

# Hacienda

Located in Lot 1, CLM Minor Subdivision and the Northwest quarter of the Southeast Quarter of the Southeast Quarter Sec 4, T1S, R1W, Ute M Grand Junction, Mesa County, Colorado

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }  
COUNTY OF MESA } SS  
I hereby certify that this instrument was filed in my office at 4:03 o'clock P.M. this 13 day of Jan A.D., 1998, and is duly recorded in Plat Book No. 2, Page 102-109

Clerk and Recorder

CITY APPROVAL:

This plat of Hacienda a subdivision in the city of Grand Junction, Mesa County, Colorado was approved and accepted this 7th day of January AD 1998

*Shirley Dehon* City Manager  
*Grant Terry* Mayor

DECLARATION OF COVENANTS:

Covenants pertaining to this plat have been recorded in Book No. 2394, Page 354-361. NOTE: Covenants part of CONDOMINIUM AGREEMENT

LIENHOLDERS:

PARK RIDGE A COLORADO JOINT VENTURE  
*Kenneth B. Milyard, Jr.* Kenneth B. Milyard, Jr.  
*Dennis L. Phillips* Dennis L. Phillips

NOTARY'S CERTIFICATE:

STATE OF COLORADO }  
COUNTY OF MESA } SS  
The foregoing instrument was acknowledged before me this 5 day of January A.D., 1998 by Kenneth B. Milyard, Jr. & Dennis L. Phillips

9/9/98  
My commission expires: *Judy Van Auwenbergh* Notary Public

PAUL I. KERN and FRANCES M. KERN TRUST  
*Paul I. Kern* Paul I. Kern Trustee  
*Frances M. Kern* Frances M. Kern Trustee

NOTARY'S CERTIFICATE:

STATE OF COLORADO }  
COUNTY OF MESA } SS  
The foregoing instrument was acknowledged before me this 5th day of January A.D., 1998 by

12/2/99  
My commission expires: *Byron A. Ditt* Notary Public

TOMICHI INVESTMENTS A COLORADO GENERAL PARTNERSHIP

*Denver G. Cherry* Denver G. Cherry

NOTARY'S CERTIFICATE:

STATE OF COLORADO }  
COUNTY OF MESA } SS  
The foregoing instrument was acknowledged before me this 30th day of December A.D., 1998 by

7-5-1998  
My commission expires: *Judy B. Wunderwald* Notary Public

DEDICATION:

Know all men by these presents: That I, Irig LLC is the owner of the real property located in Lot 1 CLM Minor Subdivision (BK 15 PG 271) and the northwest quarter of the southeast quarter of the southeast quarter of Section 4, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado which is described from the results of a field survey as follows:

Beginning at a point on the boundary of Lot 1 CLM Minor Subdivision which is S61°56'33"E 54.90 feet from the south sixteenth corner of Sec 4, then along the fifteen following courses:

- 1. N89°47'17"E 1271.61 feet along the north line of Lot 1, CLM Minor Sub;
- 2. N89°49'41"E 272.37 feet;
- 3. S00°11'06"E 171.73 feet;
- 4. N89°44'40"E 140.12 feet;
- 5. N00°13'12"W 171.53 feet;
- 6. N89°49'41"E 247.31 feet;
- 7. S00°00'09"W 632.72 feet along the east line of the NW4 SE4 SE4;
- 8. S89°49'08"W 659.79 feet along the south line of the NW4 SE4 SE4;
- 9. S89°47'50"W 494.91 feet along the south line of the NE4 SW4 SE4;
- 10. S00°00'19"E 334.25 feet along the east line of the W2 W2 SE4 SW4 SE4;
- 11. S89°48'22"W 164.96 feet along a line parallel to and 324.50 feet north of the south line of the SE4 SW4 SE4;
- 12. N00°00'28"W 334.22 feet along the west line of the SE4 SW4 SE4;
- 13. S89°47'50"W 629.88 feet along the south line of the NW4 SW4 SE4;
- 14. N00°01'01"W 614.19 feet;
- 15. along the arc of a tangent circular curve with a radius of 18.50 feet, a central angle of 89°48'18", and a chord bearing N44°53'08"E 26.12 feet to the beginning.

