

# CANYON VIEW - PHASE VII

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, South Camp Properties LLC, a Colorado Limited Liability Company is the owner of that real property situated in the City of Grand Junction, located in the southeast quarter of Section 26 and Tract 37, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, described in Book 2576 Page 119 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, being more particularly described as follows:

Commencing at the northwest corner of Section 19, Township 1 South, Range 1 West of the Ute Meridian, a Mesa County Survey Marker whence Corner 8 of said Tract 37, an aluminum cap marked LS 20677, bears South 00°17'34" East a distance of 2573.94 feet, with all bearings herein relative thereto;

Thence along the east line of said Tract 37 North 00°39'14" West, a distance of 55.01 feet;  
 Thence South 89°43'44" West, a distance of 33.00 feet to the Point of Beginning;  
 Thence along a line thirty feet west of and parallel to the east line of said Tract 37 South 00°39'14" East, a distance of 55.12 feet;  
 Thence continuing along a line thirty feet west of and parallel to the east line of said Tract 37 South 00°17'34" East, a distance of 565.55 feet;  
 Thence South 89°42'13" West, a distance of 1388.00 feet;  
 Thence North 00°57'47" West, a distance of 878.57 feet;  
 Thence South 89°44'00" West, a distance of 860.23 feet;  
 Thence North 00°42'15" West, a distance of 127.27 feet;  
 Thence North 34°14'11" East, a distance of 115.35 feet;  
 Thence 74.47 feet along the arc of a 230.00 foot radius tangent curve to the right, through a central angle of 18°33'02", with a chord bearing North 43°30'42" East, a distance of 74.14 feet;  
 Thence North 52°47'13" East tangent to said curve, a distance of 26.60 feet;  
 Thence 281.72 feet along the arc of a 281.83 foot radius tangent curve to the right, through a central angle of 57°18'21", with a chord bearing North 81°25'23" East, a distance of 270.13 feet;  
 Thence South 69°49'30" East, a distance of 679.54 feet;  
 Thence 322.08 feet along the arc of a 495.17 foot radius tangent curve to the left, through a central angle of 37°18'03", with a chord bearing South 88°27'30" East, a distance of 316.43 feet; to a point of reverse curvature;  
 Thence 86.13 feet along the arc of a 230.41 foot radius curve to the right, through a central angle of 21°25'04", with a chord bearing North 83°37'01" East, a distance of 85.63 feet;  
 Thence South 85°40'27" East tangent to said curve, a distance of 41.03 feet;  
 Thence 251.83 feet along the arc of a 415.00 foot radius tangent curve to the left, through a central angle of 34°46'07", with a chord bearing North 78°56'29" East, a distance of 247.99 feet;  
 Thence North 59°33'25" East tangent to said curve, a distance of 48.78 feet;  
 Thence South 00°16'18" East, a distance of 225.99 feet;  
 Thence North 89°43'44" East, a distance of 288.55 feet to the Point of Beginning.

Containing 28.651 acres, more or less.

That said owner has caused said real property to be laid out and surveyed as CANYON VIEW - PHASE VII, 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 on the accompanying plat as follows:

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

Tract A to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of drainage retention and subject to a sanitary sewer easement as shown.

Tracts B and C as Open Space to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of entry features.

All Multi-Purpose Easements to the City of Grand Junction 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;

