 BLOCK 6, LOTS 5 AND 6 BLOCK 9 AND LOTS 1 THRU 7 BLOCK 10 PHEASANT RUN, SPRING VALLEY-FILING NO. FIVE



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# PHEASANT RUN CONDOS.

NE CORNER SE 1/4 SE 1/4 SECTION 1, T1S, R1W, U.M.



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Paul H. Penner is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SE 1/4 SE 1/4 of Section 1, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the southeast corner of said Section 1; Thence N 00° 00' 13" W along the south line of the SE 1/4 of 1/4 of said Section 1 a distance of 430.00 feet; Thence S 89° 46' 00" W 30.00 feet to the TRUE POINT OF BEGINNING; Thence S 00° 00' 13" W 430.00 feet; Thence N 89° 46' 00" W 1051.06 feet; Thence N 26° 25' 00" W 100.00 feet; Thence N 81° 25' 00" W 100.00 feet; Thence N 25° 58' 00" W 143.75 feet; Thence N 26° 41' 00" W 152.40 feet to a point on the east boundary of Block Two, Spring Valley Filing No. Two as filed and recorded in the office of the Mesa County Clerk and Recorder; Thence N 00° 00' 55" W along said east boundary of Block Two a distance of 149.70 feet; Thence S 89° 46' 00" E 1291.51 feet to the TRUE POINT OF BEGINNING, containing 12.467 acres.

That said owner dedicates and sets apart the said real property to be laid out and subdivided as shown on the accompanying plat, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property not occupied by structures on the accompanying plat as utility, drainage and irrigation easements as perpetual easements for installation and maintenance of utilities, sanitary sewer and water lines, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and cables; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. Also an ingress and egress easement is dedicated to owners of the property within said Pheasant Run Condos for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 5<sup>th</sup> day of March A.D. 1981.

*Paul H. Penner*  
Paul H. Penner

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March A.D., 1981, by Paul H. Penner.

Witness my hand and official seal. My commission expires: October 16, 1982

*Janice A. Amick*  
Notary Public

**CITY APPROVAL**  
This plat of Pheasant Run Condos, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 21<sup>st</sup> day of JANUARY A.D., 1981.

*James E. Wyrick* City Manager  
*James J. Quimby* President of Board  
*Ronald P. Rich* Director of Development

STATE OF COLORADO ) ss  
COUNTY OF MESA ) F 1251057

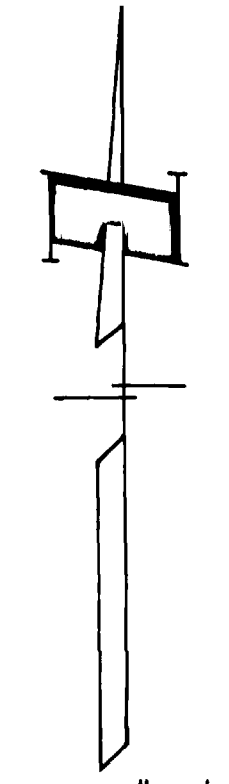
I hereby certify that the foregoing plat was filed in the office of the Mesa County Clerk and Recorder on this 11<sup>th</sup> day of January A.D. 1981.  
*Frank*  
Clerk and Recorder

I, James T. Patten, a Notary Public in and for the State of Colorado, do hereby certify that the foregoing instrument, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been duly filed and recorded in the office of the Mesa County Clerk and Recorder.

*James T. Patten* 12/1/80  
James T. Patten  
Notary Public  
Colorado Registration No. 9368

**AREA QUANTITIES**

AREA IN DEDICATED R.O.W.	= 1.265 AC. OR 10.12 %
LOT ONE	= 11.232 AC. OR 89.88 %
<b>TOTAL AREA</b>	<b>12.497 AC. OR 100.00 %</b>



SCALE: 1" = 50'

- LEGEND**
- INDICATES MESA COUNTY BRASS CAP
  - INDICATES 5/8" REBAR AND MONUMENT CAP-SET IN CONCRETE
  - ⊥ INDICATES 5/8" REBAR AND MONUMENT CAP-AT ALL LOT CORNERS