The area of the parcel as described is 29.0 acres. The basis for bearings is assumed N00°01'01"W 1317.24 feet from the south quarter to south sixteenth corner of Section 4. The south quarter corner is monumented by Mesa County Survey Monument No 5-2, and the south sixteenth corner by No 1283.

That owner does dedicate and set apart real property as shown and labelled on this plat as follows:

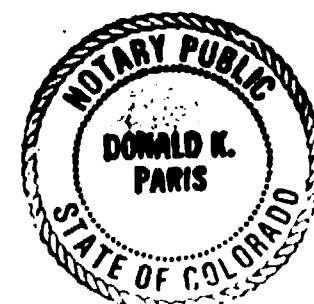
- All Sanitary Sewer Easements to the City of Grand Junction as perpetual easements for the installation, operation, repair, and maintenance of sanitary sewer pipelines, cleanouts, pumps, or other devices necessary for the discharge of sewer waste to the public sewer system;
- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.

IN WITNESS WHEREOF owners have caused their names to be hereunto subscribed this 6th day of Jan A.D., 1998.

*William A. Irig*  
By: William A. Irig  
Irig LLC

NOTARY'S CERTIFICATE:

STATE OF COLORADO }  
COUNTY OF MESA } SS  
The foregoing instrument was acknowledged before me this 6th day of Jan A.D., 1998 by *William A. Irig as managing member of Irig LLC, a Colorado Limited Liability Company*  
*Donald K Paris* Notary Public  
My commission expires: *Aug 31, 2001*

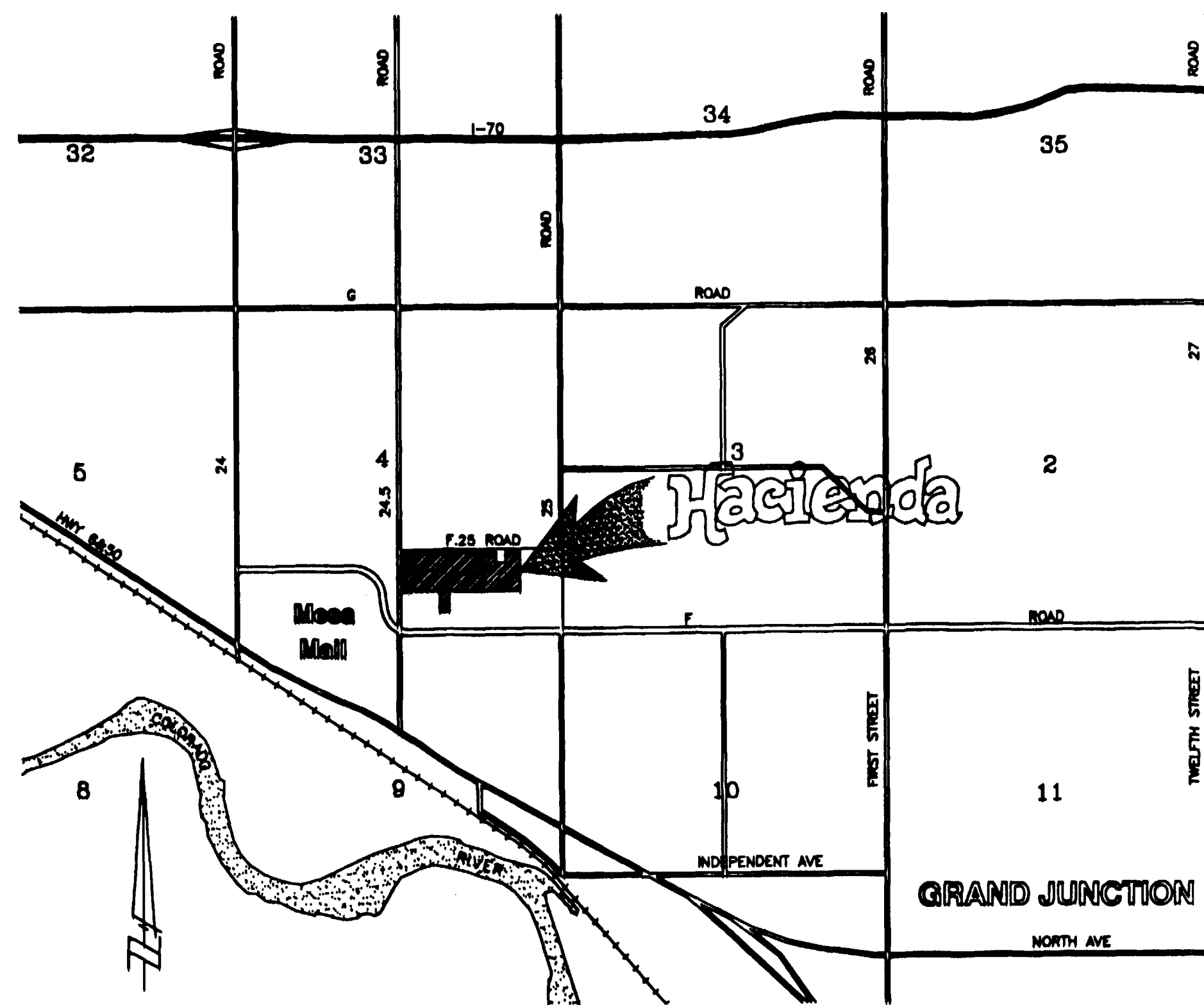
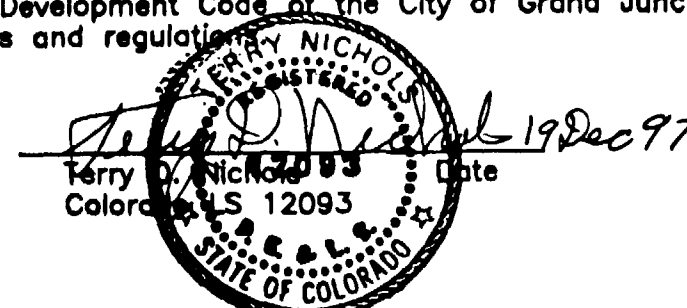


