

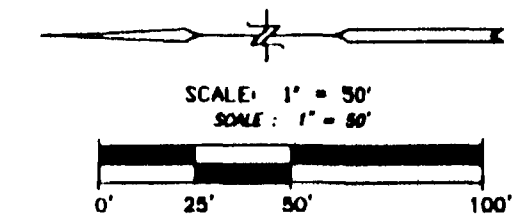
# GRAND VIEW SUBDIVISION FILING NO. THREE

CURVE TABLE

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA
C1	14.37'	476.00'	28.74'	28.74'	S 88°20'14" W	03°27'32"
C2	108.74'	450.00'	213.38'	213.39'	S 76°08'56" W	27°10'06"
C3	13.35'	464.00'	27.09'	27.09'	S 88°14'09" W	03°39'40"
C4	37.71'	476.00'	73.85'	73.85'	S 88°04'43" W	09°03'31"
C5	66.38'	424.00'	131.68'	131.19'	S 77°30'29" W	17°47'40"
C6	41.25'	476.00'	82.29'	82.19'	S 72°35'48" W	09°54'21"
C7	8.40'	240.00'	16.80'	16.79'	S 23°05'49" W	04°00'36"
C8	25.14'	218.00'	50.06'	49.95'	S 20°31'23" W	13°09'29"
C9	23.09'	196.00'	45.97'	45.86'	S 20°22'59" W	12°26'16"
C10	65.01'	800.00'	127.73'	127.53'	S 70°11'01" W	27°06'50"
C11	106.88'	826.00'	211.39'	210.82'	S 70°13'47" W	14°39'48"
C12	39.87'	852.00'	79.69'	79.66'	S 68°16'08" W	05°21'32"
C13	49.22'	852.00'	98.34'	98.28'	S 74°15'17" W	06°36'47"
C14	16.10'	800.00'	32.19'	32.19'	S 76°18'55" W	02°18'19"
C15	34.84'	244.00'	69.22'	68.99'	S 17°14'47" E	16°15'14"
C16	53.53'	222.00'	105.06'	104.08'	S 13°38'42" E	27°06'50"
C17	45.02'	200.00'	88.56'	87.84'	S 12°40'22" E	25°22'10"
C18	19.48'	244.00'	38.89'	38.85'	S 04°33'19" E	09°07'52"
C19	4.19'	94.00'	8.38'	8.37'	S 87°30'49" W	05°06'20"
C20	78.07'	72.00'	113.17'	101.87'	S 45°02'21" W	90°03'16"
C21	50.05'	50.00'	70.74'	70.74'	S 45°02'21" W	90°03'16"
C22	4.51'	94.00'	9.00'	9.00'	S 82°18'59" W	05°29'20"
C23	7.29'	20.00'	13.87'	13.60'	S 80°39'13" E	39°44'55"
C24	29.13'	50.00'	58.78'	50.34'	S 89°59'59" E	25°26'43"
C25	22.40'	50.00'	46.11'	40.88'	S 34°38'50" W	48°15'21"
C26	19.74'	50.00'	37.60'	36.72'	S 11°01'19" E	43°04'58"
C27	5.84'	20.00'	11.37'	11.22'	N 16°16'33" W	32°34'51"
C28	29.58'	328.00'	58.88'	58.80'	S 09°09'17" W	10°17'09"
C29	38.05'	350.00'	75.80'	75.65'	S 06°12'37" W	12°24'28"
C30	6.49'	375.00'	13.18'	13.18'	S 01°11'38" W	02°01'47"
C31	33.78'	375.00'	67.29'	67.29'	S 01°11'38" W	10°28'42"
C32	6.07'	328.00'	12.15'	12.15'	S 11°21'31" W	02°07'19"
C33	49.63'	422.00'	98.81'	98.58'	S 05°42'43" W	13°24'55"
C34	48.31'	422.00'	96.21'	96.00'	S 07°31'36" W	13°03'44"
C35	74.40'	378.00'	146.93'	146.00'	S 06°08'09" E	22°16'13"
C36	30.13'	422.00'	60.16'	60.11'	S 18°08'30" E	08°10'04"
C37	17.80'	750.00'	34.93'	34.93'	S 01°17'04" W	02°38'33"
C38	36.24'	750.00'	112.29'	112.29'	S 04°06'06" E	08°18'39"
C39	23.85'	804.00'	47.70'	47.69'	S 01°40'11" E	03°23'56"
C40	34.02'	804.00'	68.00'	67.98'	S 05°47'38" E	04°50'46"
C41	37.40'	760.00'	74.74'	74.71'	S 05°49'53" E	05°38'05"
C42	10.00'	212.00'	19.99'	19.99'	S 08°41'22" E	05°24'12"
C43	5.23'	212.00'	10.45'	10.45'	S 08°41'22" E	02°49'26"
C44	35.80'	278.00'	71.22'	71.04'	S 09°58'29" E	14°40'42"
C45	33.57'	300.00'	66.86'	66.72'	S 06°22'21" E	12°46'08"
C46	7.13'	322.00'	14.26'	14.26'	S 01°15'25" E	02°38'15"
C47	28.83'	322.00'	57.50'	57.42'	S 07°38'29" E	10°13'33"
C48	18.91'	240.00'	37.74'	37.70'	S 18°37'56" E	09°00'34"
C49	13.66'	190.00'	27.28'	27.26'	S 04°06'06" E	08°13'38"
C50	0.83'	168.00'	1.67'	1.67'	S 00°12'21" W	00°34'08"
C51	11.24'	168.00'	22.46'	22.44'	S 04°23'10" E	07°39'30"
C52	27.27'	378.00'	54.45'	54.41'	S 08°17'47" W	08°15'14"
C53	117.43'	400.00'	228.44'	225.35'	N 03°36'28" W	32°43'19"
C54	9.30'	422.00'	21.85'	21.85'	N 23°42'28" W	2°58'01"
C55	30.45'	50.00'	29.49'	32.02'	S 11°00'11" E	27°18'44"

