

# VISTA del CAÑON

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS

That the undersigned K Squared LLC a Colorado limited liability company is the owner of that real property in the County of Mesa State of Colorado located in Tract 38 Township 11 South Range 101 West of the 6th Principal Meridian described in Book 2436 Page 500 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat said property being more particularly described as follows

Beginning at the southeast corner (corner 4) of Tract 38  
 Thence along the south line of said Tract 38 South 89°40'11" West a distance of 662.22 feet  
 Thence North 00°52'34" West a distance of 1317.73 feet to the north line of said Tract 38  
 Thence along said north line North 89°44'00" East a distance of 660.23 feet to the northeast corner (corner 1) of said Tract 38  
 Thence along the east line of said Tract 38 South 00°57'47" East a distance of 1317.02 feet

Previously described as the E1/2 NE1/4 NW1/4 of Section 35 Township 11 South, Range 101 West of the 6th Principal Meridian

Containing 19.996 acres more or less

That said owner has caused said real property to be laid out and surveyed as VISTA del CAÑON a subdivision of a part of Mesa County Colorado

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows

All Streets and Rights-of-Way to the County of Mesa for the use of the public forever

All Open Space Tracts to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of irrigation and as perpetual easements for ingress and egress use by the general public pedestrian

All Multi-Purpose Easements to the County of Mesa 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 telephone lines and also for the installation and maintenance of traffic control facilities street lighting street trees and grade structures

All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems

Temporary Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as temporary easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas through natural or man-made facilities above or below ground until future platting provides permanent Drainage Easements

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 and in Drainage and Detention/Retention easements the right to dredge 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

That all expenses for street paving or improvements shall be furnished by the seller or purchaser not the County of Mesa

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 22nd day of February AD 1999

K Squared LLC  
 A Colorado limited liability company  
 By Kert Koski  
 Kert Koski Managing Member

