

# GRANITE SPRINGS FILING NO. 1

A Replat of Part of Lots 27, 28 and 30 of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, Located in SW 1/4 SE 1/4 of Sec. 30, T1S, R1E, Ute Meridian, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned PACE ENTERPRISES INC, a Colorado Corporation, is the owner of that real property being Part of Lots 27, 28 and 30 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision, located in the SW 1/4 SE 1/4 of Section 30, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instruments recorded in Book 2294 at Pages 44 and 45. That portion of real property being part of this dedication is described as follows:

Commencing at the Northwest corner of the said SW 1/4 SE 1/4 of said Section 30 from whence the South one-quarter corner of Section 30 bears S 00°05'25" W, a distance of 1315.03 feet with all bearings contained herein being referenced thereto Thence S 00°05'25" W, a distance of 20.00 feet, Thence S 89°55'53" E, a distance of 30.00 feet, to a point on the North line of said Lot 28, of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, being the POINT OF BEGINNING Thence around the said dedication boundary the following fourteen (14) courses

- 1) S 89°55'53" E, a distance of 836.75 feet, continuing along the North lines of said Lots 28 and 27,
- 2) S 00°00'00" W, a distance of 196.00 feet,
- 3) S 90°00'00" W, a distance of 56.40 feet,
- 4) S 00°00'00" W, a distance of 462.80 feet,
- 5) Westerly 309.30 feet along a 360.00 foot radius curve to the right with a central angle of 49°13'35" the chord of which bears N 63°28'36" W, a distance of 299.87 feet,
- 6) S 65°19'49" W, a distance of 82.04 feet,
- 7) N 78°07'17" W, a distance of 38.72 feet,
- 8) S 38°42'04" W, a distance of 44.51 feet,
- 9) N 10°34'06" E, a distance of 44.06 feet,
- 10) Westerly 321.30 feet along a 360.00 foot radius curve to the left with a central angle of 51°08'12" the chord of which bears N 64°25'54" W, a distance of 310.74 feet,
- 11) S 90°00'00" W, a distance of 24.52 feet,
- 12) S 00°05'25" W, a distance of 121.41 feet,
- 13) S 90°00'00" W, a distance of 75.54 feet to a point on the East right-of-way line of 28 1/2 Road,
- 14) N 00°05'25" E, a distance of 461.41 feet along said right-of-way line to the point of beginning

The above parcel, as described, contains 9.15 acres, more or less

That said owner has caused the said real property to be laid out and surveyed as

GRANITE SPRINGS FILING NO. 1, a subdivision of the County of Mesa and State of Colorado

That said owner does hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines together with the right to trim interfering trees and brush, with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

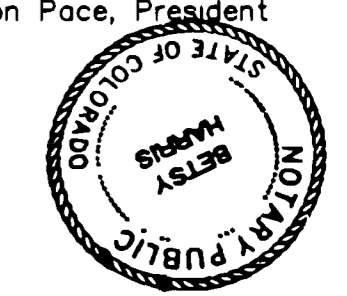
That said owners do hereby dedicate to Granite Springs Homeowners Association OUTLOT A and all Common Area as show hereon. That said owner does hereby dedicate and set apart all of the roads shown on this plat for the use of the public forever. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

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

PACE ENTERPRISES, INC, A COLORADO CORPORATION

Vernon Pace  
Vernon Pace, President

STATE OF COLORADO }  
COUNTY OF MESA } ss



The foregoing instrument was acknowledged before me this 16th day of September, A.D., 1997

Witness my hand and official seal Betty Hume Notary Public

My commission expires 7-15-01

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 9:00'clock 35 AM on this October 6 day of September, A.D. 1997 and was recorded as reception number 1815616 in Plat Book 16 on Page 13, Drawer No DD132

Monika Todd Mesa County Clerk and Recorder  
Jathy West Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 3rd day of October, A.D., 1997  
Board of County Commissioners of the County of Mesa, Colorado

Shelby B. Genova Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30th day of September, A.D., 1997  
County Planning Commission of the County of Mesa, Colorado