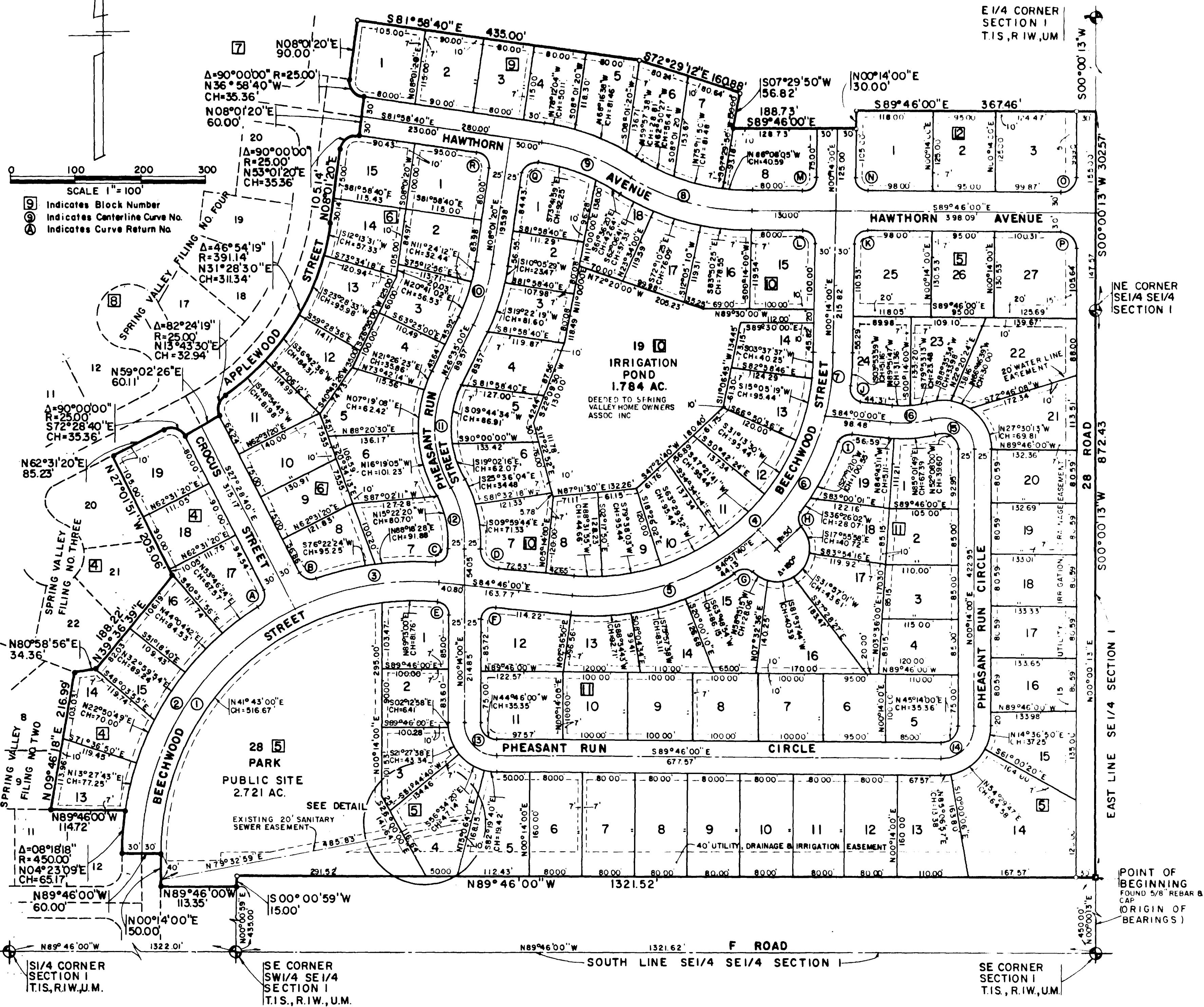
**CENTERLINE CURVE DATA**

CURVE	Δ	RADIUS	TAN. LENGTH	BEARING	CHORD
A	32°17'00"	150.00'	43.413	84.517	S74°05'30"W 83.403
B	32°17'00"	150.00'	43.413	84.517	S74°05'30"W 83.403
C	25°26'20"	150.00'	33.857	66.598	N77°02'50"W 66.053
D	30°29'00"	150.00'	40.871	79.805	N49°05'10"W 78.867

**PHEASANT RUN CONDOS.**

PARAGON ENGINEERING INC.