NOTES:

- 1. Book and Page numbers refer to Mesa County, Colorado records unless noted otherwise.
- 2. A site and building specific soils investigation and engineered foundation design shall be completed prior to the construction of each building or structure. All construction must meet the requirements of the SUBSURFACE SOILS EXPLORATION REPORT.

SURVEYOR'S CERTIFICATE:

I, Terry D. Nichols, certify this plat of Hacienda, a subdivision of a part of the city of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable state laws and regulations.



VICINITY MAP: 1 inch = 2000 feet (1:24000)

DESIGNED BY	DRAWN BY	SURVEY DATE

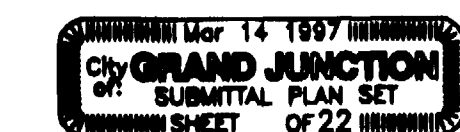
NO.	DATE	REVISIONS

SUBDIVISION PLAT Hacienda

CIVIL ENGINEERING • PHOTOGRAMMETRY • SURVEYING  
751 Hickman Court • Grand Junction, Colorado 81506 • Phone: 970-245-7101

**NICHOLS ASSOCIATES, INC.**

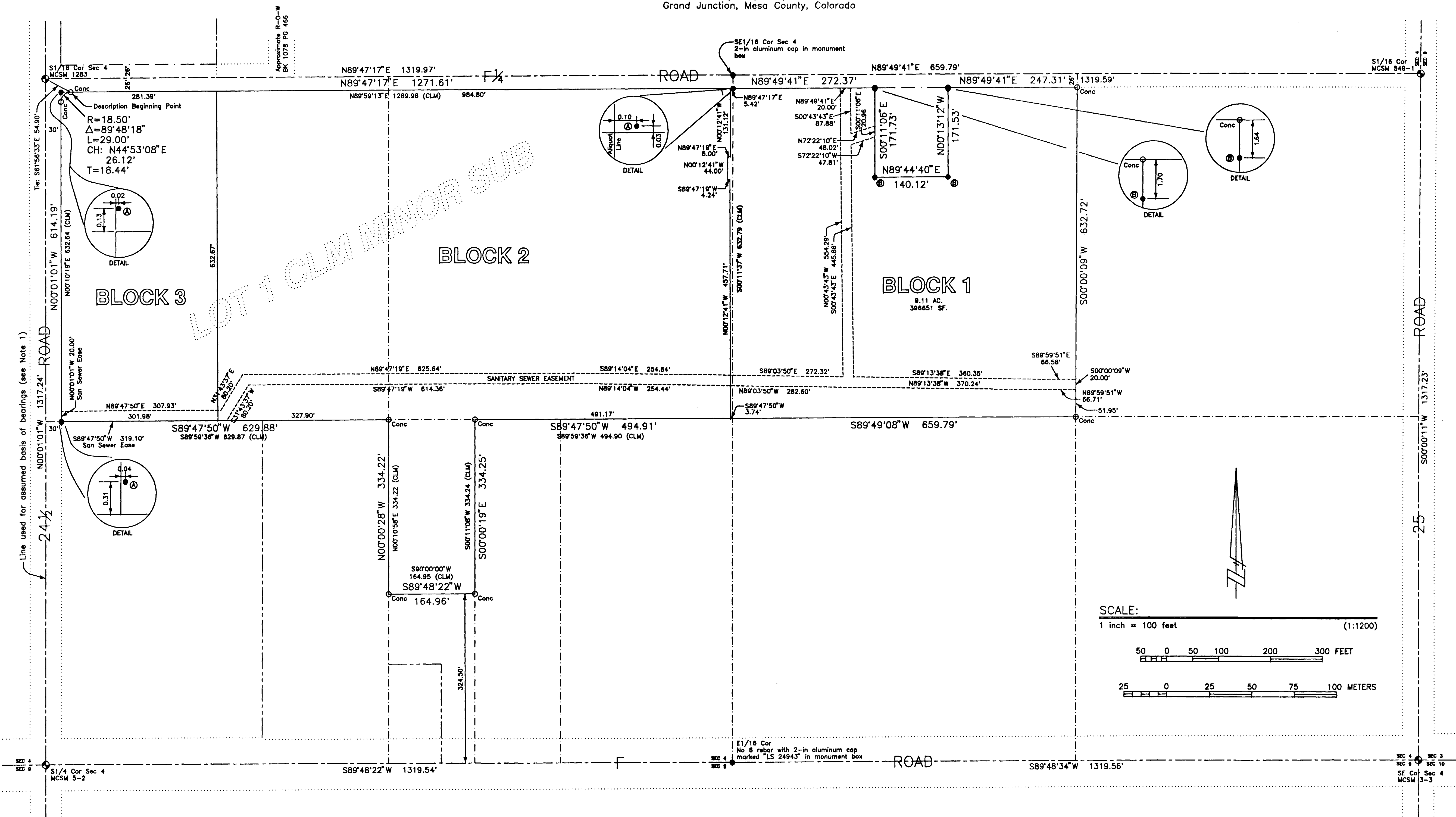
DATE DRAWN	Jul 26 1997
SCALE	As Shown
PROJECT NUMBER	3260
SHEET NUMBER	1 OF 2



# SUBDIVISION PLAT

# Hacienda

Located in Lot 1, CLM Minor Subdivision and  
the Northwest quarter of the Southeast Quarter  
Sec 4, T1S, R1W, Ute M  
Grand Junction, Mesa County, Colorado



**SURVEY MONUMENT ANNOTATIONS:**

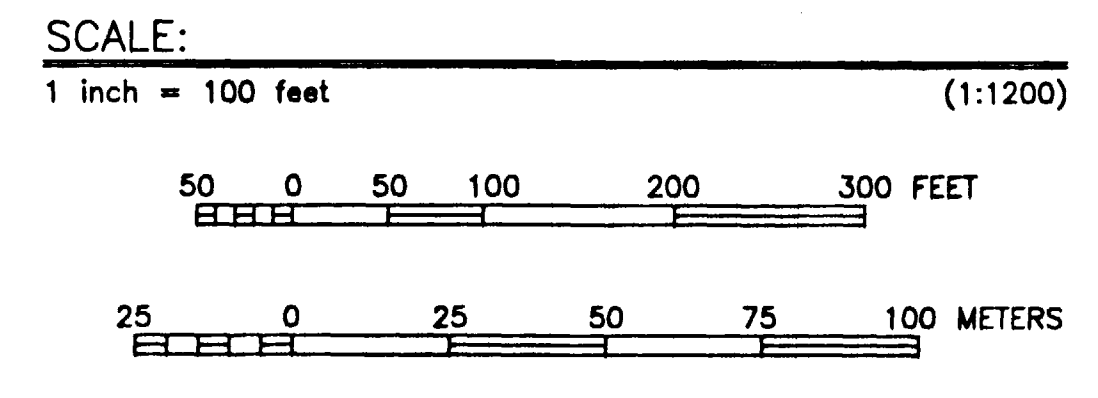
- ① No 5 rebar with 1.5-inch aluminum cap marked "FLETCHER 24953"
- ② No 5 rebar (no cap) in concrete
- Conc 2.0-foot No. 5 rebar set in concrete with yellow cap marked "NICHOLS-12093"