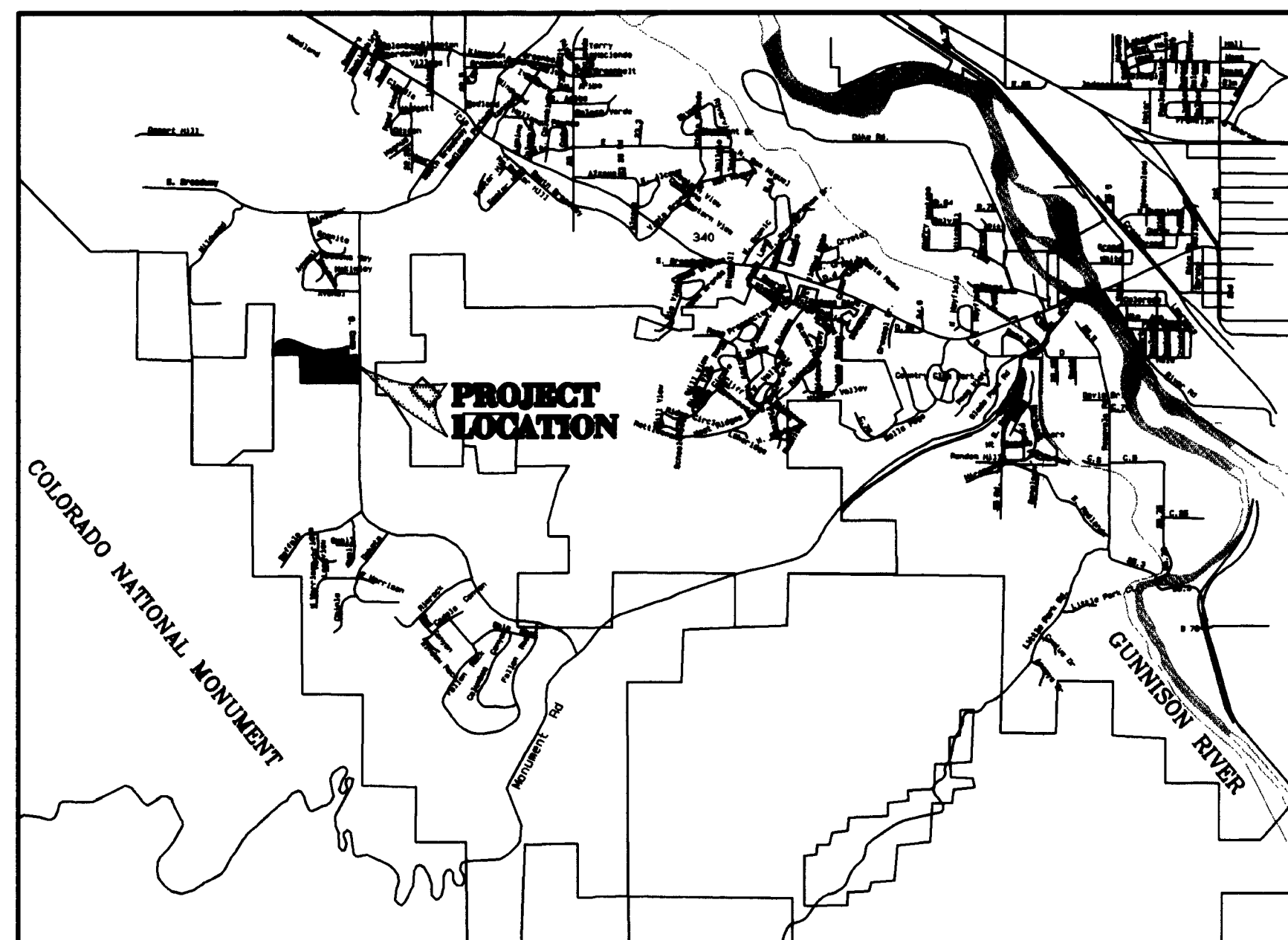
Temporary Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as temporary easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground,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

All Irrigation and Drainage 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 and 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;

All Sanitary Sewer Easements to the City of Grand Junction for use as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines.

The Temporary Turn-around Easement to the City of Grand Junction for the use of the public until such time as Standing Rock Road right-of-way is extended.

## VICINITY MAP



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.

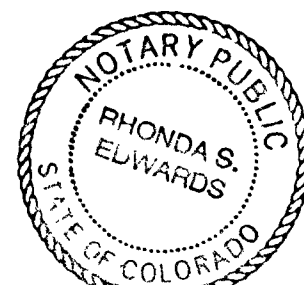
That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

That said owners certify that all leinholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 16th day of June, A.D. 1999.

South Camp Properties LLC  
 a Colorado Limited  
 Liability Company

By John M. Thomas  
 John M. Thomas  
 Managing Member



State of Colorado )  
 County of Mesa ) ss

This plat was acknowledged before me by John M. Thomas as Managing Member of South Camp Properties LLC, a Colorado Limited Liability Company on this 16th day of June, A.D. 1999, for the aforementioned purposes.

