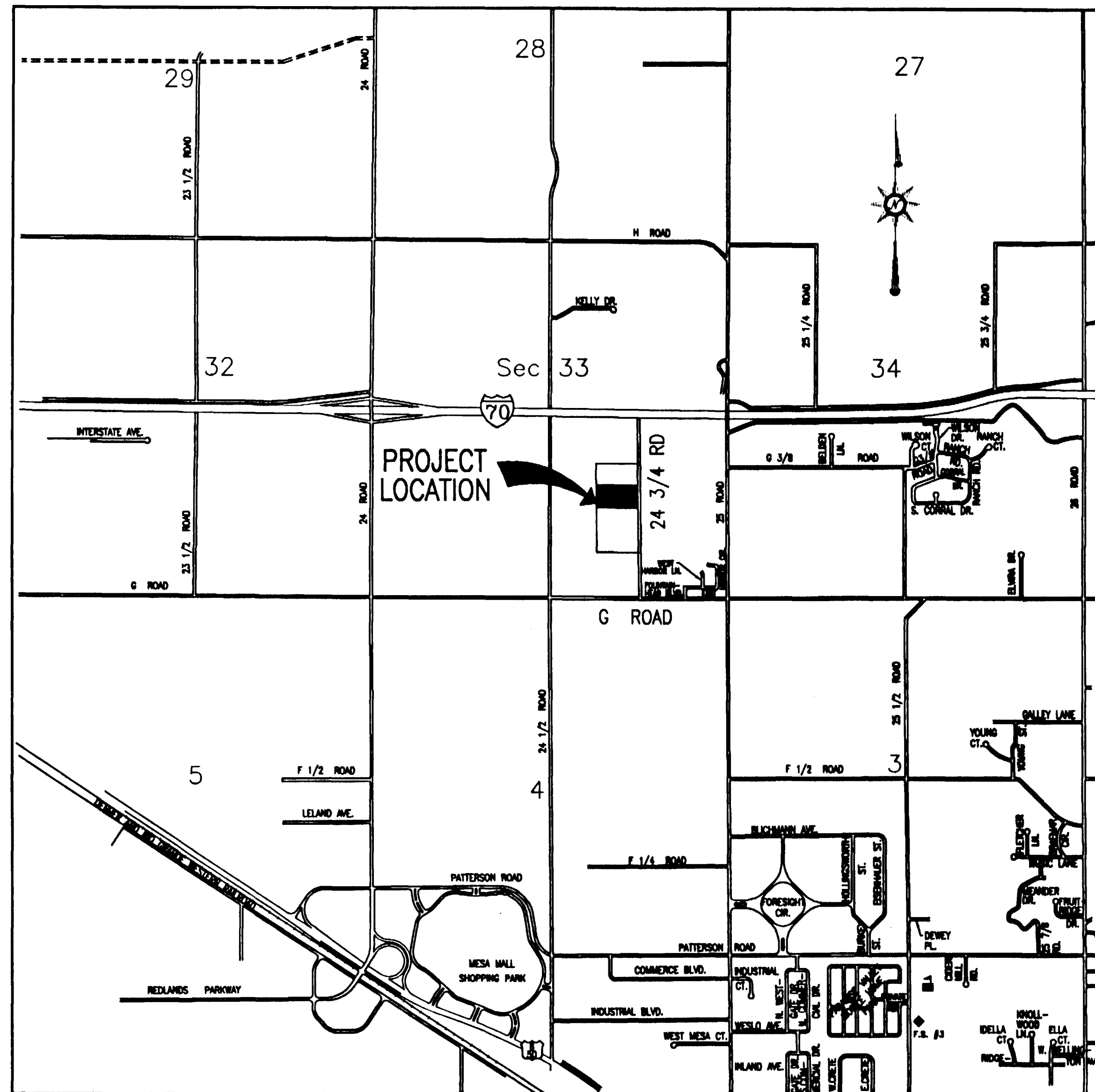


# NORTH VALLEY SUBDIVISION FILING NO. THREE

## VICINITY MAP

Not To Scale



KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, G Road LLC, is the owner of a parcel of land, recorded at BK 2056, Pg 287, being a part of the SE1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, previously described as:

Outlot A, Outlot B, North Valley Subdivision, Filing Two, Plat Book 15, at Page 44-45 and also Lot 36 of Pomona Park, Book 2056, Page 287 in Section 33, Township One North, Range One West of the Ute Meridian, Mesa County, Colorado.

That said owner does hereby dedicate and set apart that real property as shown and labeled on the accompanying plat as follows:

Outlot B and Outlot C to the City of Grand Junction for the use of the public forever;  
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 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;

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.

That there are no lienholders of record.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 7th day of March A.D. 1997.

*Chris Carnes*  
G Road LLC, Chris Carnes - Partner

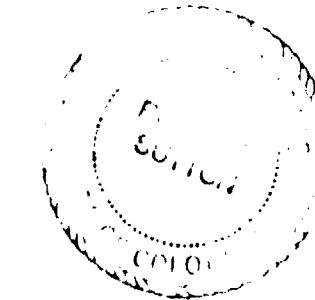
STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 7th day of March A.D. 1997.

