

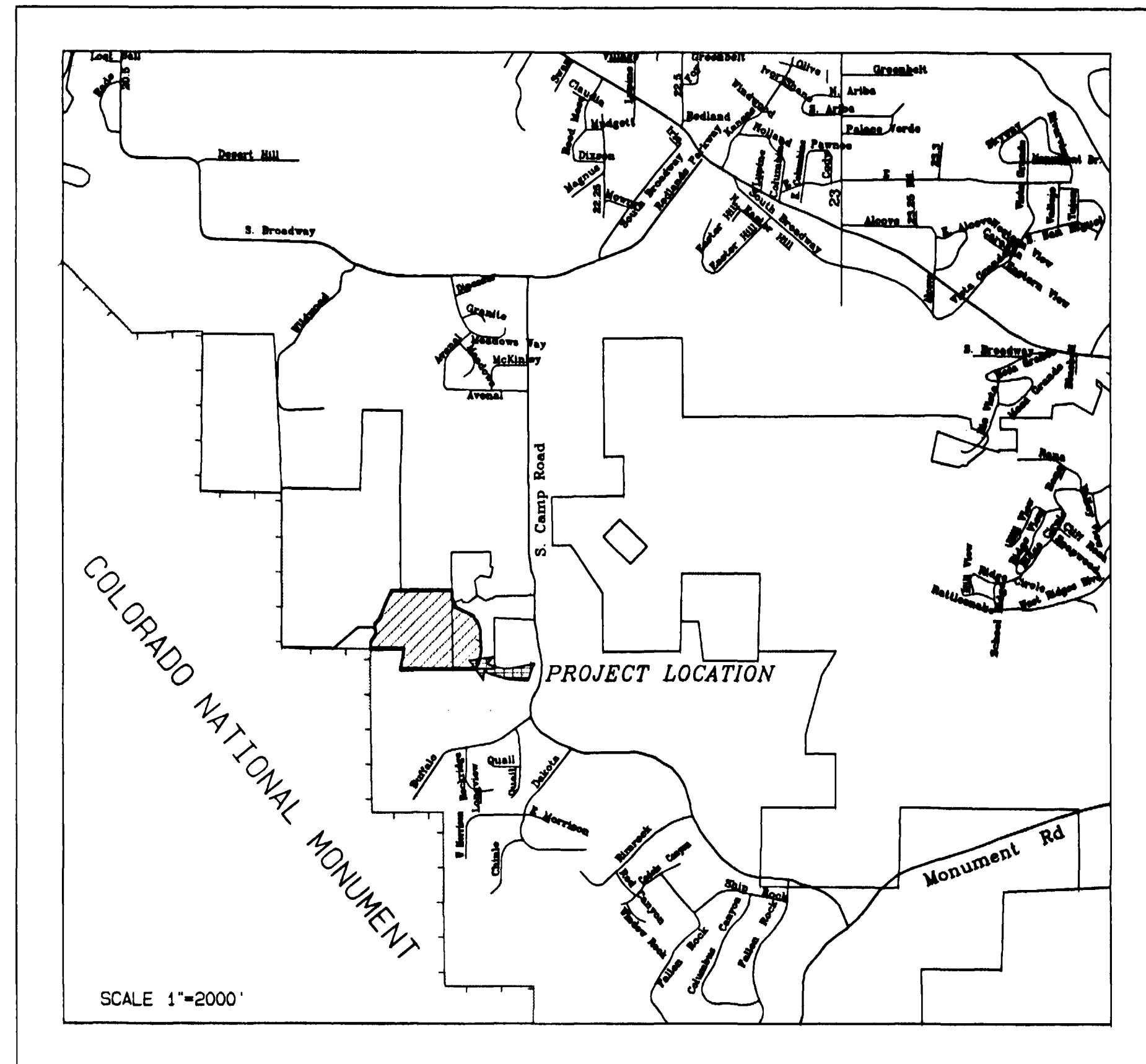
CANYON VIEW SUBDIVISION - PHASE V

A REPLAT OF LOT 2 BLOCK ONE, CANYON VIEW SUBDIVISION - PHASE IV

TRACT 37, T.11S., R.101W. 6TH P.M.