My Commission expires: September 29, 2001 Notary Public Rhonda S. Edwards

My address is: 250 N. 5th St. Grand Junction, CO 81501

## AREA SUMMARY

LOTS	7.098 acres	24.77%
ROADS	1.637 acres	5.71%
OPEN SPACE	0.410 acres	1.43%
FUTURE DEVELOPMENT	19.509 acres	66.09%
TOTAL	28.653 acres	100%

## BULK REQUIREMENTS

Minimum lot area - 13,000 s.f.  
 Maximum units per gross acre - 2  
 Minimum street frontage - 20'  
 Maximum height of structures - 32'  
 Minimum lot width (at structure site for principal structure) - 75'  
 Minimum front setback - 30'  
 Minimum rear setback - 25'  
 Minimum side setback - 15'  
 Minimum exterior side setback - 20'  
 Accessory structure setback - to the rear of primary structure with same setbacks  
 Maximum coverage of lot by structures - 30%

NOTICE: Fences are restricted to a maximum 4 feet in height along Open Space, South Camp Road, and for general purposes. Fencing from 4' to 6' in height is to be used specifically for privacy of patios, hot tubs, etc. and is subject to consideration by the Architectural Control Committee. 6' RV screen fence is limited to that fence which occurs adjacent to the house structure itself.

NOTICE: Structures used solely for covering or housing irrigation facilities may be located in the setbacks behind the main structure.

## CITY APPROVAL

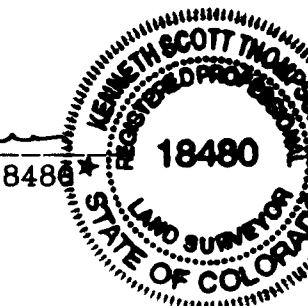
This plat of CANYON VIEW - PHASE VII, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 16th day of JUNE, 1999.

By: Darci Valdez City Manager Attest: Gene Kinsey Mayor

## SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SUBDIVISION NAME, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief.

Kenneth Scott Thompson June 15, 1999  
 Kenneth Scott Thompson, PLS 18480 Date



## 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 11:56 o'clock A.M. this 21st day of June, 1999, and is duly recorded in Plat Book No. 17, Page 97,98,99 as Reception No. 1907914  
 Drawer No. GS 171 Fees: \$30.00 1.25

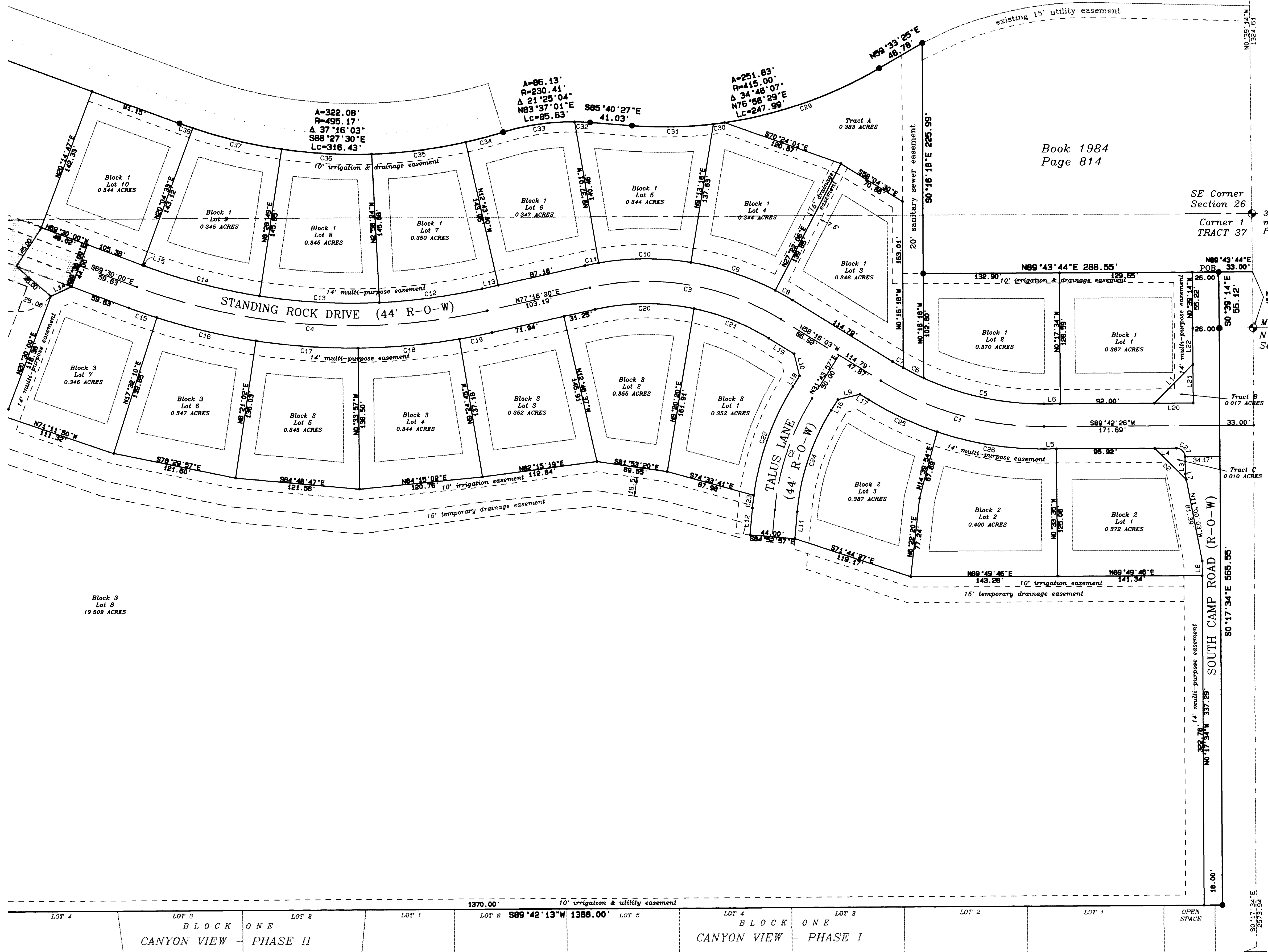
Monika Soll Clerk and Recorder of Mesa Attest: Carol Zinke Deputy Clerk

