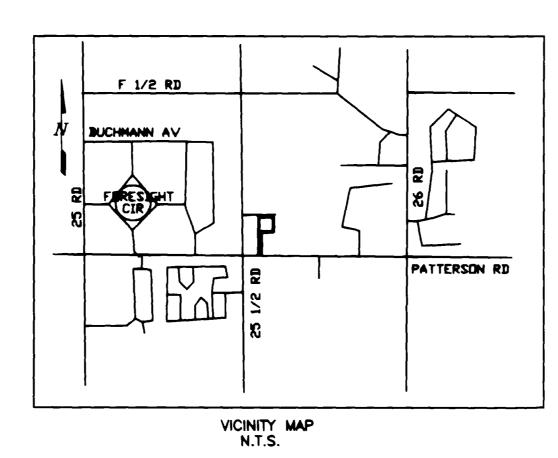
## N 37°22'30' E 25.05' NOTE: ALL PROPERTY CORNERS FOUND IN PLACE AND ACCEPTED AS PLAT N 89\*58'02" W 115.27' EAST EDGE EXISTING DRAINAGE EASEMENT L49 L45 L42 L38 L35 L31 L28 L24 L21 599.2 599.2 602.8 596.1 sq. ft... sq. ft... (COMMON AREA) , EXISTING 20' SEWER AND UTILITY EASEMENT $N_{\odot}$ S 90'00'00" E 115.26' GRAPHIC SCALE S 90°00'00" E 95.25 8 10' 10' ( IN FEET ) EAST EDGE 1 inch = 20 ft. EXISTING DRAINAGE My commission expires: 5/10/02 Note Ro. Box 738 Grand Tunner My address is: 0.069 ACRES 17 6% VOSTATEK MINOR SUBDIVISION COMMON AREA 0.323 ACRES 82.4% 10.00' | 10.00' EXISTING 20' INGRESS-EGRESS EASEMENT FOR COMMON DRIVEWAY FOR LOT 1 VOSTATEK MINOR SUBDIVISION 20.00' S 89.58,02" E SW1/4 SE 1/4 SECTION 3 S1/4 CORNER T1S, R1W, U.M. SECTION 3 T1S, R1W, U.M. S 89'58'02" E 927.49' S 89'58'02" E 61.81' S 89'58'02" E 329 78' PATTERSON ROAD (BOOK 1429 PAGE 578) 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 CERTIFICATION SHOWN HEREIN.



BASIS OF BEARINGS

Survey Markers described hereon.

Basis of bearings between the S 1/4 Corner Section 3 and the SE corner SW 1/4 SE 1/4 Section 3 is derived

from VOSTATEK MINOR SUBDIVISION as described in Plat Book 16

Page 144 of the Mesa County Clerk and Recorders records that value being S 89'58'02" E. Monuments are both Mesa County