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP



AREA SUMMARY		
STREETS	1.548 ACRES	4.3%
LOTS	33.189 ACRES	92.7%
TRACTS	1.082 ACRES	3.0%
TOTAL	35.819 ACRES	100%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Thomas & Sun, Inc. is the owner of that real property situated in the City of Grand Junction, in the County of Mesa, State of Colorado, being situated in Tract 37, Township 11 South, Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, described in Book 2070 Page 984 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 2 Block 1 of Canyon View Subdivision Phase IV, a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book 15 at Pages 233 & 234, bearing Reception No. 1783541.

That said owner has caused the said real property to be laid out and surveyed as CANYON VIEW SUBDIVISION - PHASE V, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby 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 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;
- * All Utility 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, and telephone lines;
- * All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems,
- * The easements labelled as such to the Redlands Water and Power Company for the installation, operation, maintenance and repair of the 3rd Lift Canal.
- * Tract A to the Canyon View Homeowners Association for the purpose of detaining runoff water which originates from the area hereby platted, and also to the owners of the lots and tracts hereby platted for an irrigation storage pond, subject to the Redlands Water and Power Company easement.
- * Temporary Access Easements to the City of Grand Junction and the owners of the lots and tracts hereby platted for access to Tract A.
- * Drainage Easements to the City of Grand Junction for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of water from upstream areas.
- * Temporary Turnaround Easement to the City of Grand Junction for the use of public until such time as Redcliff Drive right-of-way is extended.
- * All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian.

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 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.

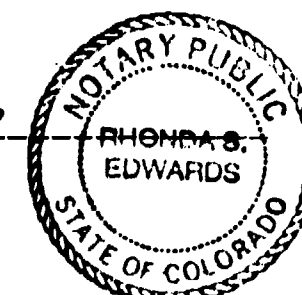
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10TH day of APRIL, A.D., 1997.

John M. Thomas
John M. Thomas
Thomas & Sun, Inc. *(Seal)*

State of Colorado }
County of Mesa }

This plat was acknowledged before me by John Thomas on this 10th day of April, A.D., 1997, for the aforementioned purposes.

My Commission expires: Sept. 20 Notary Public 1997



CONSENT OF MORTGAGEE

The following parties, having security interest in the subject property, do hereby ratify and confirm this plat.

By: *David P. Fisher* Date: 4/3/97
David P. Fisher
By: *William R. Patterson* Date: 4-3-97
William R. Patterson

CITY APPROVAL

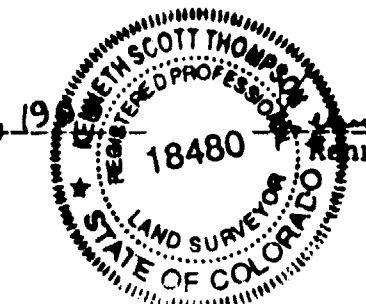
This plat of CANYON VIEW SUBDIVISION - PHASE V, a plat of a portion of the City of Grand Junction, County of Mesa State of Colorado, was approved this 10th day of April, 1997.

Marbetelchen City Manager
Linda Refman Mayor

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of CANYON VIEW SUBDIVISION - PHASE V, were made by me and/or under my direct supervision, and that to the best of my knowledge and belief both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Date: March 25, 1997
Kenneth Scott Thompson PLS #18480



COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:11 o'clock P M., this 14 day of APRIL, 1997, and is duly recorded in Plat Book No. 15, Page 206-207 as Reception No. 1794924 Drawer No. DD33

Clerk and Recorder of Mesa County

CANYON VIEW SUBDIVISION - PHASE V
TRACT 37, T.11 S., R.101 W. 6th P.M.
(INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.)
MESA COUNTY, COLORADO

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6087

Designed By DRS	Checked By KST	Job No. 0208-010
F:\0208\0208-PH5.PRC	Date Mar 25, 1997	Sheet 1 of 2