**CANYON VIEW - PHASE VII**  
 FINAL PLAT  
 SOUTH CAMP PROPERTIES LLC  
 SE 1/4 SECTION 26 AND PART OF TRACT 37, T.11S., R.101W., 6TH P.M.  
**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - # B-210  
 Grand Junction CO 81505 (970) 243-6067  
 Date: Jun 15, 1999 Drawn: kst Checked: drs Job No. 0208-014  
 S:\Survey\0208 thomas\014 Phase 7\Cv\7b1at.pro Sheet 1 of 3

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.

# CANYON VIEW - PHASE VII

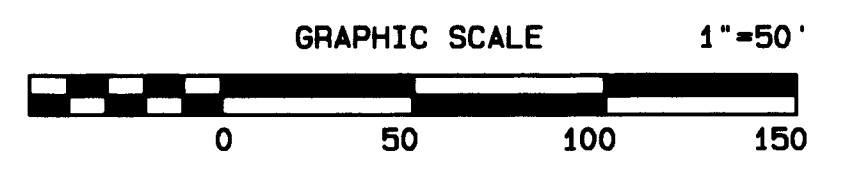
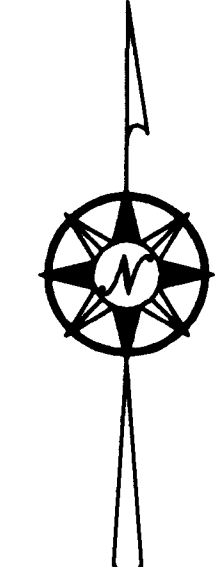
2 1/2" alum cap in mon box  
S 1/16 W. line Section 18