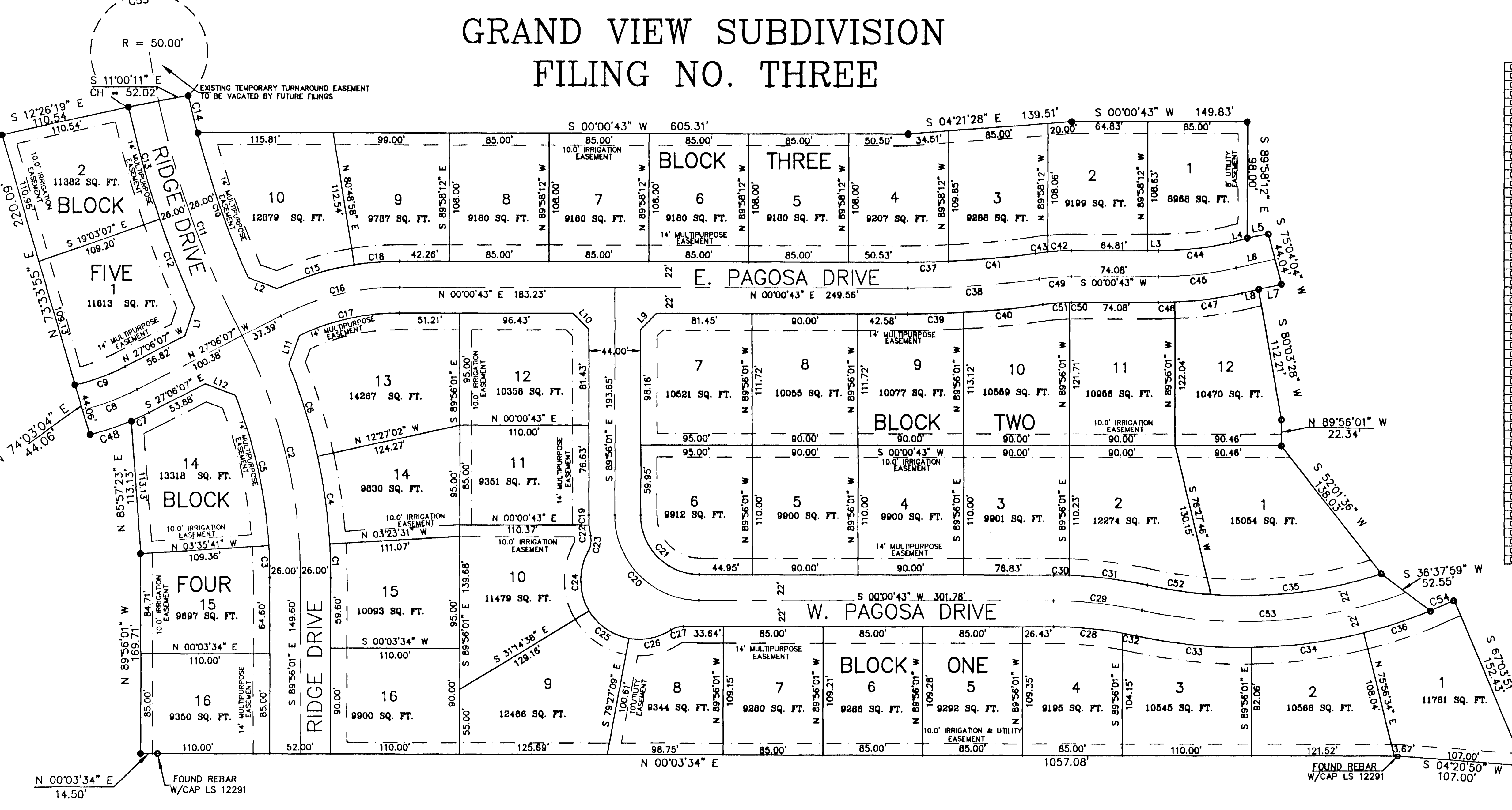
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°20'01" E	25.84'
L2	S 20°51'58" W	26.39'
L3	S 00°00'43" W	9.27'
L4	S 14°41'33" E	14.78'
L5	S 11°11'10" E	17.98'
L6	S 12°45'38" E	33.58'
L7	S 12°45'25" E	20.00'
L8	S 12°44'55" E	14.40'
L9	N 44°58'09" W	19.18'
L10	S 45°02'21" W	19.18'
L11	N 69°15'05" W	25.78'
L12	S 20°35'25" W	27.33'



