

THE GLEN AT HORIZON DRIVE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Nick H. Mahleres, and Helen C. Mahleres are the owners of the portions designated hereon as Block 1 and Tract B, and that The Glen @ Horizon Drive II, LLC, a Colorado Limited Liability Company, are the owners of the portions designated hereon as Block 2, Tract A, Glen Court and Additional 7th Street R-0-W of that real property being that part of the N1/2 SW1/4 SE1/4, and that part of the S1/2 NW1/4 SE1/4, Section 2, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, lying south and west of the main line of the Grand Valley Irrigation Company Mainline Canal, and Parcel 2 as described in original warranty deed as recorded in Book 1033 at Page 246 of the Mesa County Records, said tract being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 2, whence the center-south 1/16 corner of said Section 2 bears North 00°00'00" East a distance of 1314.88 feet, with all bearings contained herein relative thereto;

Thence North 00°00'00" East a distance of 657.34 feet along the west line of the SW1/4 SE1/4 to the south line of the N1/2 SW1/4 SE1/4;

Thence along said line South 89°54'45" East a distance of 40.00 feet to a point on the easterly right of way of North 7th Street as described in Book 885, Page 100, said point being the point of beginning;

Thence following along said right of way North 00°00'00" East a distance of 297.79 feet;

Thence North 11°28'10" East a distance of 70.37 feet;

Thence North 45°28'10" East a distance of 70.00 feet;

Thence North 38°30'00" West a distance of 71.32 feet;

Thence North 00°00'00" East a distance of 73.35 feet to the point of curvature on the southeasterly right of way of Horizon Drive;

Thence continuing along said right of way along a curve to the right having an arc length of 174.61 feet, a radius of 185.50 feet and a central angle of 53°56'00" with a chord bearing of North 26°58'00" East, a distance of 168.24 feet;

Thence North 53°58'00" East a distance of 207.81 feet;

Thence North 48°38'04" East a distance of 120.52 feet;

Thence North 36°32'41" East a distance of 19.41 feet;

Thence North 53°56'00" East a distance of 25.89 feet;

Thence South 81°04'00" East a distance of 31.66 feet;

Thence North 28°56'00" East a distance of 25.00 feet to a point on the approximate centerline of the Grand Valley Mainline Canal;

Thence the following nine (9) courses along the approximate centerline of said canal:

- 1 South 57°21'48" East a distance of 44.87 feet;
- 2 323.10 feet along a non tangent curve to the right with a radius of 460.00 feet, a central angle of 40°14'37" and a chord bearing South 36°28'53" East, a distance of 318.50 feet,
- 3 South 16°21'34" East a distance of 51.93 feet;
- 4 156.34 feet along a curve to the right with a radius of 435.00 feet, a central angle of 20°27'39" and a chord bearing South 06°07'45" East, a distance of 154.52 feet,
- 5 South 04°06'05" West a distance of 79.38 feet;
- 6 82.53 feet along a curve to the right with a radius of 385.00 feet, a central angle of 12°18'55" and a chord bearing South 10°14'32" West, a distance of 82.37 feet,
- 7 South 16°22'59" West, a distance of 142.05 feet;
- 8 South 12°37'36" West a distance of 50.25 feet;
- 9 South 06°55'49" East a distance of 108.46 feet to a point on the south line of the N1/2 SW1/4 SE1/4;

Thence along said line North 89°54'45" West a distance of 166.38 feet;

Thence South 80°08'00" West a distance of 49.45 feet;

Thence North 89°54'00" East a distance of 126.00 feet;

Thence North 00°00'00" East a distance of 24.89 feet to the South line of the N1/2 SW1/4 SE1/4;

Thence along said line North 89°54'45" West a distance of 290.01 feet to the point of beginning.

Said tract having an area of 11.913 acres as described.

That said owners have caused the real property to be laid out and platted as THE GLEN AT HORIZON DRIVE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners, as to the portions of the real property owned by them or it respectively, do hereby dedicate and set apart the real property as shown and labeled as the accompanying plat of THE GLEN AT HORIZON DRIVE, as follows:

The Additional Right-of-Way on 7th Street to the City of Grand Junction for the use of the public forever:

Glen Court to The Glen @ Horizon Condominium Association, a non-profit Colorado corporation, as a perpetual easement for ingress and egress purposes for the use by said Association's members, their guests and invitees and also for use by public services, including but not limited to, postal service, trash service, fire, police, emergency vehicles and the City of Grand Junction.

Tract A as Private Open Space to The Glen @ Horizon Drive Condominium Association, for the purposes of the Association, including but not limited to landscaping and signage, subject, however, to the rights of the Grand Valley Irrigation Company, contained in the Easement Agreement recorded in Book 2303 at Page 46 et seq. of the records of Mesa County, Colorado.

