

## PHEASANT MEADOWS SUBDIVISION

DEDICATION KNOW ALL MEN BY THESE PRESENTS

That GREAT NEW HOMES, Inc is the owner of that real property in a part of the SE1/4 of the SE1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian Mesa County, Colorado, being more particularly described as follows (Original Warranty Deed Book 2249, Page 992)

Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 33 from which the Northwest corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) bears North 00 degrees 07 minutes 32 seconds West (N 00°07'32" W), a distance of 1317 64 feet, with all bearings contained herein relative thereto, thence North 00 degrees 07 minutes 32 seconds West (N 00°07'32" W), a distance of 658 82 feet, thence South 89 degrees 55 minutes 44 seconds East (S 89°55'44" E) a distance of 25 00 feet to the POINT OF BEGINNING, thence North 00 degrees 07 minutes 32 seconds West (N 00°07'32" W), a distance of 470 33 feet, thence South 89 degrees 56 minutes 52 seconds East (S 89°56'52" E), a distance of 353 46 feet, thence South 00 degrees 07 minutes 32 seconds East (S 00 07'32" E), a distance of 470 45 feet, thence North 89 degrees 55 minutes 44 seconds West (N 89°55'44" W), a distance of 353 46 feet to the POINT OF BEGINNING Containing 3 817 acres as described

That said owners have caused the real property to be laid out and platted as Pheasant Meadows Subdivision, 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 Pheasant Meadows Subdivision 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 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, 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 as set forth on this plat to the Pheasant Meadows Homeowners Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems,

All Drainage Easements hereby dedicated to the City of Grand Junction for the use and benefit of the Pheasant Meadows HOA and the Grand Junction Drainage District, 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,

Tract A is hereby dedicated as a drainage and detention pond to be owned and maintained by the Pheasant Meadows HOA subject to and including the rights of use by, and for the benefit of, the Grand Junction Drainage District as a drainage easement as described and otherwise granted herein

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

IN WITNESS WHEREOF, said owner, GREAT NEW HOMES, Inc. has caused it's name to be hereunto subscribed this 14 \_\_\_\_ day of Echron AD 1997

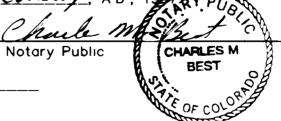
Bret D Seligman

PRESIDENT

NOTARY PUBLIC CERTIFICATION STATE OF COLORADO } ss COUNTY OF MESA

The foregoing instrument was acknowledged before me by Bret D Seligman, as President of GREAT NEW HOMES, Inc., this <u>14</u> day of <u>February</u>, A.D., 1988 Plus Witness my hand and official seal

My Commission Expires Oct. 9, 1999



## <u>LEGEND</u>

- ALIQUOT SURVEY MARKER
- SET CENTERLINE MONUMENT PER CITY CODE
- SET ALUMINUM CAP ON No 5 REBAR, PLS 24953 IN CONCRETE PER CRS-38-51-105
- RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS. AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

## SURVEYOR'S CERTIFICATION

I Jeffrey C Fletcher do hereby certify that the accompanying plat of Pheasant Meadows 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

Date certified FEB 6, 1997

CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO)ss COUNTY OF MESA ) AD, 1997, and was duly recorded in Plat Book No 15 Page 100 00 No 304, Reception No 1792799, Drawer No DD27 Fee 10, +1 Januar K. Finnegen 1) Monika Todd Jamie K. Finner Depaty Clerk O Clerk and Recorder CITY OF GRAND JUNCTION APPROVAL This plat of Pheasant Meadows Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this \_\_\_\_\_\_ day of March\_\_\_\_, A.D., 1997 SCALE 1"=50' 50 25 0 50 Basis of bearings assume the West line of the SE1/4 SE1/4 of Section 33 to bear N 00 07'32" W, 1317 64 feet Both monuments on this line are Mesa County Survey Markers Note Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position" Easement and Title Information provided by Ticor Title Ins Company, Policy No 06 3051 04 000258 NOTE Schedule B, Item 10 of the Title Policy calls out right of way for the Pioneer Extension Ditch lying accross this property per a document recorded in Book 14 at Page 67 Research and field observations indicate that the Pioneer Extension ditch does not cross this property at any point PHEASANT MEADOWS SUBDIVISION " Aboten SE1/4 SE1/4 SECTION 33, T1N, R1W, UTE MERIDIAN MESA COUNTY, COLORADO AUR A LANDesign at of cu! ENGINEERS \* SURVEYORS \* PLANNERS 259 GRAND AVENUE GRAND JUNCTION COLORADO 81501 (970) 244–9180 JEFFREY C FLETCHER, PLS PROJECT NO 96001 SUR BY DRAWN CHECKED SHEET OF OLORADO PROFESSIONAL LAND SURVEYOR PLS NO 24953 DATE Aug 23 1996 LD/GF JCF LD 1