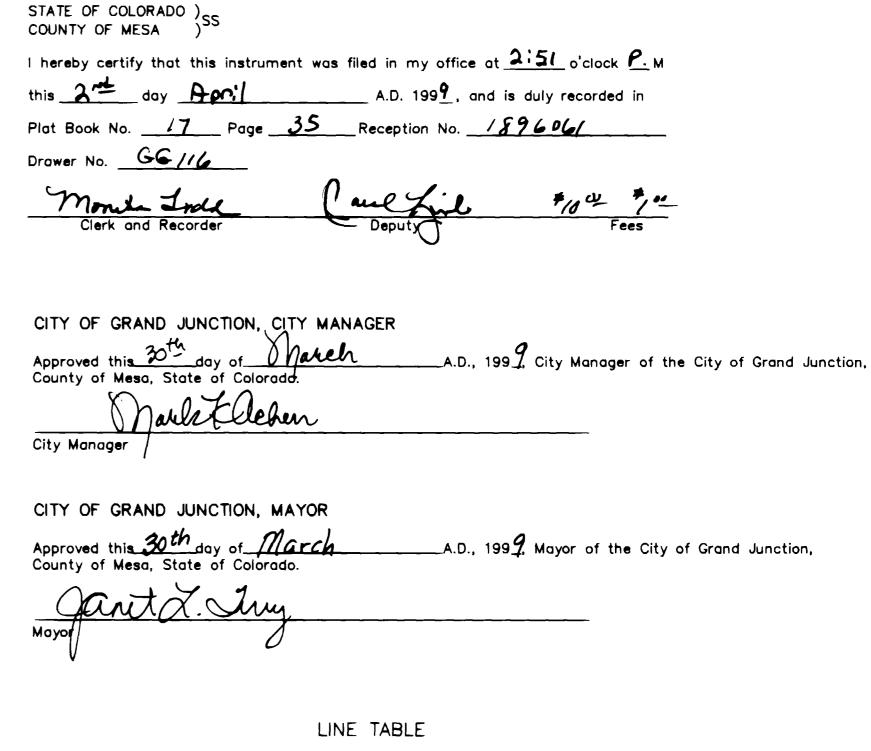
**LEGEND** 

● = FOUND 5/8" RE-BAR WITH CAP LS 16413

= MESA COUNTY SURVEY MONUMENT

## PATTERSON HEIGHTS TOWNHOMES BEING A REPLAT OF LOT 2 VOSTATIEK MINOR SUBDIVISION

R FRESHIT R	
PATTERSON RD	
No.	CLERK AND RECORDERS CERTIFICATE STATE OF COLORADO ) COUNTY OF MESA )
	I hereby certify that this instrument w
VICINITY MAP	this 2 day April
N.T.S.	Plat Book No. 17 Page 35
	Drower No. GG/16
OWNERS STATEMENT AND DEDICATION	Monda Linda Clerk and Recorder
KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners of that real property situated in Lot 2 of Vostatek Minor Subdivision in the W1/2 SW 1/4 SE 1/4 Section 3, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as described in Plat Book 16 Page 144 of the Mesa County Clerk and Recorders records, being described as follows:	CITY OF GRAND JUNCTION, CITY I
LOT 2 OF THE VOSTATEK MINOR SUBDIVISION, MESA COUNTY, COLORADO	Approved this 30th day of Next County of Mesa, State of Colorado.
That said owners have caused said real property to be laid out and platted as PATTERSON HEIGHTS TOWNHOMES a subdivision of a portion of the City of Grand Junction, Mesa County, Colorado.	City Manager
IN WITNESS WHEREOF, said owners have caused their names to be hereunto	
subscribed this 29th day of MACH A.D. 1998.	CITY OF GRAND JUNCTION, MAYOR
JUST COMPANY INC.	Approved this 30th day of Marc County of Mesa, State of Colorado.
By: Edison S. Lenhart	gant L. Try
NOTARY PUBLIC CERTIFICATION STATE OF COLORADO )	Mayor
COUNTY OF MESA )  The foregoing instrument was acknowledged before me this 29 day of MALON  by Edison S. Lenhart, PRESIDENT JUST COMPANY INC., A COLORADO CORPORATION  ,	A.D. 199 <b>9</b> ,
My commission expires: 5/10/02  Notary Public  My address is:	NUMBER DISTANCE BEARING  L1 2.75' S 00'00'  L2 20.74' S 22'49'  L3 28.64' S 11'29'  L4 17.78' S 08'39'  L5 19.84' S 62'27'  L6 34.52' S 80'26'  L7 31.37' S 80'53'  L8 14.15' S 38'26'  L9 13.91' S 20'56'
LIENHOLDERS CERTIFICATE	L9 13.91 5 20 56 L10 13.79' 5 56'19' L11 21.16' S 77'28'
The following party, having security interest in the subject property, does hereby ratify and conf	irm this plat.  L12 35.91' \$ 82.00'  L13 11.35' \$ 57.23'  L14 73.40' \$ 20.24'  L15 15.91' \$ 89.57'
GRAND YALLEY NATIONAL BANK BY SHOLLEY V.F	L16 36.20' N 00°02'  L17 2.01' N 89°57'  L18 2.00' N 00°02'  L19 10.00' N 89°57'  L20 2.00' S 00°02'
NOTARY PUBLIC CERTIFICATION	L20 2.00 S 00 02 L21 3.90' N 89'57' L22 16.10' S 89'57'
STATE OF COLORADO )SS	L23 36.20' N 00°02' L24 4.20' N 89°57
COUNTY OF MESA )  The foregoing instrument was acknowledged before me this 29 day of Markety Vice Roller Of Seas VA Les Similaria Control VA Les S	D. 199 DELTA CHORD 200
O. SKALKEY VICE TROPENT OF SETTING	NUMBER DELTA CHORD BRO  C1 44'59'40" N 22'30'10'  C2 44'59'40" N 22'30'10'  C2 7 7 7 1 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2
My commission expires: 5/10/02  Notary Public  Notary Public	C3 35'19'20" N 27'20'20' C4 9'40'20" N 04'50'30'
P. O. Box 788. G (AW) J.T O. 3151'  My address is:	T) 4 70
SURVEYOR'S CERTIFICATE	PAT
l Timothy M. Keagh do hereby certify that SUBDIVISION a subdivision of a part of the County of Mesa, has been prepared under accurately represents a field survey of the all applicable survey requirements of the Zi the City of Grand Junction and all applicab	City of Greed Junction
the enty at printing out of the city of particular control of the city of the	