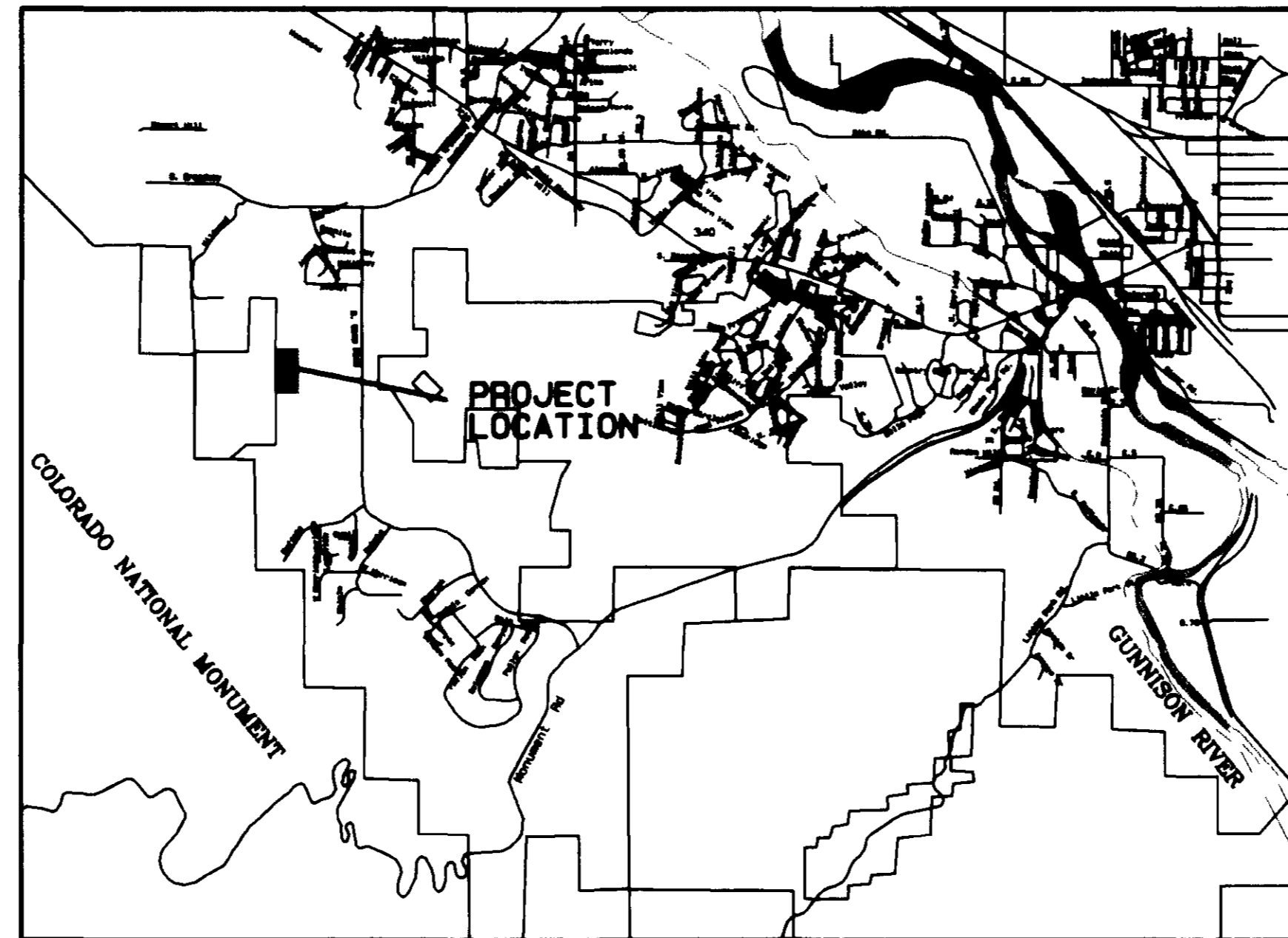


State of Colorado )  
 County of Mesa )ss

This plat was acknowledged before me by Kert Koski as Managing Member of K Squared LLC A Colorado limited liability company on this 22nd day of February AD, 1999 for the aforementioned purposes

My Commission expires 2/17/02 Notary Public Ronette Spratt  
 My address is 529 25 1/2 Rd. Ste B210 GJ, CO 81505

## VICINITY MAP



## CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	90 25	250 00	20 41 01	S10 20 30 W	89 76
C2	91 84	250 00	21 02 56	S10 09 33 W	91 33
C3	318 58	300 00	60 50 36	S30 03 23 W	303 82
C4	111 16	300 00	21 13 47	S49 51 48 W	110 52
C5	172 61	250 00	39 33 36	N20 08 43 W	169 20
C6	74 17	272 00	15 37 26	N07 48 43 E	73 94
C7	24 02	272 00	05 03 35	N18 09 13 E	24 01
C8	83 76	228 00	21 02 56	N10 09 33 E	83 29
C9	14 85	322 00	02 38 31	N00 57 21 E	14 85
C10	82 62	322 00	14 42 06	N09 37 39 E	82 40
C11	88 64	322 00	15 46 23	N24 51 53 E	88 36
C12	20 01	322 00	03 33 39	N34 31 54 E	20 01
C13	73 99	322 00	13 09 59	N42 53 43 E	73 83
C14	61 82	322 00	10 59 59	N54 58 42 E	61 72
C15	28 50	278 00	05 52 25	N57 32 29 E	28 49
C16	74 51	278 00	15 21 22	N46 55 35 E	74 29
C17	81 60	272 00	17 11 21	S31 19 51 E	81 30
C18	79 28	272 00	16 42 04	S14 23 08 E	79 00
C19	26 92	272 00	05 40 11	S03 12 01 E	26 91
C20	11 62	12 00	55 28 55	S28 06 22 E	11 17
C21	60 03	48 00	71 39 27	S20 01 06 E	56 20
C22	37 74	48 00	45 03 13	S38 20 14 W	36 78
C23	48 52	48 00	57 54 58	S89 49 19 W	46 48
C24	38 12	48 00	45 30 22	N38 28 01 W	37 13
C25	59 34	48 00	70 49 50	N19 42 05 E	55 63
C26	11 62	12 00	55 28 55	N27 22 32 E	11 17
C27	63 30	228 00	15 54 28	N08 19 09 W	63 10
C28	94 12	228 00	23 39 08	N28 05 57 W	93 45
C29	46 13	322 00	08 12 30	N56 22 26 E	46 09
C30	60 72	278 00	12 30 52	N54 13 15 E	60 60
C31	170 62	278 00	35 09 56	N30 22 51 E	167 96
C32	63 87	278 00	13 09 48	N06 12 59 E	63 73
C33	47 46	272 00	09 59 50	N04 38 00 E	47 40
C34	52 46	272 00	11 03 05	N15 09 28 E	52 38
C35	28 41	228 00	07 08 19	N17 06 51 E	28 39
C36	53 90	228 00	13 32 42	N06 46 21 E	53 77
C37	251 79	264 00	54 38 48	N27 19 24 E	242 36
C38	219 70	336 00	37 27 48	N18 43 54 E	215 80
C39	31 29	300 00	05 58 36	S42 14 12 W	31 28
C40	79 87	300 00	15 15 12	S52 51 05 W	79 63

## DECLARATION OF COVENANTS

This property is subject to covenants, conditions and restrictions contained in an instrument recorded in Book 2564 at Pages 295 - 321 of the Mesa County Records

## BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

This project was reviewed and approved by the Board of County Commissioners of Mesa County Colorado on this 1st day of March AD 1999