# PHEASANT RUN SPRING VALLEY - FILING NO. FIVE



**LEGEND**

- ⊕ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners.
- Indicates 5/8" Rebar And Monument Cap (Found)

**AREA QUANTITIES**

Total Acres In Irrigation Pond	1.784 Ac. or 4.63%
Total Acres In Park	2.721 Ac. or 7.07%
Total Acres In Streets	8.008 Ac. or 20.79%
Total Acres In Lots	26.004 Ac. or 67.51%
Total Acres	38.517 Ac. or 100.00%
Total Number Of Lots	97 Lots

**CENTERLINE STREET CURVE DATA**

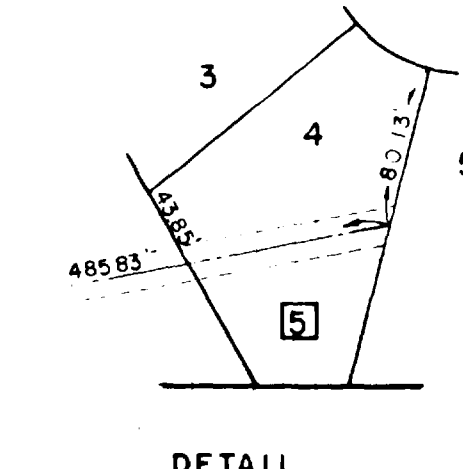
NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	95°00'00"	420.00	458.35	666.39	619.31	N. 47°44'00"E
2	64°08'35"	420.00	263.17	470.15	446.02	N. 32°18'17"E
3	30°51'25"	420.00	115.91	226.19	223.47	N. 79°48'18"E
4	45°00'00"	370.00	403.78	613.48	545.58	N. 47°44'00"E
5	47°01'14"	370.00	161.63	304.77	266.22	N. 71°38'10"E
6	33°05'13"	370.00	110.51	214.77	211.77	N. 31°24'35"E
7	31°52'50"	370.00	47.22	53.94	53.66	N. 07°30'25"E
8	31°58'37"	350.37	100.39	195.54	193.01	N. 73°46'42"E
9	18°33'14"	350.37	75.07	147.91	146.82	N. 69°53'02"E
10	57°33'14"	300.00	45.02	67.18	96.76	S. 17°18'10"E
11	31°12'14"	175.00	96.13	175.81	162.51	S. 02°11'50"E
12	90°00'00"	175.00	48.88	95.33	94.15	S. 15°22'20"E
13	90°00'00"	50.00	50.00	78.54	70.71	S. 44°46'00"E
14	90°00'00"	50.00	50.00	78.54	70.71	N. 45°14'00"E
15	104°44'10"	50.00	64.85	91.40	79.19	N. 52°08'00"E
16	20°30'00"	178.51	32.28	63.87	63.53	S. 82°45'00"E

**CURVE RETURNS DATA**

NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	85°33'25"	20.00	19.51	26.85	27.17	N. 15°18'02"E
B	82°13'27"	20.00	14.45	28.76	26.30	S. 68°35'23"E
C	93°56'03"	20.00	21.42	32.76	26.31	N. 47°12'10"E
D	85°00'00"	20.00	26.12	42.25	38.51	N. 42°16'00"E
E	85°00'00"	20.00	13.33	26.67	27.02	N. 42°16'00"E
F	65°00'00"	20.00	21.83	33.16	26.49	N. 47°44'00"E
G	80°24'21"	20.00	16.90	28.07	25.82	S. 32°06'15"E
H	80°24'21"	20.00	16.90	28.07	25.82	N. 01°45'21"E
I	76°01'04"	20.00	15.63	26.4	24.63	N. 07°59'23"E
J	41°33'58"	20.00	20.55	31.96	28.67	N. 38°13'01"E
K	90°00'00"	20.00	20.00	31.42	27.28	N. 45°14'00"E
L	90°00'00"	20.00	20.00	31.42	28.24	N. 44°46'00"E
M	90°00'00"	20.00	20.00	31.42	28.24	N. 45°14'00"E
N	90°00'00"	20.00	20.00	31.42	27.28	N. 44°46'00"E
O	90°00'00"	20.00	20.00	31.42	27.28	N. 45°07'00"E
P	80°26'13"	25.00	24.00	30.17	35.28	N. 44°42'53"E
Q	90°00'00"	25.00	25.00	39.27	35.36	N. 53°01'20"E
R	50°00'00"	20.00	20.00	31.42	28.20	N. 27°58'40"E