S 00"00"20" E S 22"49"44" E S 11"29"18" E S 08"39"31" E S 62"27"49" E S 80"26"24" E S 80"53"18" E S 38"26"15" E S 20"56"16" W S 56"19"42" W S 77"28"47" W S 82"00"00" W S 57"23"56" W S 20"24"03" W S 89"57"12" E	L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40	10.00' 2.00' 1.90' 16.00' 36.20' 2.00' 10.00' 4.00' 36.20' 4.10' 2.00'	N 89'57'12" W S 00'02'48" W N 89'57'12" W S 89'57'12" E N 00'02'48" E N 89'57'12" W N 00'02'48" E N 89'57'12" W S 00'02'48" W N 89'57'12" W S 89'57'12" W S 89'57'12" E N 00'02'48" E N 89'57'12" W N 00'02'48" E
\$ 11'29'18" E \$ 08'39'31" E \$ 62'27'49" E \$ 80'26'24" E \$ 80'53'18" E \$ 38'26'15" E \$ 20'56'16" W \$ 56'19'42" W \$ 77'28'47" W \$ 82'00'00" W \$ 57'23'56" W \$ 20'24'03" W \$ 89'57'12" E	L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38	1.90' 16.00' 36.20' 2.00' 10.00' 2.00' 4.00' 16.00' 36.20' 4.10' 2.00'	N 89'57'12" W S 89'57'12" E N 00'02'48" E N 89'57'12" W N 00'02'48" E N 89'57'12" W S 00'02'48" W N 89'57'12" W S 89'57'12" W S 89'57'12" E N 00'02'48" E N 89'57'12" W
S 06'39'31" E S 62'27'49" E S 80'26'24" E S 80'53'18" E S 38'26'15" E S 20'56'16" W S 56'19'42" W S 77'28'47" W S 82'00'00" W S 57'23'56" W S 20'24'03" W S 89'57'12" E	L29 L30 L31 L32 L33 L34 L35 L36 L37 L38	16.00' 36.20' 2.00' 2.00' 10.00' 2.00' 4.00' 16.00' 36.20' 4.10' 2.00'	S 89'57'12" E N 00'02'48" E N 89'57'12" W N 00'02'48" E N 89'57'12" W S 00'02'48" W N 89'57'12" W S 89'57'12" W S 89'57'12" E N 00'02'48" E N 89'57'12" W
S 62'27'49" E S 80'26'24" E S 80'53'18" E S 38'26'15" E S 20'56'16" W S 56'19'42" W S 77'28'47" W S 82'00'00" W S 57'23'56" W S 20'24'03" W S 89'57'12" E	L30 L31 L32 L33 L34 L35 L36 L37 L38 L38	36.20' 2.00' 2.00' 10.00' 2.00' 4.00' 16.00' 36.20' 4.10' 2.00'	N 00°02'48" E N 89°57'12" W N 00°02'48" E N 89°57'12" W S 00°02'48" W N 89°57'12" W S 89°57'12" E N 00°02'48" E N 89°57'12" W
S 80°26'24" E S 80°53'18" E S 38°26'15" E S 20°56'16" W S 56°19'42" W S 77°26'47" W S 82°00'00" W S 57°23'56" W S 20°24'03" W S 89°57'12" E	L31 L32 L33 L34 L35 L36 L37 L38 L38	2.00' 2.00' 10.00' 2.00' 4.00' 16.00' 36.20' 4.10' 2.00'	N 89"57"12" W N 00"02"48" E N 89"57"12" W S 00"02"48" W N 89"57"12" W S 89"57"12" E N 00"02"48" E N 89"57"12" W
S 80°53'18" E S 38°26'15" E S 20°56'16" W S 56°19'42" W S 77°26'47" W S 82°00'00" W S 57°23'56" W S 20°24'03" W S 89°57'12" E	L32 L33 L34 L35 L36 L37 L38 L38	2.00' 10.00' 2.00' 4.00' 16.00' 36.20' 4.10' 2.00'	N 00°02'48" E N 89°57'12" W S 00°02'48" W N 89°57'12" W S 89°57'12" E N 00°02'48" E N 89°57'12" W