All Multi-Purpose Easements to the City of Grand Junction and to the public utilities 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 easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors and assigns, together with the right to trim or remove interfering trees and brush; 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 or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from said easements.

That said owners certify that all lienholders are represented hereon.

IN WITNESS WHEREOF, said owners, Nick H. Mahleres & Helen C. Mahleres and The Glen @ Horizon Drive II, LLC have caused their names to be hereunto subscribed this 10 day of April, A.D. 1998.

Nick H. Mahleres
Nick H. Mahleres
as the owner of Block 1,
Tract B, and a lienholder.

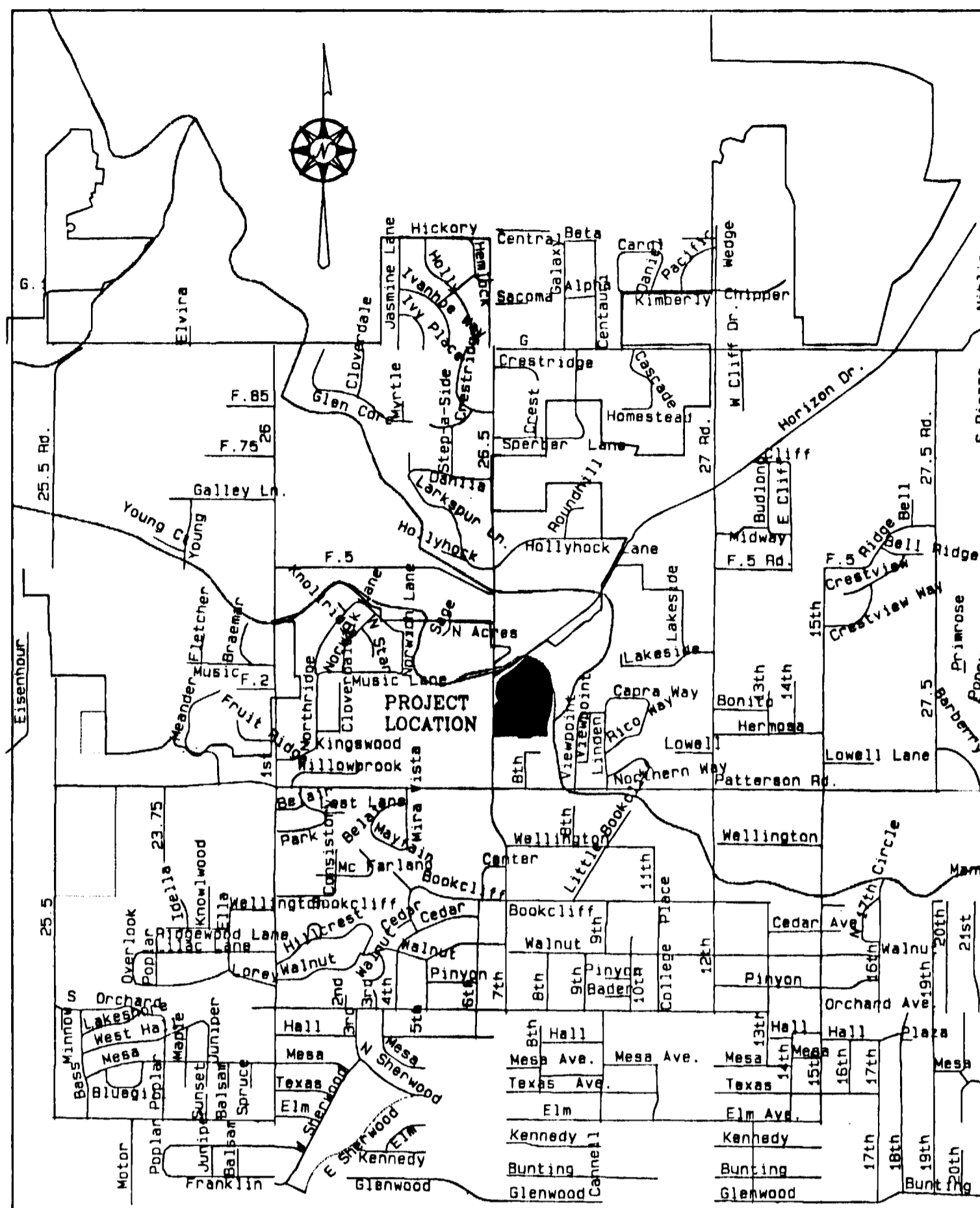
Helen C. Mahleres
Helen C. Mahleres
as the owner of Block 1,
Tract B, and a lienholder.