Book 1984  
Page 814

### LEGEND

- ◆ CONTROL MONUMENT AS NOTED
- #5 REBAR WITH ALUMINUM CAP PLS 18480 - OR AS NOTED - SET IN CONCRETE



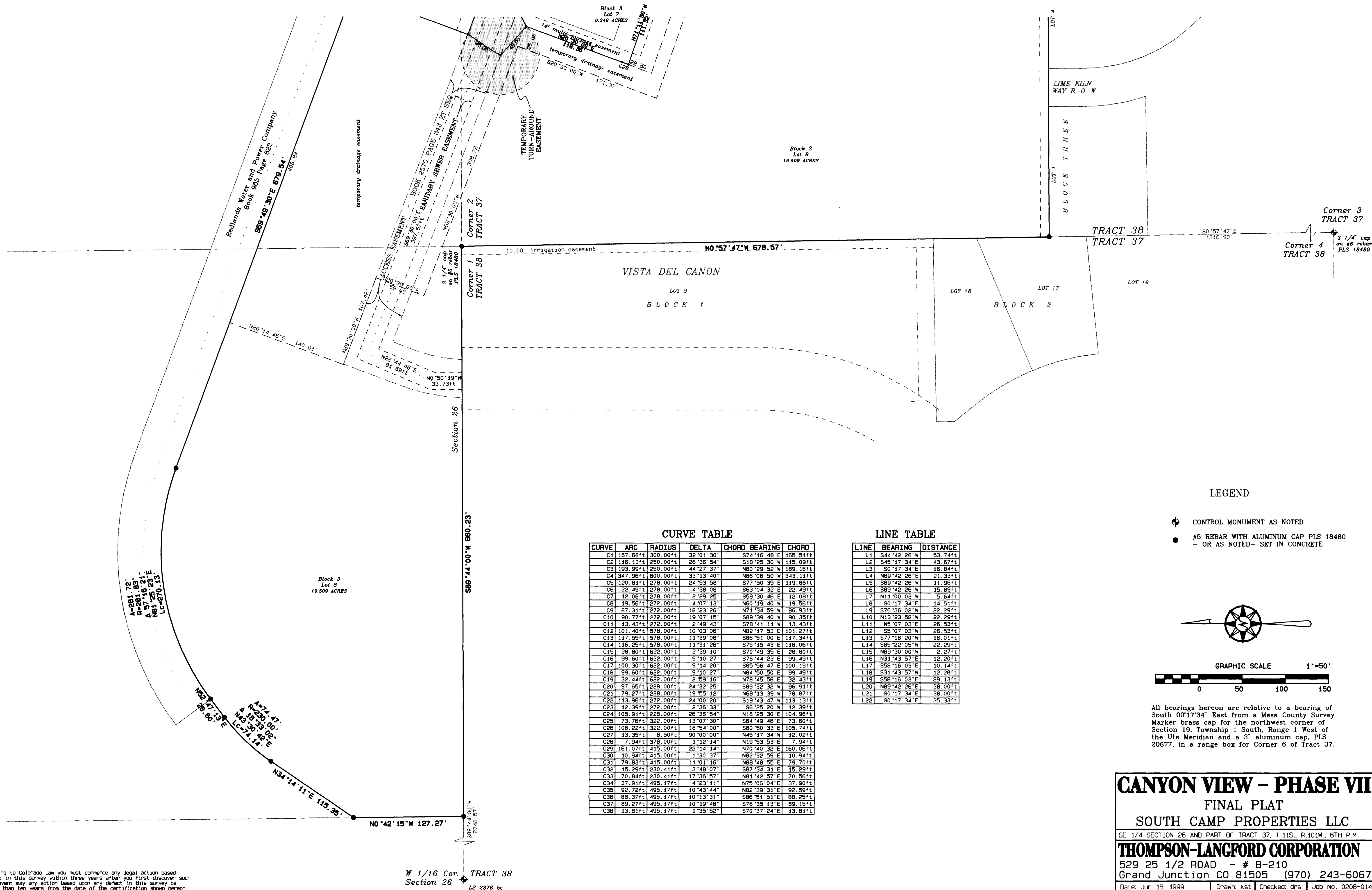
All bearings hereon are relative to a bearing of South 00°17'34" East from a Mesa County Survey Marker brass cap for the northwest corner of Section 19, Township 1 South, Range 1 West of the Ute Meridian and a 3" aluminum cap, PLS 20677, in a range box for Corner 6 of Tract 37

**CANYON VIEW - PHASE VII**  
**FINAL PLAT**  
**SOUTH CAMP PROPERTIES LLC**  
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 S:\Survey\0208 thomas\014 Phase 7\CV#7plat.pro    Sheet 2 of 3