## BOARD OF COUNTY COMMISSIONERS

MESA COUNTY COLORADO  
 By Kathryn Hall Chairperson Attest \_\_\_\_\_ Clerk of Record

## COUNTY PLANNING COMMISSION CERTIFICATE

This project was reviewed and approved by the County Planning Commission of Mesa County Colorado on this 1st day of March AD 1999

## COUNTY PLANNING COMMISSION

MESA COUNTY COLORADO  
 By Thomas R. Burt Chairperson Attest \_\_\_\_\_ Clerk of Record

## CONSENT OF MORTGAGEE

The undersigned having security interest in the subject property do hereby ratify and confirm this plat

Alpine Bank of Aspen

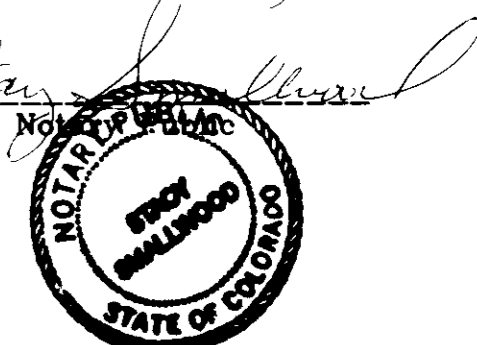
By [Signature]  
 by signature

STATE OF COLORADO )  
 COUNTY OF MESA )ss

The foregoing instrument was acknowledged before me by [Signature] this 22nd day of February AD 1999

Witness my hand and official seal

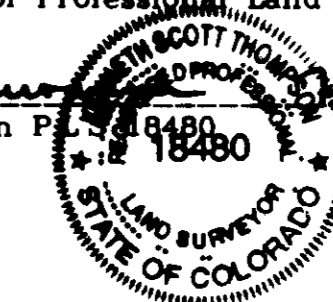
My commission expires 1/23/2002  
 Address 229 N 1st St, Grand Jct, CO



## SURVEYOR'S STATEMENT

I hereby state that this survey and plat of VISTA del CAÑON were prepared by me or under my direct responsibility supervision and checking and that in my professional opinion they are true and correct to the best of my knowledge belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado

Kenneth Scott Thompson Date 22, 1999



## 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 1:21 o'clock P M

this 3rd day of March 1999 and is duly recorded in Plat Book

No 17 Page 4+5 as Reception No 1891247  
 Drawer No 66 93 Fees 20.00/1.00

Monika Todd Clerk and Recorder of Mesa  
Lucille McElroy Deputy

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N20 41 01 E	25 31
L2	N60 28 41 E	10 50
L3	S60 28 41 W	10 50
L4	N60 28 41 E	10 50
L5	S64 03 34 E	22 54
L6	N00 09 04 W	20 94
L7	N39 55 31 W	26 26
L8	S39 55 31 E	22 14