Chad West Chairman

LIEN HOLDER ACKNOWLEDGEMENT

Edward J. Brown 9-16-97  
EDWARD J. BROWN DATE

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief



9/04/97  
Date of Certification

0' 25' 50' 100' 150'  
SCALE 1 inch = 50 feet

PREPARED FOR:  
PACE ENTERPRISES, INC  
707 ARROWST COURT - SUITE A  
GRAND JCT., CO 81505  
FINAL PLAT

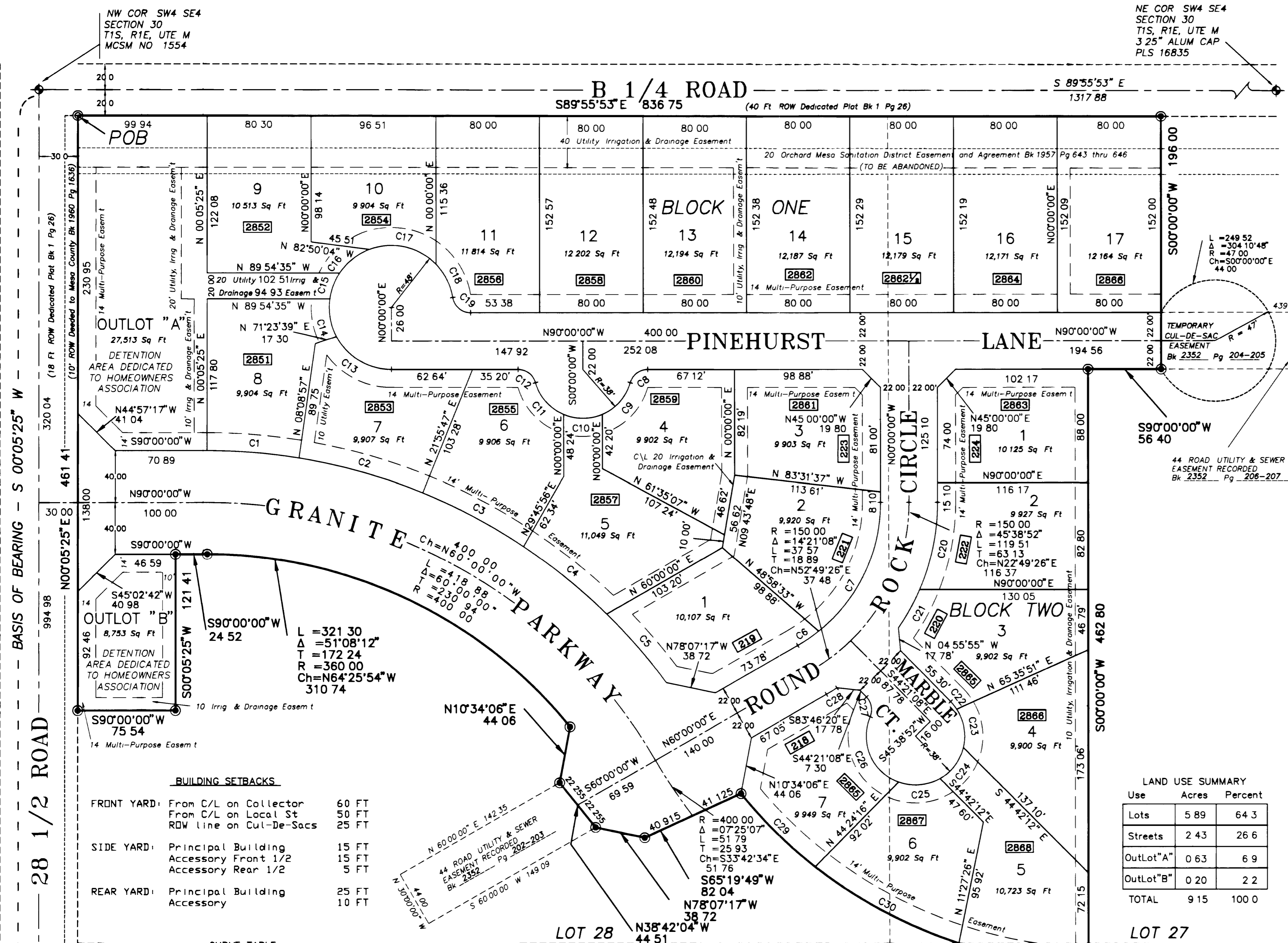
GRANITE SPRINGS FILING NO. 1  
SW4 SE4 Sec.30, T1S, R1E, Ute Meridian

DATE September 04, 1997 SCALE 1" = 50'

MAP Surveys, Inc.

