

# CHIPETA PINES SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Just Companies, A Colorado Corporation, is the owner of that real property situated in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and being portions of Lots 2 and 3, Block 8 of Avoca Orchards Subdivision, as shown in Plat Book 2, Page 5, Mesa County Records, being more particularly described as follows: (Warranty Deed Book 2487, Pages 639 and 640.)

Commencing at the Southwest corner of the SE1/4 SE1/4 of said Section 29, whence the Southeast corner of said Section 29 bears North 89 degrees 54 minutes 01 seconds East, a distance of 1319.37 feet, for a basis of bearing, with all bearings contained herein relative thereto; thence along the West line of the SE1/4 SE1/4 of said Section 29, North 00 degrees 02 minutes 33 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING; thence continuing along the West line of the SE1/4 SE1/4 of said Section 29, North 00 degrees 02 minutes 33 seconds West, a distance of 1285.38 feet, to the Northwest corner of the said SE1/4 SE1/4; thence along the North line of said SE1/4 SE1/4, North 89 degrees 52 minutes 00 seconds East, a distance of 599.61 feet; thence South 10 degrees 58 minutes 00 seconds East, a distance of 9.65 feet; thence South 34 degrees 14 minutes 00 seconds East, a distance of 86.06 feet; thence North 87 degrees 57 minutes 12 seconds East, a distance of 25.87 feet; thence South 01 degrees 16 minutes 29 seconds East, a distance of 98.60 feet; thence South 19 degrees 07 minutes 00 seconds East, a distance of 176.13 feet; thence South 13 degrees 18 minutes 00 seconds East, a distance of 158.79 feet; thence South 28 degrees 29 minutes 00 seconds East, a distance of 53.34 feet; thence South 23 degrees 43 minutes 00 seconds East, a distance of 146.86 feet; thence South 22 degrees 56 minutes 00 seconds East, a distance of 94.98 feet; thence South 19 degrees 43 minutes 00 seconds East, a distance of 48.61 feet; thence South 28 degrees 39 minutes 00 seconds East, a distance of 60.02 feet; thence South 89 degrees 54 minutes 01 seconds West, a distance of 465.76 feet; thence South 00 degrees 02 minutes 33 seconds East, a distance of 340.00 feet, to a point on the Northerly right-of-way line of B Road, as described in Book 2109, Page 394; thence along said Northerly right-of-way line, South 89 degrees 54 minutes 01 seconds West, a distance of 480.32 feet to the POINT OF BEGINNING.

Said parcel containing an area of 20.717 Acres, as described.

That said owners have caused the real property to be laid out and platted as Chipeta Pines Subdivision, 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 as the accompanying plat of Chipeta Pines Subdivision as follows:

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

All Private Open Space (Tracts A, B, C, E, and the Private Drive, as a part of Tract A) to the Chipeta Pines Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, including but not limited to ingress/egress access, pedestrian ways, easements for utilities, landscaping, and signs and for the use of city services and the 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.

Tract D to the Orchard Mesa Irrigation District as a perpetual easements for the installation, operation, maintenance and repair of 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;

44 foot wide utility, drainage, irrigation, and ingress/egress access easement to the City of Grand Junction for the use of the 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, to be abandoned upon platting of right-of-way and construction of road improvements;

All Multipurpose Easements to the City of Grand Junction for the use of the 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;

3' Maintenance Easements to the Chipeta Pines Homeowners Association, as perpetual easements for the upkeep and maintenance of the individual homes adjoining said easements;

All Irrigation Easements as set forth on this plat to the Chipeta Pines Homeowners Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

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. 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.

IN WITNESS WHEREOF, said owners, Ed Lenhart, President for Just Companies, a Colorado Corporation, has caused their names to be hereunto subscribed this 15<sup>th</sup> day of September, A.D. 1999.

Ed Lenhart  
by: Ed Lenhart, President  
for: Just Companies, a Colorado Corporation

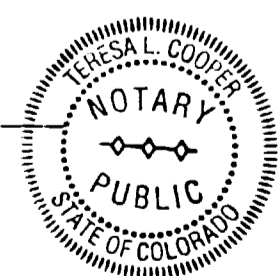
## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

