

CANYON VIEW SUBDIVISION - PHASE VI

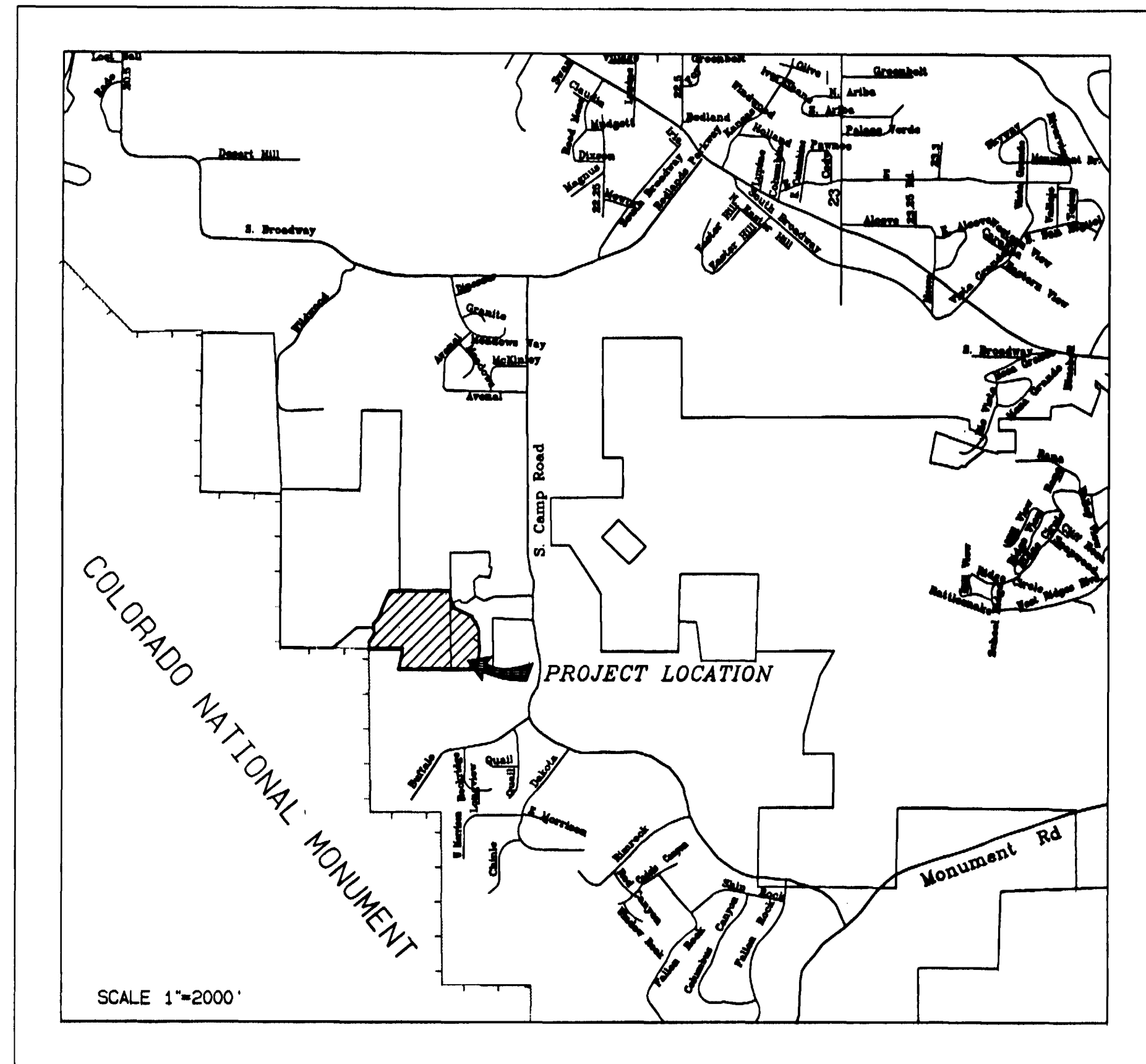
A REPLAT OF LOT 1 BLOCK ONE CANYON VIEW SUBDIVISION - PHASE IV

A REPLAT OF LOT 1 BLOCK ONE, AND LOT 1 BLOCK THREE CANYON VIEW SUBDIVISION - PHASE V

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

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP



AREA SUMMARY		
STREETS	1.428 ACRES	7.0%
LOTS	18.588 ACRES	90.7%
OTHER (OUTLOT A)	0.467 ACRES	2.3%
TOTAL	20.483 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 1 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 16 at Pages 233 & 234, bearing Reception No. 1783641; and Lot 1 Block 1 and Lot 1 Block 3 of Canyon View Subdivision Phase V, a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book 16 at Pages 286 & 287 bearing Reception No. 1794929.

That said owner has caused the said real property to be laid out and surveyed as CANYON VIEW SUBDIVISION - PHASE VI, 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;
- 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;
- Sanitary Sewer Easements to the City of Grand Junction as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines;
- Access Easement across Lot 2 Block 1 to the adjoining property owners as a perpetual easement for ingress and egress, and for the use by public services including, but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

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.