**Note**

- All lots have a 10' planting & utility easement along all street frontage (except 28 Road)
- All easements shown are for utility, drainage & irrigation (width noted)



# PHEASANT RUN SPRING VALLEY - FILING NO. FIVE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned B.D. 76 a joint venture by Barru Homes Inc., and Discovery 76 Corporation are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SE 1/4 of Section 1, T.15, R.1W of the 10th Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the SE corner of said Section 1; Thence N. 00° 00' 13" E along the East line of the SE 1/4 of said Section 1 a distance of 450.00 feet to the TRUE POINT OF BEGINNING; Thence N. 89° 46' 00" W 1321.52 feet; Thence S. 00° 00' 59" W 15.00 feet to a point on the Northerly boundary of Spring Valley Filing No. 2, as recorded in the records of the Clerk and Recorders office of Mesa County, Colorado; Thence along the said Northerly boundary of Spring Valley Number 2 by the following six (6) courses and distances:

- 1) North 89° 46' 00" West 113.35 feet
- 2) North 00° 14' 00" East 50.00 feet
- 3) North 89° 46' 00" West 60.00 feet
- 4) Along the arc of a curve to the right whose radius is 450.00 feet and whose long chord bears North 04° 23' 09" East 65.17 feet
- 5) North 89° 46' 00" West 114.72 feet
- 6) North 09° 46' 18" East 216.94 feet to a point on the Southerly boundary of Spring Valley Filing Number 3 as recorded in the records of the said Clerk and Recorders Office; Thence along the said Southerly boundary of Spring Valley Number 3 by the following three (3) courses and distances:

1) North 80° 58' 56" East 34.36 feet  
 2) North 39° 36' 39" East 188.22 feet  
 3) North 27° 01' 51" West 205.06 feet to a point on the Easterly boundary of Spring Valley Filing Number 4 as recorded in the records of the said Clerk and Recorders Office; Thence along the said Easterly boundary of Spring Valley Filing Number 4 by the following nine (9) courses and distances:

- 1) North 62° 31' 20" East 85.23 feet
  - 2) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears South 72° 28' 40" East 35.36 feet
  - 3) North 59° 02' 26" East 60.11 feet
  - 4) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 13° 43' 30" East 32.94 feet
  - 5) Along the arc of a curve to the left whose radius is 391.14 feet and whose long chord bears North 31° 28' 30" East 311.34 feet
  - 6) North 08° 01' 20" East 105.14 feet
  - 7) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 53° 01' 20" East 35.36 feet
  - 8) North 08° 01' 20" East 60.00 feet
  - 9) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 36° 58' 40" West 35.36 feet
- Thence N. 08° 01' 20" E 90.00 feet; Thence S. 81° 54' 40" E 435.00 feet; Thence S. 72° 29' 12" E 160.88 feet;  
 Thence S. 07° 29' 50" W 56.82 feet; Thence S. 89° 46' 00" E 183.73 feet; Thence N. 00° 14' 00" E 30.00 feet;  
 Thence S. 89° 46' 00" E 367.46 feet to a point on the East line SE 1/4 of said Section 1; Thence S. 00° 00' 13" W along said East line SE 1/4 of Section 1 a distance of 302.57 feet to the NE corner of the SE 1/4 SE 1/4 of said Section 1; Thence continuing S. 00° 00' 13" W along said East line SE 1/4 of said Section 1 a distance of 872.43 feet to the TRUE POINT OF BEGINNING. Containing 38.517 Acres.