\$ 38'26'15" E \$ 20'56'16" W \$ 56'19'42" W \$ 77'28'47" W \$ 82'00'00" W \$ 57'23'56" W \$ 20'24'03" W \$ 89'57'12" E	L32 L33 L34 L35 L36 L37 L38 L38	2.00' 10.00' 2.00' 4.00' 16.00' 36.20' 4.10' 2.00'	N 00°02'48" E N 89°57'12" W S 00°02'48" W N 89°57'12" W S 89°57'12" E N 00°02'48" E N 89°57'12" W
\$ 20'56'16" W \$ 56'19'42" W \$ 77'28'47" W \$ 82'00'00" W \$ 57'23'56" W \$ 20'24'03" W \$ 89'57'12" E	L33 L34 L35 L36 L37 L38 L39	10.00' 2.00' 4.00' 16.00' 36.20' 4.10' 2.00'	S 00°02'48" W N 89°57'12" W S 89°57'12" E N 00°02'48" E N 89°57'12" W
S 56 19 42 W S 77 28 47 W S 82 00 00 W S 57 23 56 W S 20 24 03 W S 89 57 12 E	L34 L35 L36 L37 L38 L39	2.00' 4.00' 16.00' 36.20' 4.10' 2.00'	S 00°02'48" W N 89°57'12" W S 89°57'12" E N 00°02'48" E N 89°57'12" W
S 77°28'47" W S 82°00'00" W S 57°23'56" W S 20°24'03" W S 89°57'12" E	L35 L36 L37 L38 L39	4.00' 16.00' 36.20' 4.10' 2.00'	N 89'57'12" W S 89'57'12" E N 00'02'48" E N 89'57'12" W
S 77°28'47" W S 82°00'00" W S 57°23'56" W S 20°24'03" W S 89°57'12" E	L36 L37 L38 L39	16.00° 36.20° 4.10° 2.00°	S 89'57'12" E N 00'02'48" E N 89'57'12" W
S 57"23"56" W S 20"24"03" W S 89"57"12" E	L37 L38 L39	36.20' 4.10' 2.00'	N 00°02'48" E N 89°57'12" W
S 20°24'03" W S 89°57'12" E	L38 L39	4.10' 2.00'	
S 89'57'12" E	L39	2.00	
	E-10	10.00'	N 89'57'12" W
N 00"02"48" E	L41	2.00	S 00°02'48" W
N 89'57'12" W	L42	1.90	N 89'57'12" W
N 00°02'48" E	L43	16.10	S 89'57'12" E
N 89'57'12" W	L44	36.20	N 00'02'48" E
S 00'02'48" W	L45	4.10	N 89°57′12″ W
N 89'57'12" W	L46	2.00	N 00"02"48" E
S 89'57'12" W	L47	10.00	N 89'57'12" W
			S 00'02'48" W
N 89'57'12" W	L49	2.00'	N 89'57'12" W
	L50		S 00°02'48" W
	S 00°02'48" W N 89°57'12" W S 89°57'12" W N 00°02'48" E N 89°57'12" W	S 00°02'48" W L45 N 89°57'12" W L46 S 89°57'12" W L47 N 00°02'48" E L48 N 89°57'12" W L49	S 00°02'48" W L45 4.10' N 89°57'12" W L46 2.00' S 89°57'12" W L47 10.00' N 00°02'48" E L48 2.00' N 89°57'12" W L49 2.00'

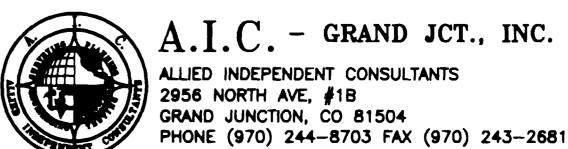
NUMBER DISTANCE

	CURVE TABLE						
NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD LENG	
C1	44'59'40"	N 22'30'10" W	34 15'	26.82'	14.14'	26.13'	
C2	44'59'40"	N 22"30'10" W	30.00	23.55'	12.42'	22.96	
C3	35'19'20"	N 2720'20" W	30.00	18.49	9.55'	18.20'	
C4	9"40"20"	N 04"50"30" W	30.00	5.06'	2.54'	5.06'	

## TERSON HEIGHTS TOWNHOMES REPLAT LOT 2 OSTATEK MINOR SUBDIVISION

SITUATED IN THE W 1/2 SW 1/4 SE 1/4 SECTION 3,

TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO



A.I.C. - GRAND JCT., INC. ALLIED INDEPENDENT CONSULTANTS

FOR: JUST COMPANIES, INC. field work PC CM 11-20-98 1" = 20'