Outlot A is hereby designated a non-buildable parcel limited to private access and public utilities.

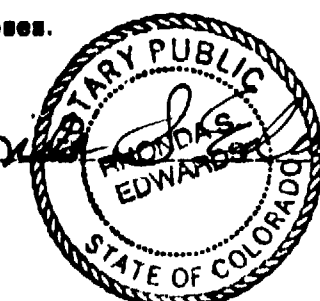
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 16th day of December, A.D., 1997.

John M. Thomas
John M. Thomas
Thomas & Sun, Inc.

State of Colorado)
County of Mesa)ss

This plat was acknowledged before me by John M. Thomas on this 16th day of December, A.D., 1997, for the aforementioned purposes.

My Commission expires: Sept. 20, 2001 Notary Public *[Signature]*



CONSENT OF MORTGAGEE

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

By: *John M. Thomas* Date: 12-9-97
John M. Thomas
Thomas & Sun, Inc.

By: *William R. Patterson* Date: 12-9-97
William R. Patterson

State of Colorado)
County of Mesa)ss

This plat was acknowledged before me by *John Thomas* and by *William Patterson* on this 9th day of December, A.D., 1997, for the aforementioned purposes.

My Commission expires: 7-9-98 Notary Public *[Signature]*

CITY APPROVAL

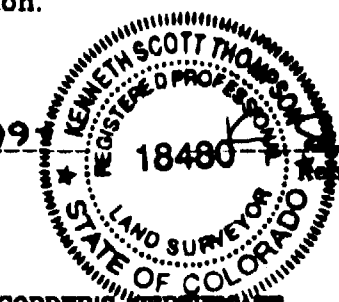
This plat of CANYON VIEW SUBDIVISION - PHASE VI, a plat of a portion of the City of Grand Junction, County of Mesa State of Colorado, was approved this 18th day of December, 1997.

Mark Achen City Manager
Janet L. Terry 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 VI, 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: Dec. 04, 1997
Kenneth Scott Thompson PLS #18490



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 3:24 o'clock P. M., this 18 day of December 1997, and is duly recorded in Plat Book No. 16, Page 52157 as Reception No. 1824920, Drawer No. DD 167

Clerk and Recorder of Mesa County

CANYON VIEW SUBDIVISION - PHASE VI
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) 243-8087

Designed By	DRS	Checked By	KST	Job No.	0208-011
Date	Dec 4, 1997	Sheet	1 of 2		

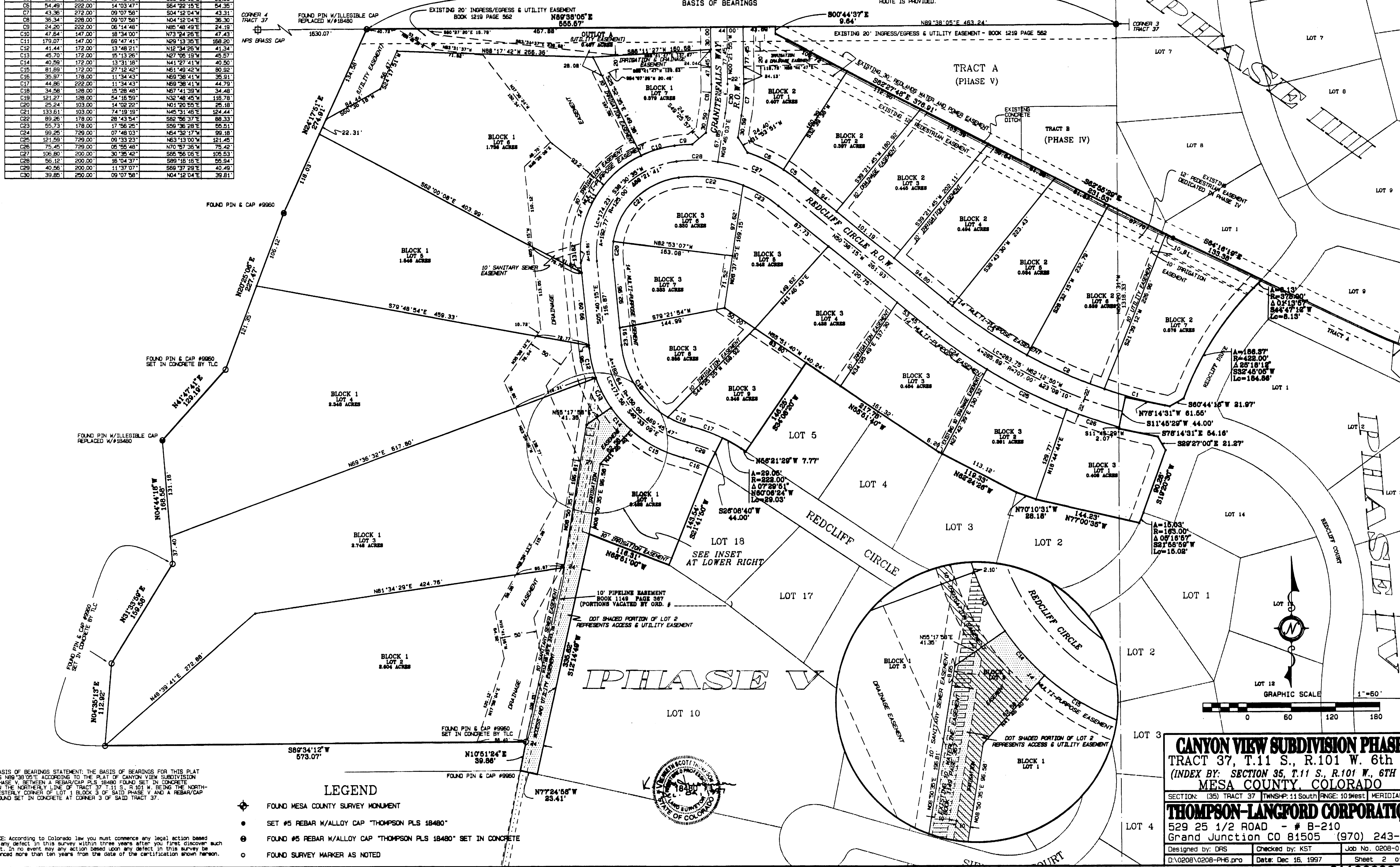
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