MAPPING - PLANNING - SURVEYING  
P.O. BOX 290, MESA, COLORADO 81643  
(970)268-5851 FAX (970)268-5532

9704FIR1



BASIS OF BEARING - S 00°05'25" W

28 1/2 ROAD

S 1/4 CORNER SECTION 30 T1S, R1E, UTE M MCSM NO 1074

**BUILDING SETBACKS**

FRONT YARD:	From C/L on Collector	60 FT
	From C/L on Local St	30 FT
	RDW line on Cul-De-Sacs	25 FT
SIDE YARD:	Principal Building	15 FT
	Accessory Front 1/2	15 FT
	Accessory Rear 1/2	5 FT
REAR YARD:	Principal Building	25 FT
	Accessory	10 FT

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C01	71.41	09°17'55"	440.00	50.01	S85°21'03"E	71.33
C02	99.59	12°58'04"	440.00	44.35	S74°13'03"E	99.37
C03	88.40	11°30'40"	440.00	41.60	S61°58'41"E	88.25
C04	82.95	10°48'06"	440.00	35.32	S50°49'19"E	82.83
C05	70.48	09°10'41"	440.00	9.81	S40°49'55"E	70.41
C06	19.58	08°45'57"	128.00	9.81	N55°37'01"E	19.56
C07	114.46	51°14'03"	128.00	61.37	N25°37'01"E	110.68
C08	18.17	74°22'53"	14.00	10.62	N52°48'33"E	16.93
C09	33.91	51°07'55"	38.00	18.18	N41°11'04"E	32.80
C10	30.84	45°29'57"	38.00	16.33	N30°00'00"E	30.00
C11	33.95	51°07'55"	38.00	18.18	S41°11'04"E	32.80
C12	18.17	74°22'53"	14.00	10.62	S52°48'33"E	16.93
C13	52.07	62°09'15"	48.00	28.93	N58°55'23"W	49.55
C14	30.00	35°48'35"	48.00	15.51	N09°56'28"W	29.51
C15	21.57	25°44'40"	48.00	10.97	N20°50'10"E	21.39
C16	30.00	35°48'35"	48.00	15.51	N51°36'48"E	29.51
C17	55.75	66°32'32"	48.00	31.50	S77°12'39"E	52.67
C18	29.03	34°39'29"	48.00	14.98	S26°36'39"E	28.59
C19	19.72	80°43'06"	14.00	11.90	S49°38'27"E	18.13
C20	69.59	23°10'49"	172.00	35.28	N11°35'25"E	69.11
C21	33.95	51°07'55"	38.00	17.03	N28°50'03"E	33.89
C22	7.56	11°23'34"	38.00	3.79	S38°39'23"E	7.54
C23	30.84	46°29'57"	38.00	16.33	N09°42'37"W	30.00
C24	30.93	46°38'06"	38.00	16.38	N36°51'24"E	30.08
C25	33.14	49°58'05"	38.00	17.71	N85°09'30"E	32.10
C26	61.60	92°53'09"	38.00	39.96	S23°24'53"E	55.08
C27	16.46	67°22'48"	14.00	9.33	N10°39'43"W	15.53
C28	9.58	03°11'32"	172.00	4.79	N58°24'14"E	9.58
C29	80.99	12°53'23"	360.00	40.67	S45°18'30"E	80.82
C30	126.36	20°06'41"	360.00	63.84	S61°48'32"E	125.72
C31	101.95	16°13'31"	360.00	51.32	S79°58'38"E	101.61

(PACE ENTERPRISES, INC a Colorado Corporation)  
(Bk 2294 Pg 44-45)

**NOTES**

**DECLARATION OF COVENANTS**

The Declaration of Protective Covenants and Restrictions for GRANITE SPRINGS are recorded in Book 2352 at Pages 208 thru 220 in the records of the Mesa County Clerk and Recorder's office

Bearings on this plat are based on the South Line of the SE4 SE4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian to bear N 90°00'00" E between MCSM No. 693 for the East 1/16 corner along the South boundary of Section 30 and MCSM No 118 for the Southeast corner of Section 30 on an existing record of deposit 838-93

BENCHMARK is top "MCSM NO 1554" Alum Cap for the NW Corner of the SW1/4 SE1/4 of Section 30, T1S, R1E, Ute Meridian. The elevation equals 4663.21 Above Sea Level - USGS Datum

**LEGEND**

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO 5 REBAR W/ ID CAP "JOHNSON, - PLS 16835"
- ◇ FOUND NO 5 REBAR W/ ID CAP "ROLLAND ENG - PLS 18469"
- SET NO 5 REBAR W/ ALUM ID CAP "MAP SURVEYS-PLS 11980"
- FOUND OR SET NO 5 REBAR W/ ALUM ID CAP AS INDICATED ABOVE IN CONCRETE UNLESS OTHERWISE NOTED
- 2880% STREET ADDRESS

L = 309.30  
Δ = 49°13'35"  
T = 164.92  
R = 360.00  
Ch = N63°28'36"W  
299.87