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**CURVE TABLE**

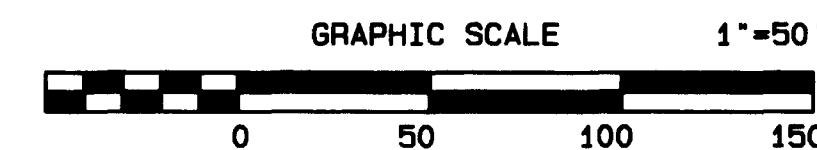
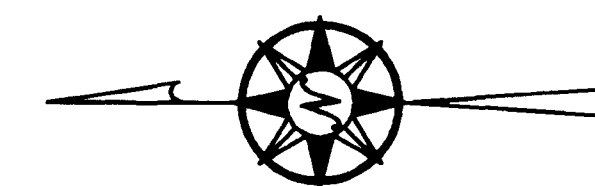
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	167.68ft	300.00ft	32°01'30"	S74°16'48"E	165.51ft
C2	116.13ft	250.00ft	26°36'54"	S18°25'30"W	115.09ft
C3	193.99ft	250.00ft	44°27'37"	N80°29'52"W	189.16ft
C4	347.96ft	600.00ft	33°13'40"	N86°06'50"W	343.11ft
C5	120.81ft	278.00ft	24°53'58"	S77°50'35"E	119.86ft
C6	22.49ft	278.00ft	4°38'08"	S63°04'32"E	22.49ft
C7	12.08ft	278.00ft	2°29'25"	S59°30'46"E	12.08ft
C8	19.56ft	272.00ft	4°07'13"	N60°19'40"W	19.56ft
C9	87.31ft	272.00ft	18°23'26"	N71°34'59"W	86.93ft
C10	90.77ft	272.00ft	19°07'15"	S89°39'40"W	90.35ft
C11	13.43ft	272.00ft	2°49'43"	S78°41'11"W	13.43ft
C12	101.40ft	578.00ft	10°03'06"	N82°17'53"E	101.27ft
C13	117.55ft	578.00ft	11°39'08"	S86°51'00"E	117.34ft
C14	116.25ft	578.00ft	11°31'26"	S75°15'43"E	116.06ft
C15	28.80ft	622.00ft	2°39'10"	S70°49'35"E	28.80ft
C16	99.60ft	622.00ft	9°10'27"	S76°44'23"E	99.49ft
C17	100.30ft	622.00ft	9°14'20"	S85°56'47"E	100.19ft
C18	99.60ft	622.00ft	9°10'27"	N84°50'50"E	99.49ft
C19	32.44ft	622.00ft	2°59'16"	N78°45'58"E	32.43ft
C20	97.65ft	228.00ft	24°32'25"	S89°32'32"W	96.91ft
C21	79.27ft	228.00ft	19°55'12"	N68°13'39"W	78.87ft
C22	113.96ft	272.00ft	24°00'20"	S19°43'47"W	113.13ft
C23	12.39ft	272.00ft	2°36'33"	S6°25'20"W	12.39ft
C24	105.91ft	228.00ft	26°36'54"	N19°25'30"E	104.96ft
C25	73.76ft	322.00ft	13°07'30"	S64°49'48"E	73.60ft
C26	106.22ft	322.00ft	18°54'00"	S80°50'33"E	105.74ft
C27	13.35ft	8.50ft	90°00'00"	N45°17'34"W	12.02ft
C28	7.94ft	378.00ft	1°12'14"	N19°53'53"E	7.94ft
C29	161.07ft	415.00ft	22°14'14"	N70°40'32"E	160.06ft
C30	10.94ft	415.00ft	1°30'37"	N82°32'59"E	10.94ft
C31	79.83ft	415.00ft	11°01'16"	N88°48'55"E	79.70ft
C32	15.29ft	230.41ft	3°48'07"	S87°34'31"E	15.29ft
C33	70.84ft	230.41ft	17°36'57"	N81°42'57"E	70.56ft
C34	37.91ft	495.17ft	4°23'11"	N75°06'04"E	37.90ft
C35	92.72ft	495.17ft	10°43'44"	N82°39'31"E	92.59ft
C36	86.37ft	495.17ft	10°13'31"	S86°51'51"E	86.25ft
C37	89.27ft	495.17ft	10°19'46"	S76°35'13"E	89.15ft
C38	13.81ft	495.17ft	1°35'52"	S70°37'24"E	13.81ft

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S44°42'26"W	53.74ft
L2	S45°17'34"E	43.67ft
L3	S0°17'34"E	16.84ft
L4	N89°42'26"E	21.33ft
L5	S89°42'26"W	11.96ft
L6	S89°42'26"W	15.89ft
L7	N11°00'03"W	5.64ft
L8	S0°17'34"E	14.51ft
L9	S76°36'02"W	22.29ft
L10	N13°23'58"W	22.29ft
L11	N5°07'03"E	26.53ft
L12	S5°07'03"W	26.53ft
L13	S77°15'20"W	16.01ft
L14	S85°22'05"W	22.29ft
L15	N69°30'00"W	2.27ft
L16	N31°43'57"E	12.20ft
L17	S58°16'03"E	10.14ft
L18	S31°43'57"W	12.28ft
L19	S58°16'03"E	29.13ft
L20	N89°42'26"E	38.00ft
L21	S0°17'34"E	38.00ft
L22	S0°17'34"E	35.33ft

**LEGEND**

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FINAL PLAT

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SE 1/4 SECTION 26 AND PART OF TRACT 37, T.11S., R.101W., 6TH P.M.

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529 25 1/2 ROAD - # B-210

Grand Junction CO 81505 (970) 243-6067

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