**NOTES:**

1. Basis for bearings is assumed N00°01'01"W 1317.24' from the south quarter corner to the south sixteenth corner of Sec 4. The south quarter corner is monumented by MCSM No 5-2, and the south sixteenth corner is monumented by MCSM No 1283.  
Note that this is not the same basis for bearings as shown on plat for CLM Minor Subdivision. CLM Minor Subdivision basis for bearings is as follows:  
"Basis for bearings assume the North line of the SW1/4 SE1/4 of Section 4 to bear N 89°59'13" E 1319.98 feet..."
2. Additional survey information can be found on plat for BOUNDARY LINE ADJUSTMENT, Book \_\_\_\_\_, Page \_\_\_\_\_, Deposit No. \_\_\_\_\_.
3. Prior to the sale of any lots or blocks, survey monuments shall be placed in accordance with CRS 38-51-105.

**LEGEND:**

- Mesa County Survey Monument (MCSM)
- FOUND Survey Monument as Noted
- SET Survey Monument as Noted
- ..... Approximate Right-of-Way (R-O-W) Line shown for reference only
- Approximate Property Line shown for reference only
- Street Center Line
- Street R-O-W Line
- Aliquot Line
- Phase Division Line
- Sanitary Sewer Easement



DESIGNED BY	
DRAWN BY	
SURVEY DATE	

NO.	DATE	REMARKS

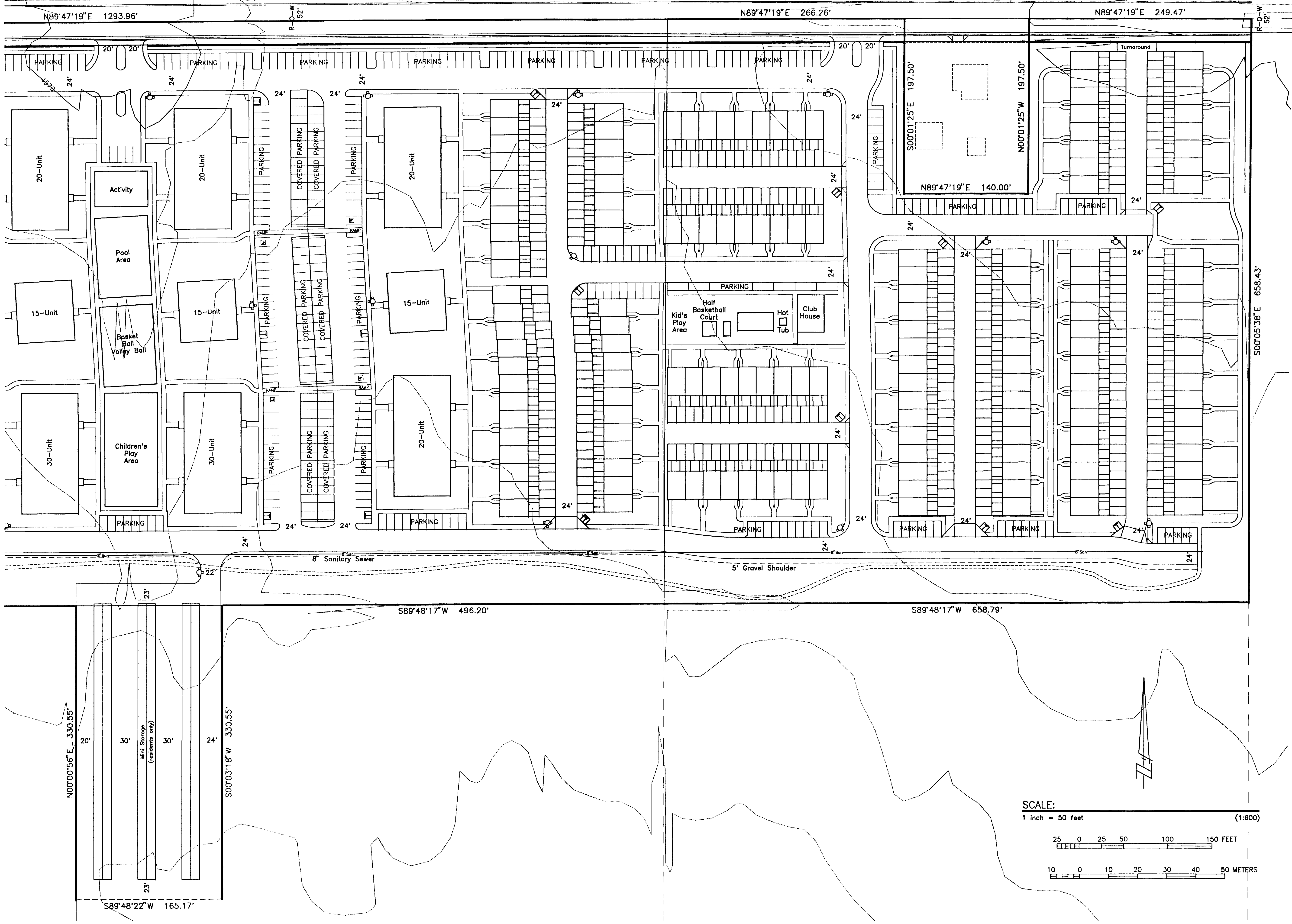
SUBDIVISION PLAT **Hacienda**

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751 Marston Court • Grand Junction, Colorado 81506 • Phone: 970-245-7101

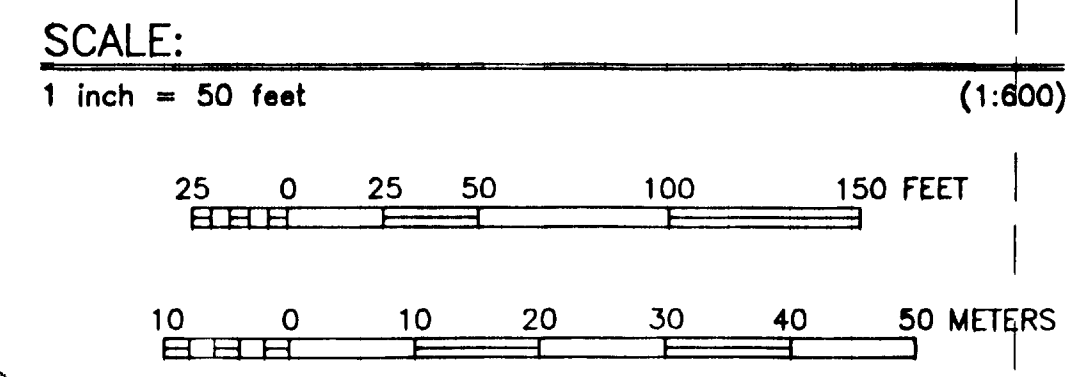


DATE DRAWN	Jul 26 1997
SCALE	1 inch = 100 feet
PROJECT NUMBER	3260
SHEET NUMBER	2 OF 2

# F.25 ROAD



See Sheet 2 of 3



DESIGNED BY	BY
DRAWN BY	REMARKS
SURVEY DATE	DATE
	NO.

PRELIMINARY PLAN  
**HACIENDA**

CIVIL ENGINEERING • PHOTOGRAMMETRY • SURVEYING  
751 Horizon Court • Grand Junction, Colorado 81506 • Phone: 970-245-7101

**NICHOLS ASSOCIATES, INC.**

DATE DRAWN
Apr 24 1996
SCALE
1 in = 50 feet
PROJECT NUMBER
3260
SHEET NUMBER
3 OF 5