LEGEND:

- MESA COUNTY SURVEY MARKER, BLM BRASS CAP, OR 2" ALUMINUM MONUMENT
  - FOUND SURVEY MONUMENT SET BY RLS 16835
  - SET ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
  - FOUND ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
- NOTE: NO. 5 REBAR AND ALUMINUM CAP TO BE SET AT ALL INTERIOR LOT CORNERS



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT DONADA, INC. A COLORADO CORPORATION IS THE OWNER OF THAT REAL PROPERTY LOCATED IN PART OF THE NW1/4SW1/4 (WHICH IS ALSO KNOWN AS GOVERNMENT LOT 8) AND THE SW1/4NW1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ORIGINAL WARRANTY DEED BOOK 15, PAGES 174 & 175 RECEIPTION #1773043.)

AS FOLLOWS: OUTLOT "A" - GRANDVIEW SUBDIVISION FILING NO TWO

THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS GRAND VIEW SUBDIVISION FILING NO. THREE, 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 GRAND VIEW SUBDIVISION FILING NO. THREE AS FOLLOWS:

ALL STREETS AND RIGHT-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 NON-EXCLUSIVE 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 TEMPORARY TURNAROUND EASEMENTS TO THE OWNERS OF LOTS OR TRACTS HEREBY PLATTED AS TEMPORARY EASEMENTS FOR THE USE BY SAID LOT OR TRACT OWNERS, THEIR GUESTS, AND INVITEES, AND ALSO FOR USE BY PUBLIC SERVICES, INCLUDING BUT NOT LIMITED TO POSTAL SERVICE, TRASH COLLECTION, FIRE, POLICE, EMERGENCY VEHICLES, AND THE CITY OF GRAND JUNCTION.