THE GLEN @ HORIZON DRIVE II, LLC, a Colorado limited liability company owner of Block 2, Tract A, Glen Court and Additional 7th Street R-0-W

By CUNNINGHAM INVESTMENT CO. INC., a Colorado corporation, co-manager
By CITY MOUNTAIN GRAND JUNCTION, LTD., LLLP, a Colorado limited liability limited partnership, By ROCKY MOUNTAIN GRAND JUNCTION, INC., a Colorado corporation, its General Partner, co-manager

by: *I. Mc A. Cunningham* President
I. Mc A. Cunningham, President

by: *William Engelman* President
William Engelman, President



VICINITY MAP
1" = 1500'

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing dedication was acknowledged before me by Nick H. Mahleres and Helen C. Mahleres this 10th day of April, 1998.

Witness my hand and official seal:

My commission expires 10/03/2001

Diedre A. Weaver
Notary Public

DIEDRE A. WEAVER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/03/2001

STATE OF COLORADO }
COUNTY OF PITKIN }

The foregoing dedication was acknowledged before me by I. Mc A. Cunningham, as President of Cunningham Investment Co., Inc, a Colorado corporation and William Engelman as President of Rocky Mountain Construction, Grand Junction, Inc., a Colorado corporation, as General Partner of City Mountain Grand Junction, Ltd., LLLP, a Colorado limited liability limited partnership, as co-managers of The Glen @ Horizon Drive II, LLC, a Colorado limited liability company, this 8th day of April, 1998

Witness my hand and official seal:

My commission expires _____

Leonard M. Oates
Notary Public

LEONARD M. OATES
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires
November 13, 1999

NOTE: Easement and title information provided by Meridian Land Title Company, File No. 28148, Dated 2/3/98.

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.

CONSENT OF MORTGAGEE

The undersigned, having security interest in the subject property, do hereby ratify, confirm and consent to the filing of this plat.

City Capital Corporation
a California Corporation

By: *Morton A. Nealer*
Name: MORTON A. NEALER
Title: PRESIDENT

STATE OF COLORADO }
COUNTY OF PITKIN }

The foregoing instrument was acknowledged before me by MORTON A. NEALER as PRESIDENT of City Capital Corporation this 9th day of April, 1998.

Witness my hand and official seal:

My commission expires My Commission Expires

Leonard M. Oates
Notary Public

LEONARD M. OATES
NOTARY PUBLIC
STATE OF COLORADO

CONSENT OF MORTGAGEE

The undersigned, having security interest in the subject property, do hereby ratify, confirm and consent to the filing of this plat.

Alpine Bank, Grand Junction

by: *Louise Brainard*
Name: LOUISE BRAINARD
Title: S.R. VICE PRESIDENT

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by LOUISE BRAINARD as S.R. VICE PRESIDENT of Alpine Bank, Grand Junction, this 8 day of April, 1998.

Witness my hand and official seal:

My commission expires _____

Wanda C. Jensen
Notary Public

WANDA C. JENSEN
NOTARY PUBLIC
STATE OF COLORADO

CITY OF GRAND JUNCTION APPROVAL

This plat of THE GLEN AT HORIZON, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 10th day of April, A.D., 1998.

Wanda C. Jensen
City Manager

Janet L. Juy
President of City Council

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of THE GLEN AT HORIZON DRIVE, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief.

Kenneth Scott Thompson
Kenneth Scott Thompson
LAND SURVEYOR
STATE OF COLORADO
18480

April 8, 1998
Date

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 3:23 o'clock P. M., this 6 day of May, 1998, and is duly recorded in Plat Book No. 16, Page 157-158 as Reception No. 1844205 Drawer No. EE 66 Fee _____