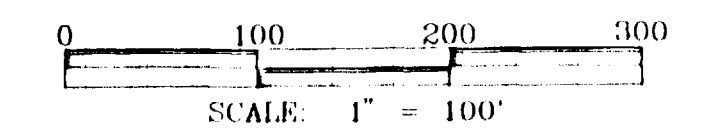
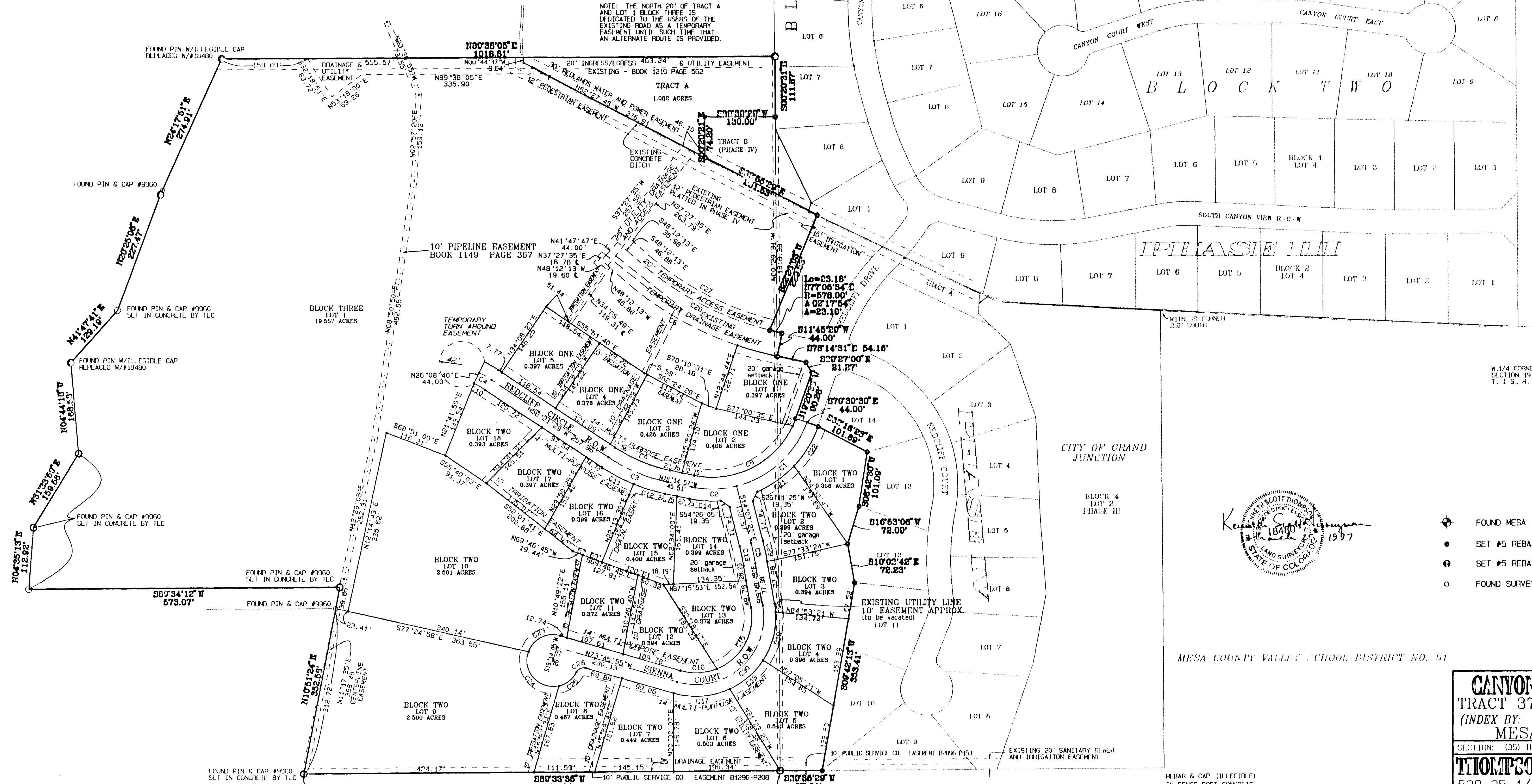
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CANYON VIEW SUBDIVISION - PHASE V

NW CORNER SECTION 19 T. 1 S. R. 1 W. UTE MER.