ALL IRRIGATION EASEMENTS AS SET FORTH ON THIS PLAT TO THE GRAND VIEW HOMEOWNERS ASSOCIATION, AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS;

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. 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 OWNERS, DONADA, INC. A COLORADO CORPORATION, HAS CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 22<sup>nd</sup> DAY OF July, A.D. 1998

BY: *Don D. dela Motte* PRESIDENT  
BY: *Ada M. dela Motte* SECRETARY

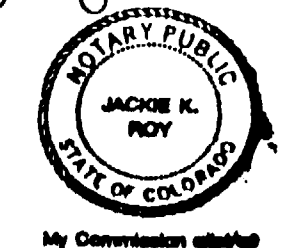
STATE OF COLORADO )  
COUNTY OF MESA ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Don D. dela Motte, PRESIDENT AND Ada M. dela Motte, SECRETARY ON, THIS 22<sup>nd</sup> DAY OF July, A.D., 1998

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES *January 16, 2000*

*Jackie K. Roy*  
NOTARY PUBLIC



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:13 O'CLOCK P.M., July 29, A.D., 1998 AND WAS DULY RECORDED IN PLAT BOOK NO. 16 PAGE NO. 230-237

CLERK AND RECORDER

CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF GRAND VIEW SUBDIVISION FILING NO. THREE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 29<sup>th</sup> DAY OF July, A.D., 1998

*Shirley A. Johnson* CITY MANAGER  
*Grant L. Juy* PRESIDENT OF CITY COUNCIL

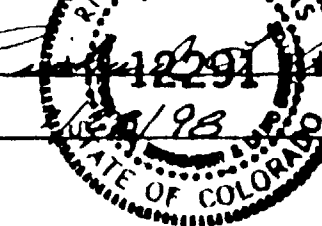
**BASIS OF BEARINGS**

BASIS OF BEARING ASSUMES THE WEST LINE OF THE NW1/4SW1/4 OF SECTION 6, T1S, R1E, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR S00°03'34" W, 1322.85 FEET BETWEEN THE WEST 1/4 CORNER (A 2" ALUMINUM CAP L.S.16835) OF SAID SECTION 6 AND THE SOUTHWEST CORNER (MESA COUNTY SURVEY MARKER) OF SAID NW1/4SW1/4.

**SURVEYOR'S CERTIFICATE**

I, RICHARD LOYD ATKINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GRAND VIEW SUBDIVISION FILING NO. THREE, 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.

BY: *Richard L. Atkins*  
DATE: *July 29, 1998*



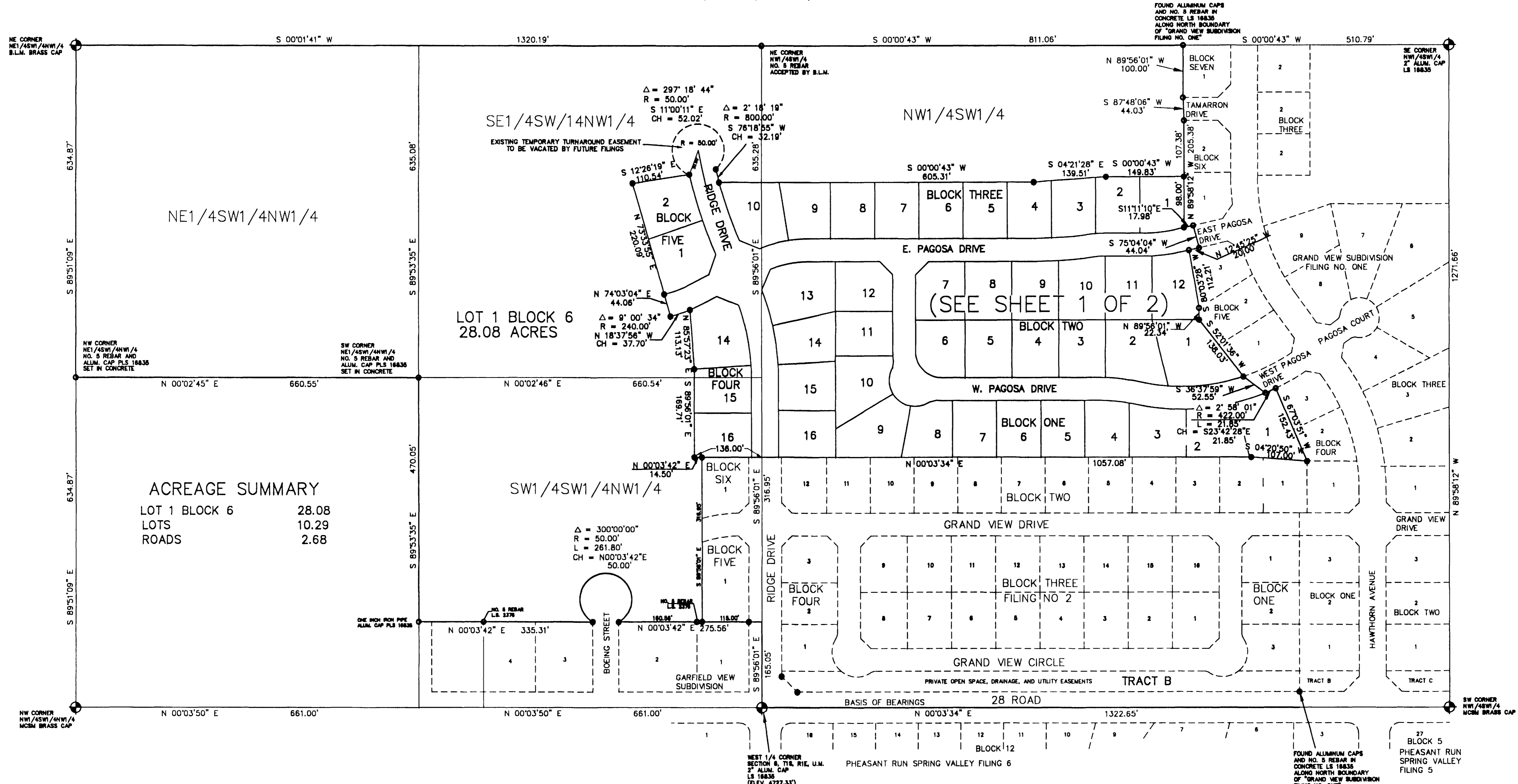
LOT 1 BLOCK 5, LOT 10 BLOCK 3, LOT 14 BLOCK 4, AND LOT 13 BLOCK 1 SHALL NOT HAVE ACCESS TO RIDGE DRIVE. SIGHT TRIANGLES SHALL APPLY TO ALL CORNER LOTS IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION'S TDS MANUAL.