Clerk and Recorder of Mesa County

By: _____
Deputy

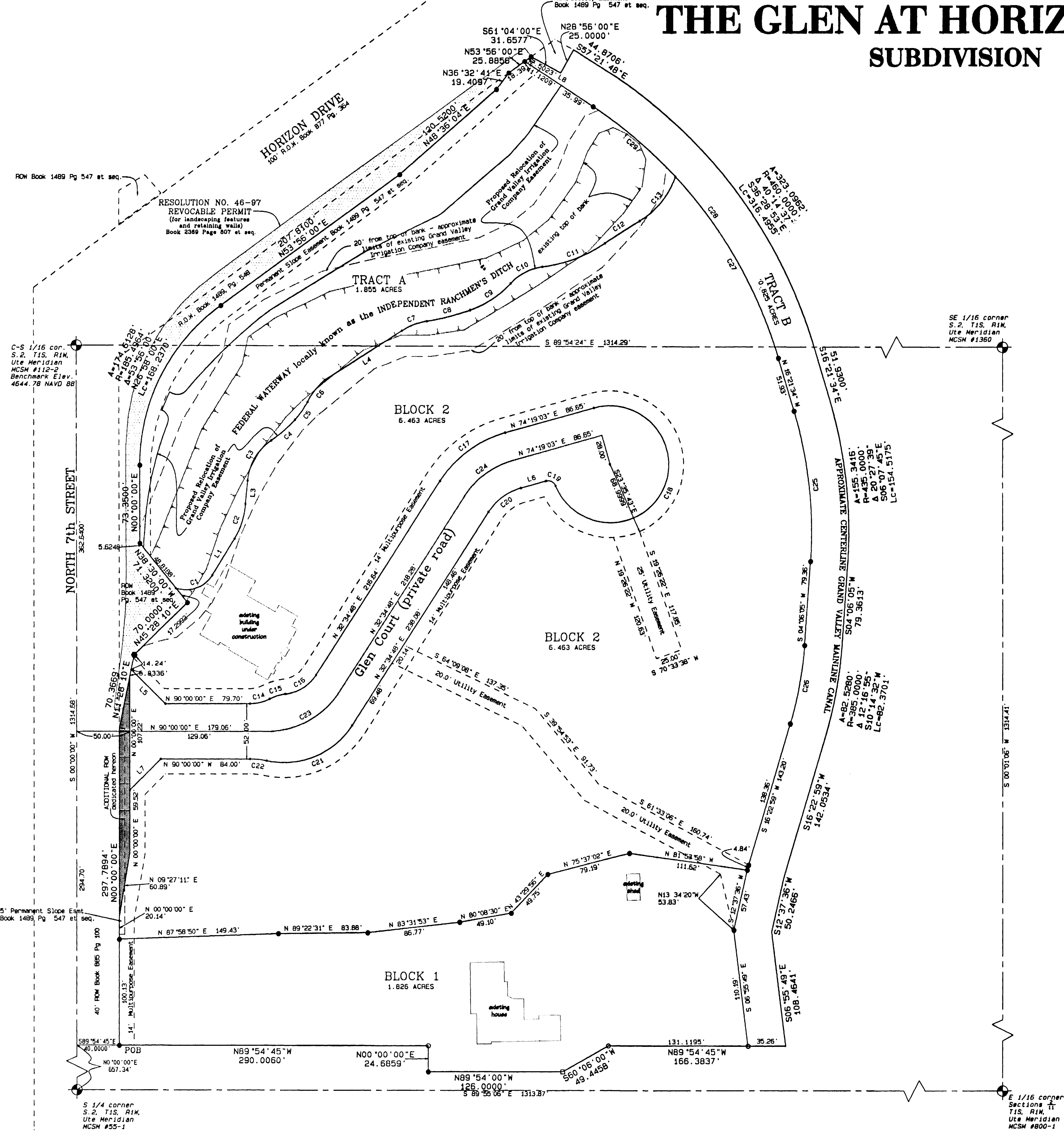
THE GLEN AT HORIZON DRIVE
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SECTION: SE 1/4 S.2 T.1S.1 R.1E.1 M.10
TWN: 1 South R: 1 West M: Ute

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed by: kst	Checked by: drs	Job No. 0358-001
0358PLAT.PRO	Date: Apr 8, 1998	Sheet 1 of 2