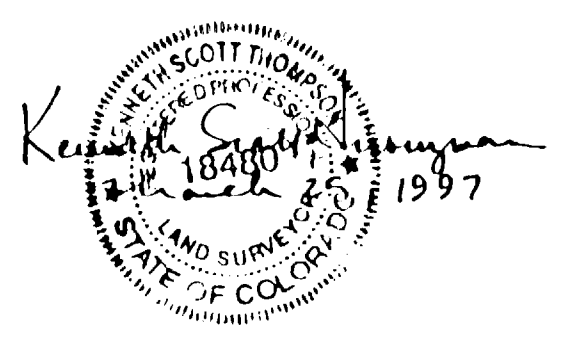
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	182.55'	185.00'	56°32'10"	S47°36'35"W	175.23'
C2	83.54'	185.00'	25°52'22"	S88°48'51"W	82.83'
C3	118.44'	310.00'	21°53'28"	N67°18'13"W	117.72'
C4	26.17'	200.00'	07°29'51"	N60°06'24"W	26.15'
C5	37.46'	500.00'	04°17'32"	S11°58'34"E	37.46'
C6	250.24'	622.00'	23°03'03"	N59°43'44"W	248.55'
C7	15.03'	163.00'	05°16'57"	S21°58'59"W	15.02'
C8	219.42'	163.00'	77°07'35"	S63°11'15"W	203.22'
C9	110.04'	288.00'	21°53'28"	N67°18'13"W	109.37'
C10	23.29'	178.00'	07°29'51"	N60°06'24"W	23.28'
C11	66.16'	332.00'	11°25'01"	N62°04'00"W	66.05'
C12	60.69'	332.00'	10°28'27"	N73°00'44"W	60.61'
C13	35.81'	478.00'	04°17'32"	S11°58'34"E	35.80'
C14	98.79'	207.00'	16°16'26"	N66°23'10"W	98.60'
C15	139.98'	103.00'	77°51'22"	S29°18'53"W	123.44'
C16	68.69'	103.00'	38°12'31"	S87°07'49"W	67.42'
C17	106.01'	147.00'	41°19'16"	S85°34'27"W	103.73'
C18	82.11'	147.00'	32°00'10"	S48°54'44"W	81.04'
C19	93.39'	147.00'	36°24'03"	S14°42'38"W	91.83'
C20	16.27'	147.00'	06°20'25"	S06°39'36"E	16.26'
C21	83.31'	207.00'	23°03'33"	S54°44'57"W	82.75'
C22	86.27'	207.00'	23°52'41"	S31°16'50"W	85.64'
C23	72.25'	48.00'	86°14'50"	S63°06'40"W	65.62'
C24	103.73'	48.00'	123°48'49"	S41°55'09"E	84.68'
C25	42.44'	48.00'	50°39'27"	N50°50'43"E	41.07'
C26	19.72'	14.00'	80°43'06"	N65°52'32"E	18.13'
C27	270.16'	558.00'	27°44'24"	N62°04'25"W	267.53'
C28	279.84'	578.00'	27°44'24"	N62°04'25"W	277.11'
C29	39.40'	322.00'	04°17'32"	N11°58'34"W	39.08'
C30	293.21'	125.00'	116°03'53"	S48°12'08"W	212.09'

NOTE: THE NORTH 20' OF TRACT A AND LOT 1 BLOCK THREE IS DEDICATED TO THE USERS OF THE EXISTING ROAD AS A TEMPORARY EASEMENT UNTIL SUCH TIME THAT AN ALTERNATE ROUTE IS PROVIDED.



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480"
- ⊕ SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480" IN CONCRETE
- FOUND SURVEY MARKER AS NOTED



MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

CANYON VIEW SUBDIVISION PHASE V
 TRACT 37, T.11 S., R.101 W. 6th P.M.
 (INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.)
 MESA COUNTY, COLORADO

SECTION: (35) TRACT: 37 TOWN: 11 SOUTH RANGE: 10 WEST MERIDIAN: 6th
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067

Designed by: DRG	Checked by: KSI	Job No.: 0208-010
Date: Mar 25, 1997		Sheet: 2 of 2

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 herein.

GLORIA TRIPLETT
 3 1/2" BRASS CAP
 SET IN CONCRETE
 PLS #2376

HAROLD ADAMS ET AL

NW 1/4 CORNER SECTION 19 T. 1 S. R. 1 W. UTE P.M. PROJECT BENCH MARK ELEV. 4834.71