That said owners have caused the said real property to be laid out and surveyed as Pheasant Run, Spring Valley Filing No. 5 a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues, roads and public sites as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer mains and gas pipelines, with further right of ingress and egress to and from the above described utility easements and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

Omer in recording this plat of Spring Valley, Filing #5 has designated certain areas of land as Common Area for the common use and enjoyment of the homeowners in Spring Valley, Filing #4, Spring Valley, Filing #5, and any and all properties hereafter annexed to and brought under the terms of the Declaration of Covenants, Conditions and Restrictions dated October 11, 1977, and recorded with the Clerk and Recorder of Mesa County, Colorado, on October 11, 1977, in Book 1124 at Page 107, reception number 1143804, as amended by Amended Declaration of Covenants, Conditions and Restrictions dated October 20, 1977, and recorded with the Clerk and Recorder of Mesa County, Colorado, on October 20, 1977, in Book 1124, at Page 107, as annexed to by Annexation to Declaration of Covenants, Conditions and Restrictions dated 9 February, 1978, and recorded with the Clerk and Recorder of Mesa County, Colorado simultaneously herewith (hereinafter referred to as the "Declaration").

The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Spring Valley, Filing #4, Spring Valley #5, and properties hereafter annexed to and brought under the terms of the Declaration.

Owners, in recording this plat of Spring Valley, Filing #5 have designated all water of the Grand Valley Water Users Association appurtenant to the properties contained herein to be held in trust for the benefit of the owners of Spring Valley, Filing #4, Spring Valley, #5, and any and all properties annexed to and brought under the terms of the Declaration.

The designated water is not designated hereby for the use of the general public but is designated for the mutual use and enjoyment of the owners of Spring Valley, Filing #4, Spring Valley, Filing #5, and any and all properties hereafter annexed to and brought under the terms of the Declaration as more fully provided in the Declaration.

Said Declaration is hereby incorporated into and made a part of this plat.

IN WITNESS WHEREOF said owners B.D. 76 a joint venture by Barru Homes Inc., and Discovery 76 Corporation have caused their names to be hereunto subscribed this 8th day of FEBRUARY, A.D., 1978.

Paul S. Barru  
 Paul S. Barru, President  
 Barru Homes Inc.

William H. Nelson  
 William H. Nelson, Secretary  
 Barru Homes Inc.

Frank Nisley Jr.  
 Frank Nisley Jr., President  
 Discovery 76 Corporation

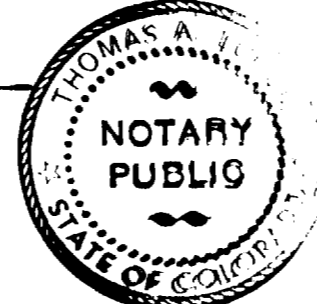
G. Douglas Holling  
 G. Douglas Holling, Secretary  
 Discovery 76 Corporation

STATE OF COLORADO )  
 )ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8th day of FEBRUARY, A.D., 1978 by Paul S. Barru, President and William H. Nelson, Secretary of Barru Homes Inc., and Frank Nisley Jr., President and G. Douglas Holling, Secretary of Discovery 76 Corporation.

My Commission Expires: Aug. 9th 1981  
 Witness My Hand and Official Seal:

Thomas A. [Signature]  
 Notary Public



CITY APPROVAL

This plat of Pheasant Run, Spring Valley Filing No. Five, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this 18 day of JANUARY, A.D., 1978.

James E. Wray  
 City Manager

Lawrence [Signature]  
 President of Council

James [Signature]  
 Chairman, Grand Junction City Planning Commission

Ronald P. Rish  
 Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 )ss  
 COUNTY OF MESA ) RECEPTION No. 1154391

I hereby certify that this instrument was filed in my office at 10:55 o'clock A.M., this 6 day of Mar., A.D., 1978 and is duly recorded in Plat Book 11, Page 328 & 339

Earl Sawyer  
 Clerk and Recorder

Deputy \_\_\_\_\_ Fees: 20.00

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Pheasant Run, Spring Valley Filing No. Five a subdivision of the City of Grand Junction, County of Mesa and State of Colorado has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
 James T. Patty Jr.  
 Colorado Registration No. 9660