THE GLEN AT HORIZON DRIVE SUBDIVISION



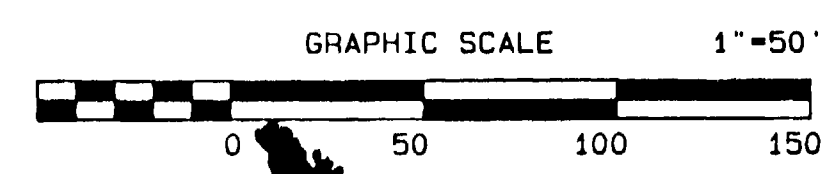
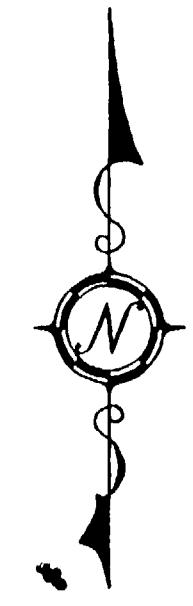
LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.2951	29.0000	77°33'25"	S70°10'44"W	36.3261
L1				S31°24'01"W	40.3340
L2				N31°24'01"E	40.3340
C2	34.2861	71.3172	27°32'43"	S17°37'40"W	33.9569
L3				N05°30'04"E	22.1590
C3	45.1999	51.5089	50°14'01"	S30°37'05"W	43.7274
C4	29.6011	124.9728	13°34'16"	S48°06'57"W	29.5319
C5	20.6684	79.3698	14°55'13"	S34°42'13"W	20.6100
C6	26.5250	66.1251	22°59'00"	S38°44'06"W	26.3475
L4				N57°16'41"E	85.7955
C7	25.2647	61.5275	23°31'37"	S69°02'30"W	25.0875
C8	42.1485	234.9545	10°16'42"	S75°39'58"W	42.0920
C9	45.9275	94.8218	27°45'05"	S56°39'04"W	45.4798
C10	33.9384	48.9952	40°00'53"	S62°46'58"W	33.2529
C11	63.3700	134.5415	26°59'12"	S69°17'48"W	62.7858
C12	38.7858	772.8541	02°52'31"	S57°14'28"W	38.7817
C13	54.2721	78.8025	39°27'37"	S38°06'55"W	53.2029
L5				S45°00'00"W	45.3200
C14	19.0027	39.0000	27°55'02"	N76°02'29"E	18.8152
C15	15.5485	41.0000	21°43'42"	N72°56'49"E	15.4555
C16	34.8724	39.0005	51°13'52"	N58°11'50"E	33.7222
C17	77.9449	107.0000	41°44'15"	N63°26'56"E	76.2329
C18	253.4510	55.0000	264°01'50"	S29°19'58"W	81.7264
C19	10.9995	7.5000	84°01'50"	N63°40'02"W	10.0399
L6				S74°19'03"E	24.4889
C20	38.6082	53.0000	41°44'15"	S53°26'55"W	37.7602
C21	92.2959	76.0006	69°34'50"	S67°22'40"W	86.7280
C22	15.7149	74.0000	12°10'03"	N83°54'59"W	15.6853
L7				S44°59'43"W	40.8767
C23	80.1734	80.0000	57°25'12"	N51°17'24"E	75.8503
C24	58.2765	80.0000	41°44'15"	N53°26'56"E	56.9565
L8				N56°36'11"W	77.1112
C25	142.8428	400.0000	20°27'39"	S06°07'45"E	142.0850
C26	75.0254	350.0000	12°16'55"	S10°14'32"W	74.8819
C27	197.0796	425.0000	26°34'08"	S29°38'38"E	195.3185
C28	298.5128	425.0000	40°14'37"	S36°28'53"E	292.4143
C29	101.4332	425.0000	13°40'28"	S49°45'57"E	101.1927

LEGEND

- found Mesa County Survey Marker
- found aluminum cap PLS 18835 on #5 rebar in concrete
- found plastic cap LS 2682 on #5 rebar in concrete
- found illegible plastic cap on #5 rebar in concrete
- set aluminum cap PLS 18480 on #5 rebar in concrete

Note: The federal waterway known as the Independent Ranchmen's Ditch is to be moved by The Glen @ Horizon Drive II, LLC, upon approval of an application to be filed with the U.S. Army Corp of Engineers. The relocation will place the waterway and adequate space for the o & m easement within Tract A in accordance with an agreement with the Grand Valley Irrigation Company, recorded in Book 2303 at Page 46 of the Mesa County Records. The existing easement of 20 feet from the top of bank will then be modified by the parties to the easement.



BASIS OF BEARINGS: The bearings hereon are relative to a true bearing of N00°00'00"E from the Mesa County Survey Marker for the S 1/4, corner of the Mesa County Survey Marker for the C-S 1/16 corner of Section 2, T.1S., R.1W., Ute Meridian.

AREA SUMMARY

Public Road Right-of-way	0.040 acres	0.3 %
Private Road Right-of-way	0.904 acres	7.6 %
Tract A - Private Open Space	1.850 acres	15.5 %
Tract B	0.825 acres	6.9 %
Single Family Residential	1.828 acres	15.3 %
Multi-Family Residential	6.468 acres	54.4 %
Total	11.913 acres	100.0 %

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.

THE GLEN AT HORIZON DRIVE
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SECTION: S 1/4	S 2	TWN: 1 South	RNG: 1 West	MERIDIAN: Ute
THOMPSON-LANGFORD CORPORATION				
529 25 1/2 ROAD - # B-210				
Grand Junction CO 81505 (970) 243-6067				
Designed by: kst	Checked by: drs	Job No. 0358-001		
0358PLAT.PRO	Date: Apr 6, 1998	Sheet 2 of 2		