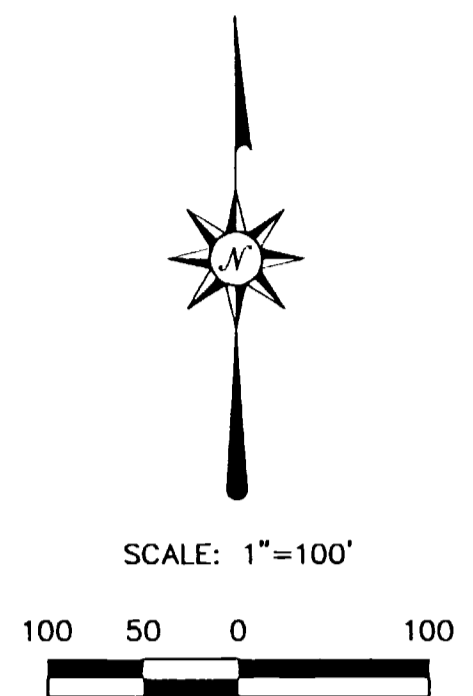
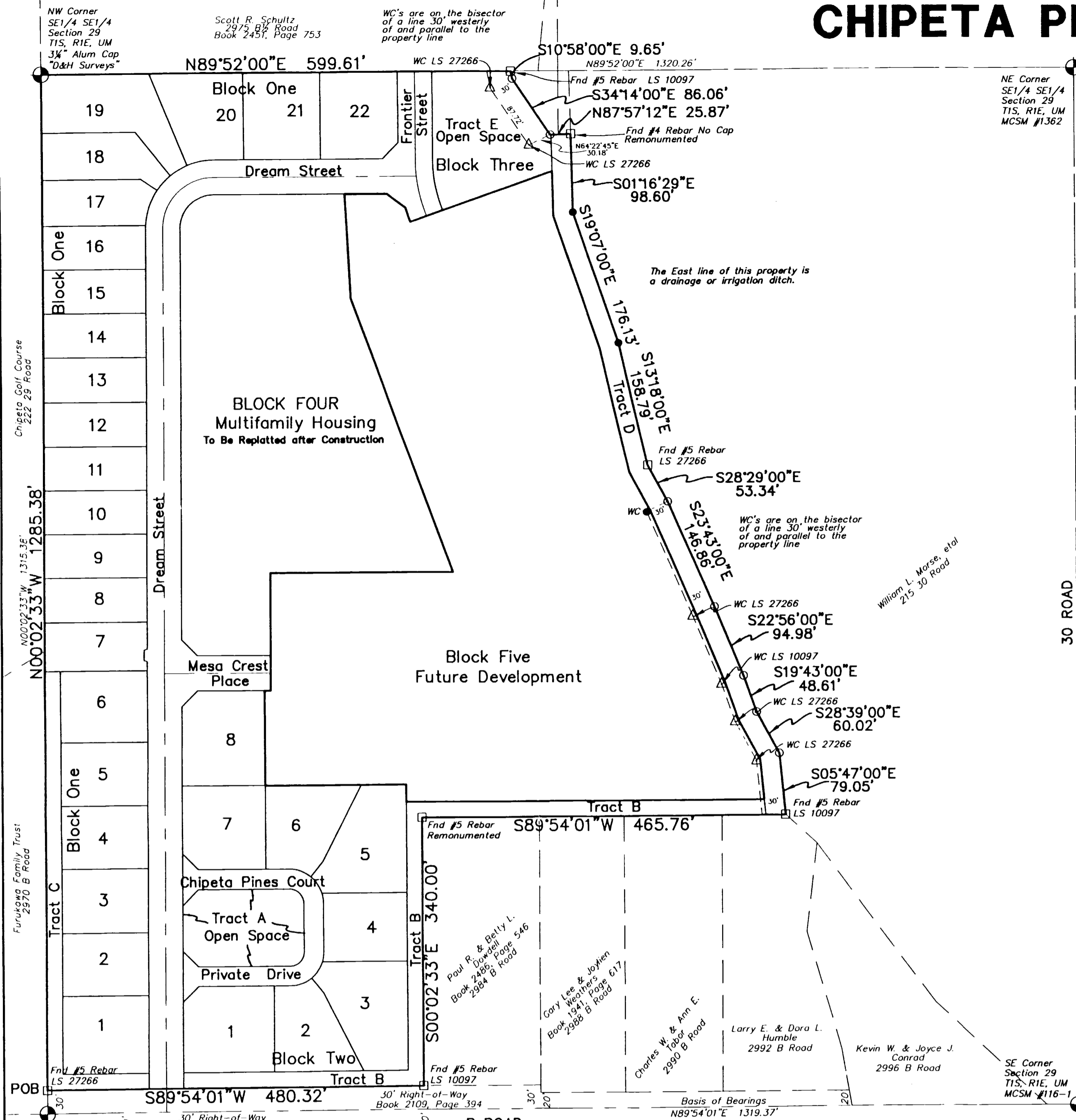
The foregoing instrument was acknowledged before me by Ed Lenhart, President for Just Companies, a Colorado Corporation, this 15<sup>th</sup> day of September, A.D., 1999.

Witness my hand and official seal.