## VISTA del CAÑON FINAL PLAT

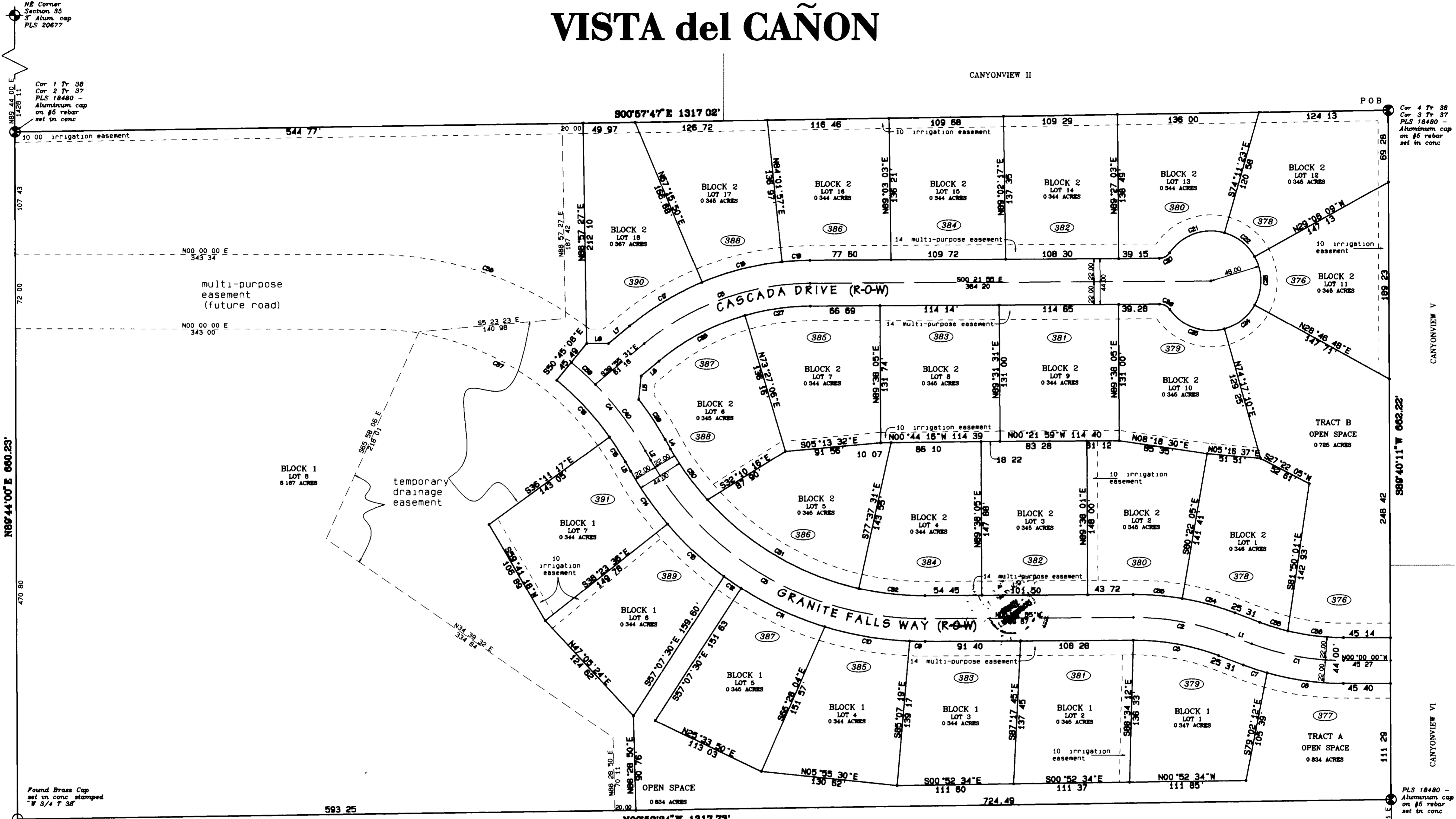
SECTION Tract 38 S 35 TOWNSHIP 11 South RANGE 10 West MERIDIAN 6th

**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 0373-001
File 0373plat pro	Date Feb 22 1999	Sheet 1 of 2

# VISTA del CAÑON

CANYONVIEW II

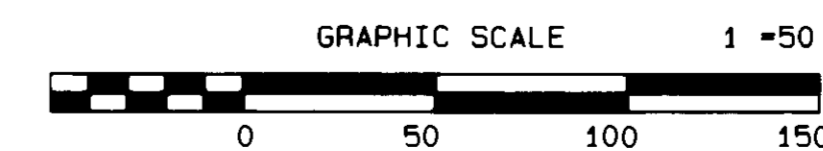


### AREA SUMMARY

LOTS	8 640 acre	43.2%
OPEN SPACE	1 560 acre	7.8%
ROADS	1 629 acre	8.1%
FUTURE DEVELOPMENT	8 167 acre	40.8%
<b>TOTAL</b>	<b>19 996 acre</b>	<b>100.0%</b>

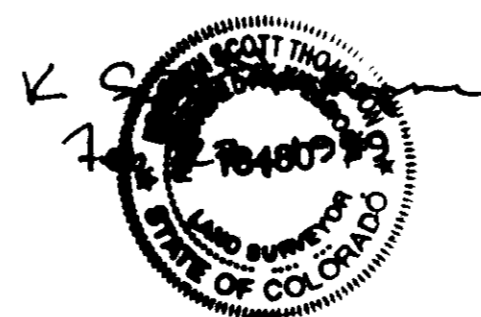
### LEGEND

- ◆ FOUND BRASS OR ALUM. CAP AS NOTED
- CAP AS NOTED SET IN CONCRETE
- FOUND MONUMENT AS NOTED
- (377) ADDRESS



**Building setbacks** \*Except Lots 5 & 6, Block 1

Front	30'	
*Side (Interior)	15'	Side along open space walkway 10'
Side (exterior)	20'	
Rear	25'	



The bearings hereon are relative to a bearing of North 89°44'00" East between a brass cap for the west sixteenth corner on the south line of Section 28 and an aluminum cap in a range box set by PLS 20677 for Corner 1 of Tract 37 also being the northeast corner Section 35

## VISTA del CAÑON

### FINAL PLAT

SECTION Tract 38	S 35	TWNSHP 11 South	RANGE 10 West	MERIDIAN 6th
<b>THOMPSON-LANGFORD CORPORATION</b>				
529 25 1/2 ROAD - # B-210				
Grand Junction CO 81505 (970) 243-6067				
Designed by kst	Checked by drs	Job No 0373-001		
File 0373plat.pro	Date Feb 22 1999	Sheet 2 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.