My commission expires: 5-21-98

WITNESS MY HAND AND OFFICIAL SEAL.

*Ronald S. Sutter*



CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )

COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at 4:16 o'clock P.M., this 25 day of April A.D. 1997 and is duly recorded as Reception Number 17963424 in Plat Book 15, Page 234 through 235 inclusive. Drawer No. DD 38  
Covenants, conditions and restrictions recorded in Book \_\_\_\_\_ at page(s) \_\_\_\_\_.

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \_\_\_\_\_

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL  
Approved this 7th day of March A.D. 1997.

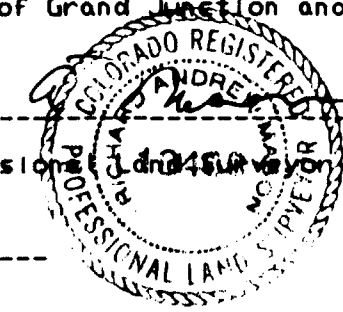
*Richard A. Mason*  
MAYOR

*Mark Dechen*  
CITY MANAGER

SURVEYOR'S STATEMENT

I, Richard A. Mason, do hereby certify that the accompanying plat of NORTH VALLEY SUBDIVISION, FILING NO. THREE, a subdivision of 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 Surveyor  
P.L.S. No. 18469  
Date 3-4-97



### GENERAL NOTES:

- 1) Title information from Western Colorado Title Co. File No. 93-10-228, effective date 10-26-93, and from Mesa County Records.
- 2) Basis of bearing based upon Mesa County Survey Markers at the S.E. Corner of the SW1/4SE1/4 and at the N.E. Corner of the SW1/4SE1/4 in Section 33, T1N, R1W, U.M. as per Payton Subdivision. Bearing equals N 00°07'32" W.
- 3) No fences or structures shall be built within 10 feet of the west boundary line.
- 4) Setback requirements for all lots except the western perimeter are as follows:  
Front - 20 feet  
Rear - 15 feet  
Sideyard - 5 feet
- 5) Setback requirements for all lots on the western perimeter are as follows:  
Front - 20 feet  
Rear - 20 feet  
Sideyard - 5 feet
- 6) Interior lot corners must be monumented prior to any sale of lots, as per Colorado Statute.

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.

 <b>ROLLAND ENGINEERING</b> 405 Ridges Blvd Grand Jct., CO 81503 (970) 243-8300		FILE: E:\NV-F3\FINAL3&4\DEDIF3F4.DWG <b>NORTH VALLEY SUBDIVISION</b> <b>FILING NO. THREE</b> FINAL PLAT LOCATED IN THE SE1/4, SEC. 33, T.1N., R.1W., U.M. GRAND JUNCTION, COLORADO	
		Designed TAB	Checked RAM
Drawn TAB		Date 11/13/95	RV.3/3/97 OF 2

