

# PHEASANT RIDGE ESTATES TWO

A replat of Lot 3 and Lot 4 of Block 3 Pheasant Ridge Estates  
City of Grand Junction, Colorado

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, JUST COMPANIES, INC., and DONALD I. EBERL are the owners of that real property situated in the SE1/4 SE1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as recorded in Mesa County Clerk and Recorders records in Book 2245 Page 377 & Book 2452 Page 307, Described as follows;

Lot 3 and Lot 4, Block 3, Pheasant Ridge Estates, City of Grand Junction Colorado.

That said owners have caused the said property to be laid out and surveyed as PHEASANT RIDGE ESTATES TWO

The streets and easements were dedicated with the original Subdivision and remain unchanged.

That said owners state that there are no lienholders for Lot 3 of Block 3 Pheasant Ridge Estates

In witness whereof said owner has caused their name to be hereunto subscribed

This 1<sup>st</sup> day of Dec 1998 A.D.

Edison S. Lenhart Edison S. Lenhart, President  
Donald I. Eberl Donald I. Eberl  
Just Companies, Inc.

STATE OF COLORADO }  
COUNTY OF MESA }SS

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of Dec A.D. 1998, by Edison S. Lenhart and Donald I. Eberl.

My commission expires 6/1/2002

Witness my hand and official seal. Kathryn M. Jenkins Notary Public

LIENHOLDER APPROVAL

We hereby acknowledge and approve of the replat of Lot 4 Block 3 Pheasant Ridge Estates.

Grand Valley National Bank VP 12/5/98  
Title Date

STATE OF COLORADO }  
COUNTY OF MESA }SS

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of December A.D. 1998, by B. Skulicki

My commission expires 5/10/02

Witness my hand and official seal. Kathleen S. McPhed Notary Public

CITY OF GRAND JUNCTION APPROVAL

This plat of PHEASANT RIDGE ESTATES TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 9<sup>th</sup> day of December A.D., 1998

Mark A. Behm Janet J. Levy  
City Manager President of City Council

DECLARATION OF COVENANTS:

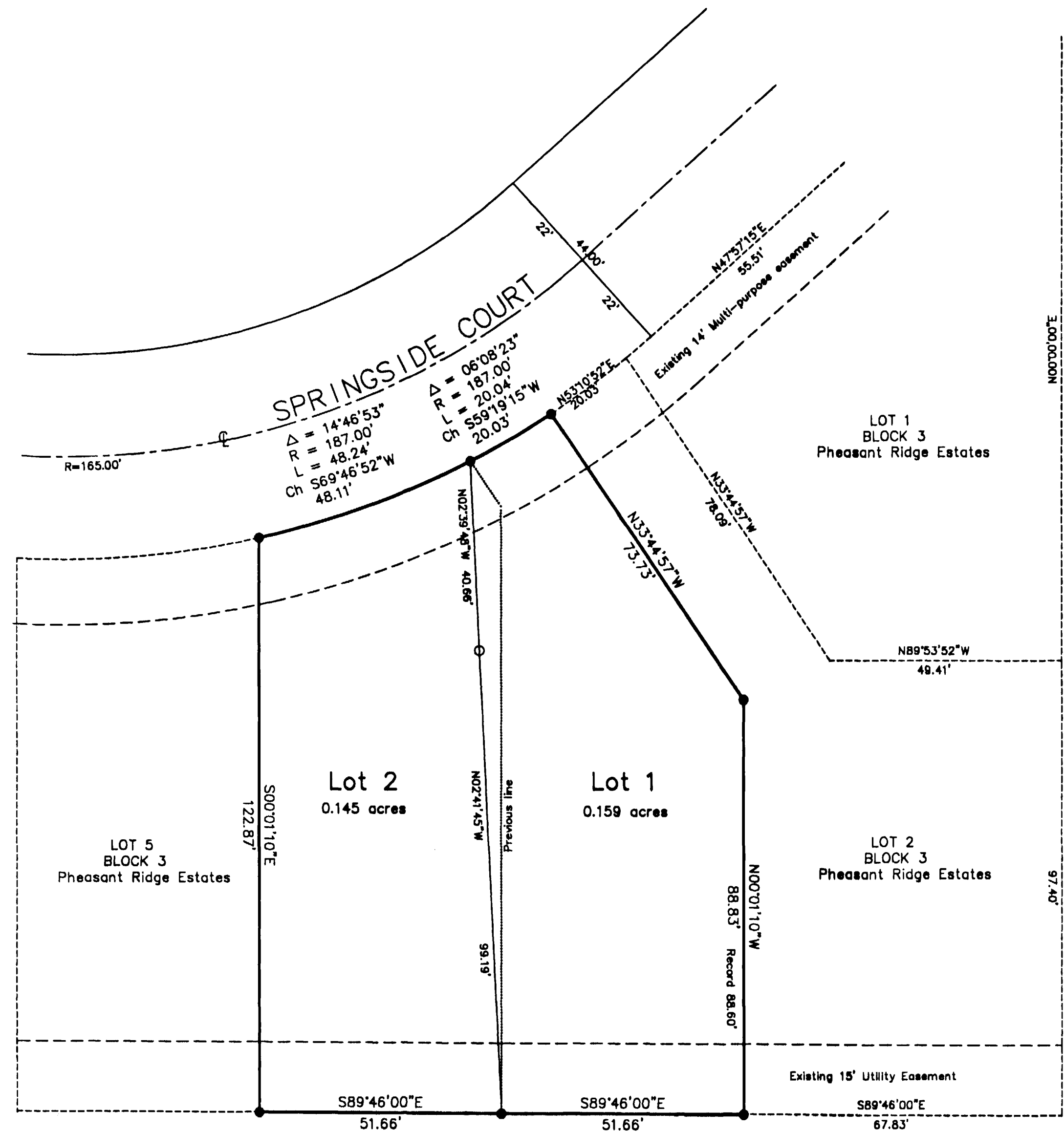
This property is subject to the effects of covenants, conditions, and restrictions as contained in an instrument recorded in Book 2339 Page 162

STATE OF COLORADO }  
COUNTY OF MESA }SS

I hereby certify that this instrument was filed in my office at 10:43 o'clock AM this 23 day of December 1998 A.D., and is duly recorded in

Plat Book No. 116 Page 339 Reception No. 1850516  
Drawer No. GG40

Clerk and Recorder Deputy Fees



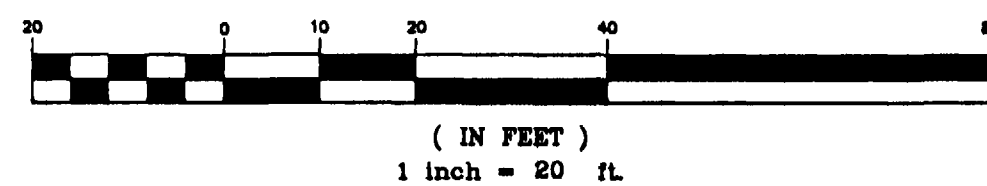
## LEGEND

- Found 5/8" rebar W/cap PLS 18480
- Set 5/8" rebar W/2" Alum. cap PLS 10097

**BASIS OF BEARINGS**  
The bearings were determined from recovered lot pins as shown on the recorded plat of Pheasant Ridge Estates



## GRAPHIC SCALE



**NOTICE:**  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

## SURVEYORS CERTIFICATE

I, Merritt P. Diamant do hereby certify that the accompanying plat of PHEASANT RIDGE ESTATES TWO has been prepared under my direct supervision and responsibility and accurately represents a field survey of same. I also certify that the survey and this plat conform to City of Grand Junction Zoning and development code.

Merritt P. Diamant  
Merritt P. Diamant, PLS 10097

Dated this 2<sup>nd</sup> day of Nov 1998



**Pheasant Ridge Estates Two**  
Lot 3 & Lot 4, Block 3  
Pheasant Ridge Estates  
City of Grand Junction  
Mesa County, Colorado.

AIC  
Allied Independent Consultants  
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