CANYON VIEW SUBDIVISION - PHASE VI

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	85.19'	685.00'	07°07'31"	N74°40'45"W	85.13'
C2	115.42'	685.00'	09°38'14"	N56°17'23"W	115.28'
C3	121.80'	685.00'	10°11'16"	N56°22'08"W	121.64'
C4	7.62'	685.00'	00°38'15"	N50°57'23"W	7.62'
C5	25.97'	222.00'	06°42'06"	S53°08'18"E	25.95'
C6	54.49'	222.00'	14°03'47"	S64°22'15"E	54.35'
C7	43.36'	272.00'	09°07'58"	S04°12'04"W	43.31'
C8	36.34'	228.00'	09°07'58"	N04°12'04"E	36.30'
C9	24.20'	222.00'	06°14'48"	N85°48'49"E	24.19'
C10	47.84'	147.00'	18°34'00"	N73°24'26"E	47.43'
C11	179.07'	147.00'	69°47'41"	N29°13'35"E	169.20'
C12	41.44'	172.00'	13°48'21"	N12°34'26"W	41.34'
C13	45.70'	172.00'	15°13'26"	N27°05'19"W	45.57'
C14	40.59'	172.00'	13°31'18"	N41°27'41"W	40.50'
C15	81.59'	172.00'	27°12'42"	N61°46'42"W	80.92'
C16	35.97'	178.00'	11°34'43"	N69°38'41"W	35.91'
C17	44.86'	222.00'	11°34'43"	N69°38'41"W	44.79'
C18	34.58'	128.00'	15°28'48"	N67°41'39"W	34.48'
C19	121.27'	128.00'	54°16'59"	N32°48'45"W	116.78'
C20	25.24'	103.00'	14°02'22"	N01°20'55"E	25.18'
C21	133.51'	103.00'	74°19'19"	N45°31'45"E	124.44'
C22	89.26'	178.00'	28°43'54"	S82°06'37"E	88.33'
C23	55.73'	178.00'	17°56'25"	S59°36'28"E	55.51'
C24	99.25'	729.00'	07°48'03"	N54°32'17"W	99.48'
C25	121.59'	729.00'	09°33'23"	N63°19'00"W	121.45'
C26	75.45'	729.00'	06°55'48"	N70°57'35"W	75.42'
C27	106.80'	200.00'	30°35'42"	S65°56'05"E	105.53'
C28	56.12'	200.00'	16°04'37"	S89°16'16"E	55.94'
C29	40.56'	200.00'	11°37'07"	S89°37'29"E	40.49'
C30	39.85'	250.00'	09°07'58"	N04°12'04"E	39.81'

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



BASIS OF BEARINGS STATEMENT: THE BASIS OF BEARINGS FOR THIS PLAT IS N89°38'05"E ACCORDING TO THE PLAT OF CANYON VIEW SUBDIVISION PHASE V, BETWEEN A REBAR/CAP PLS 18480 FOUND SET IN CONCRETE ON THE NORTHERLY LINE OF TRACT 37, T.11 S., R.101 W., BEING THE NORTH-WESTERLY CORNER OF LOT 1 BLOCK 3 OF SAID PHASE V, AND A REBAR/CAP FOUND SET IN CONCRETE AT CORNER 3 OF SAID TRACT 37.

LEGEND

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

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CANYON VIEW SUBDIVISION PHASE VI
 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 [TNSHP: 11 South] [RNGE: 10 West] [MERIDIAN: 6th]
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Designed by: DRS Checked by: KST Job No. 0208-011
 D:\0208\0208-PH6.pro Date: Dec 16, 1997 Sheet 2 of 2