A.E. PETTYJOHN

NICHOLSON & BAUMGARTNER  
BK 1884 PP 115-116

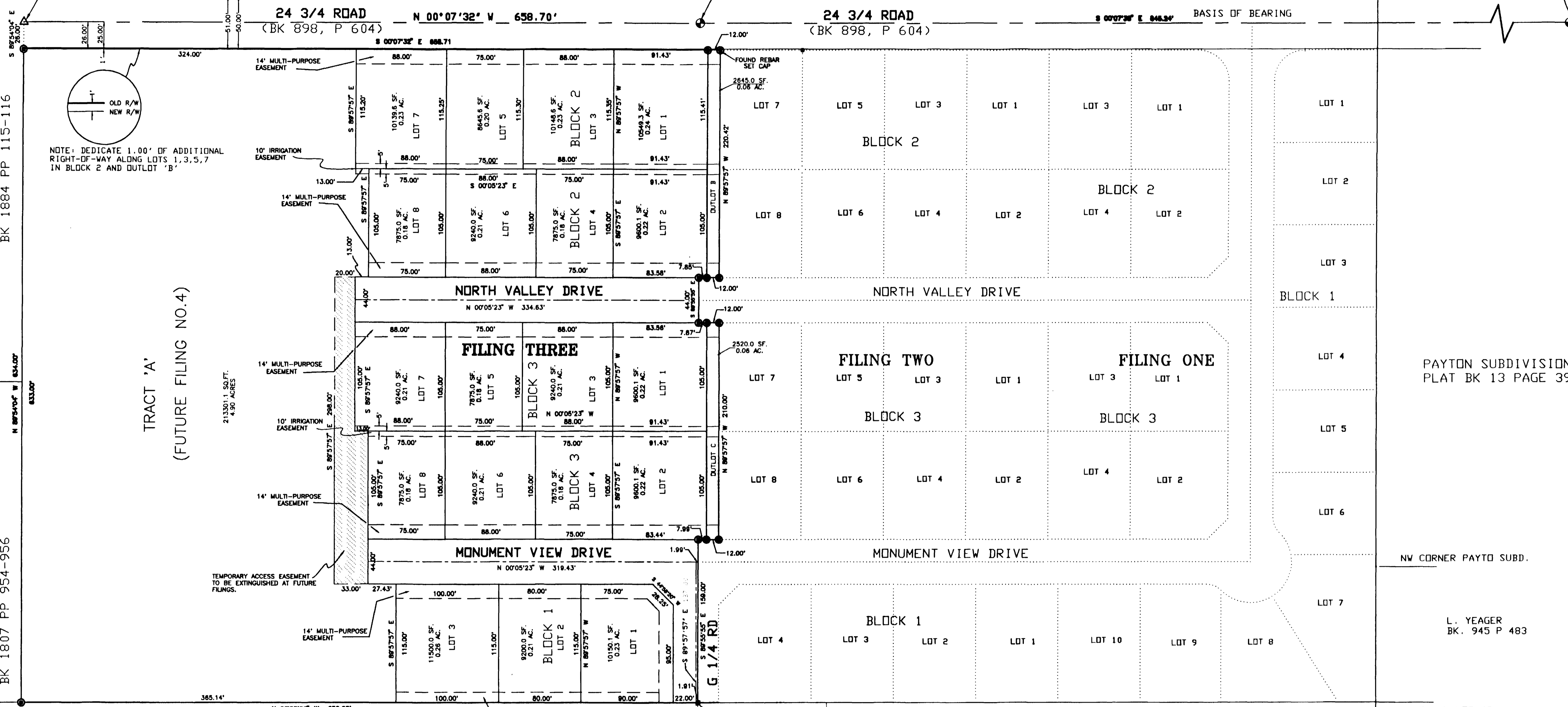
BONNY AUSTIN  
BK 1807 PP 954-956

FOUNTAINHEAD SUBDIVISION  
PLAT BK 13 PP 177-188

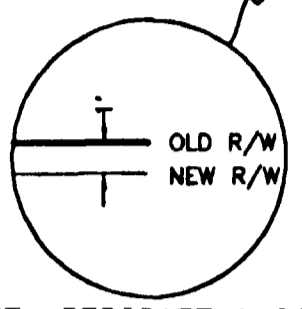
GOLDEN MEADOWS  
ESTATES SUBDIVISION

G. & C. EULER  
BK 1887 PAGE 202

P.O.C.  
S.E. CORNER SW1/4SE14  
SEC. 33 T1N, R1W, U.M.  
MCSM # 548-1



NOTE: DEDICATE 1.00' OF ADDITIONAL  
RIGHT-OF-WAY ALONG LOTS 1, 3, 5, 7  
IN BLOCK 2 AND OUTLOT 'B'

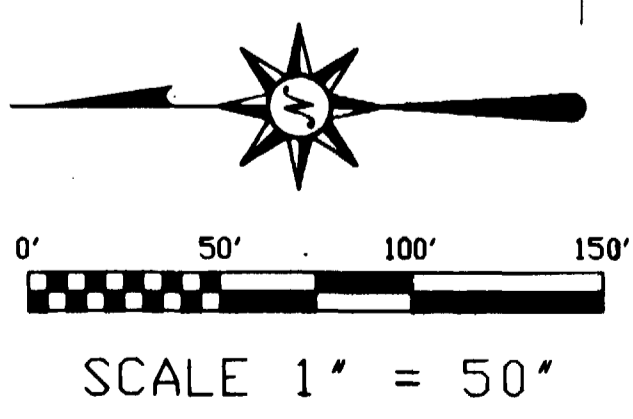


TRACT 'A'  
(FUTURE FILING NO. 4)

213301.1 SQ. FT.  
4.90 ACRES

SURVEYOR'S CERTIFICATE  
I, Richard A. Mason, do hereby certify that the accompanying plat of NORTH VALLEY SUB., FILING  
THREE, 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  
Registered Professional  
P.L.S. No. 18469  
3-4-1997  
Date



AREA SUMMARY

AREA IN LOTS	4.00 AC.
AREA TRACT A	4.90 AC.
AREA IN ROW	0.78 AC.
AREA IN OUTLOT B & C	0.12 AC.
<b>TOTAL AREA</b>	<b>9.80 AC.</b>

NOTE:  
1) TEMPORARY ACCESS EASEMENTS, OUTLOTS 'A' AND 'B' OF FILING NO. 2  
TO BE EXTINGUISHED HEREON.

LEGEND

- - MESA COUNTY SURVEY MONUMENT
- - FOUND REBAR WITH NO CAP IN CONC
- - SET REBAR & CAP IN CONCRETE  
L.S. 18469
- - FOUND 5/8" REBAR L.S. 16413
- - FOUND 5/8" REBAR SET IN CONC. L.S. 9960
- ▲ - FOUND SPIKE

ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(303) 243-8300

FILE: E:\NW\F3\FINAL34\F3-PLAT.DWG

**NORTH VALLEY SUBDIVISION  
FILING NO. THREE  
FINAL PLAT**

IN THE SE1/4 SEC 33 T1N, R1W, U.M.  
GRAND JUNCTION, COLORADO

Designed	Checked	RAM	f3-plat.plt	Sheet	2
Drawn	Date	TAB	6/24/94	RV:3/3/97	Df 2