**GRAND VIEW SUBDIVISION  
FILING NO. THREE  
FINAL PLAT**

ATKINS AND ASSOCIATES, INC. DRAWN BY RLA  
DATE 7-27-98  
JOB NO. 87024  
SHEET 1 OF 2

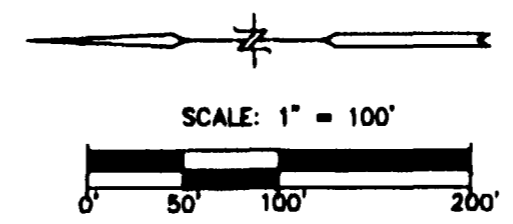
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

# GRAND VIEW SUBDIVISION FILING NO. THREE LOCATED IN SECTION 6, T1S, R1E, UTE MERIDIAN



**ACREAGE SUMMARY**

LOT 1 BLOCK 6	28.08
LOTS	10.29
ROADS	2.68



- LEGEND:**
- MESA COUNTY SURVEY MARKER, BLM BRASS CAP, OR 2" ALUMINUM MONUMENT
  - FOUND SURVEY MONUMENT SET BY RLS 18835 OR AS NOTED
  - SET ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
  - FOUND ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
- NOTE: NO. 5 REBAR AND ALUMINUM CAP TO BE SET AT ALL INTERIOR LOT CORNERS

BASIS OF BEARING ASSUMES THE WEST LINE OF THE NW1/4SW1/4 OF SECTION 6, T1S, R1E, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR S00°03'34"W, 1322.65 FEET BETWEEN THE WEST 1/4 CORNER (A 2" ALUMINUM CAP L.S.18835) OF SAID SECTION 6 AND THE SOUTHWEST CORNER (MESA COUNTY SURVEY MARKER) OF SAID NW1/4SW1/4.

**GRAND VIEW SUBDIVISION  
FILING NO. THREE  
FINAL PLAT**

**ATKINS AND ASSOCIATES, INC.**

P.O. BOX 2702, 518 28 ROAD, SUITE B-105  
GRAND JUNCTION, CO 81502  
PH. 970-245-6630 FAX 970-245-2355

DRAWN BY	RLA
DATE	07-27-06
JOB NO.	87024
SHEET	2 OF 2