Dorcas L. Cooper  
Notary Public



My Commission Expires 8/27/2001



## LEGEND

- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- WC Δ FOUND WITNESS CORNER, AS NOTED
- CALCULATED POSITION, UNABLE TO SET

ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

ALL BOUNDARY MONUMENTS SET IN CONCRETE, PER CITY AND COUNTY CODE

AREA SUMMARY		
LOTS FOUR	= 6.487 Acres	31.31%
BLOCK FOUR	= 3.170 Acres	15.30%
BLOCK FIVE	= 6.908 Acres	33.34%
TRACTS	= 2.123 Acres	10.25%
PRIVATE DRIVE	= 0.265 Acres	1.28%
ROAD ROW	= 1.764 Acres	8.52%
<b>TOTAL</b>	<b>= 20.717 Acres</b>	<b>100.00%</b>

## GENERAL NOTES

Basis of bearings is the South line of the SE1/4 SE1/4 of Section 29 which bears North 89 degrees 54 minutes 01 seconds East, a distance of 1319.37 feet, as established by GPS observation, from MCGPS data. Both monuments on this line are BLM or Mesa County Survey Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title Policy No. 98-09-035K.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

The Declaration of Covenants and Restrictions are recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Mesa County Records

## LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Chipeta Pines Subdivision. Signed this 15<sup>th</sup> day of September, 1999.

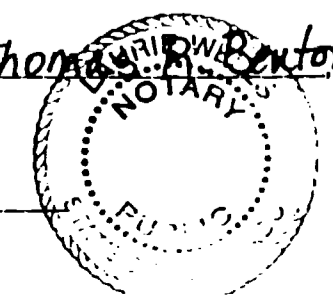
by: Thomas R. Benton  
for:

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Thomas R. Benton this 15<sup>th</sup> day of September, A.D., 1999.

Witness my hand and official seal:  
Shirley Wells  
Notary Public



## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock

\_\_\_\_\_ M., \_\_\_\_\_ A.D., 19\_\_\_\_, and was duly recorded in Plat Book \_\_\_\_\_

Page No. \_\_\_\_\_ Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_ Fees: \_\_\_\_\_

By: \_\_\_\_\_  
Clerk and Recorder Deputy

## CITY OF GRAND JUNCTION APPROVAL

This plat of Chipeta Pines Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 15 day of SEPTEMBER, A.D., 1999.

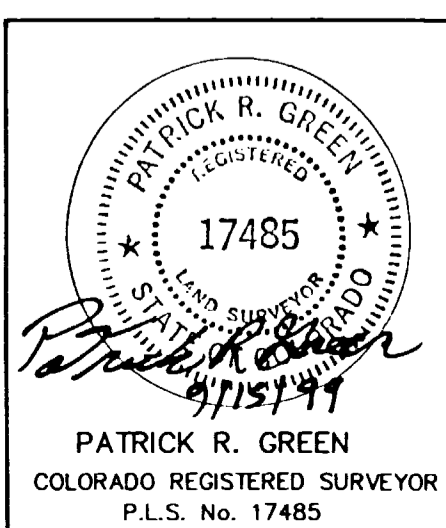
City Manager David A. Varney

President of City Council Gene Ramsey

## SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Chipeta Pines Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of 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.

Date certified SEPT. 15, 1999



**CHIPETA PINES SUBDIVISION**  
A Part of the SE1/4 SE1/4  
SECTION 29, T1S, R1E,  
UTE MERIDIAN, MESA COUNTY, CO

LANDesign			
ENGINEERS • SURVEYORS • PLANNERS			
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099			
PROJ. NO. 99013-011	SURVEYED	DRAWN	CHECKED
DATE: April, 1999	led	RSK	1
			SHEET 2 OF

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 CERTIFICATION SHOWN HEREON.

# CHIPETA PINES SUBDIVISION

500'00"14"E 1316.15'

Kevin W. & Joyce J. Conrad  
2996 B Road

SE Corner  
Section 29  
T1S, R1E, U1M  
MCSM #116-1

NE Corner  
SE1/4 SE1/4  
Section 29  
T1S, R1E, U1M  
MCSM #1362

Lot Curve Data				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LEN
C1	17°35'10"	43.50'	13.35'	13.30'
C2	17°18'52"	43.50'	13.15'	13.10'

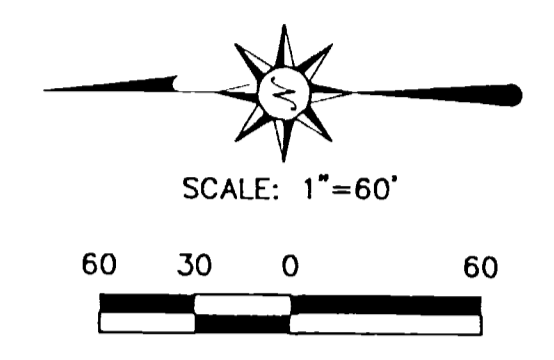
William L. Morse, et al  
215 30 Road

Larry E. & Dora L. Humble  
2992 B Road

Charles W. & Ann E. Tabor  
2990 B Road

Gary Lee & Joylin Weathers  
2988 B Road  
Book 1941, Page 617

Paul R. & Betty L. Dowdell  
2984 B Road  
Book 2486, Page 546

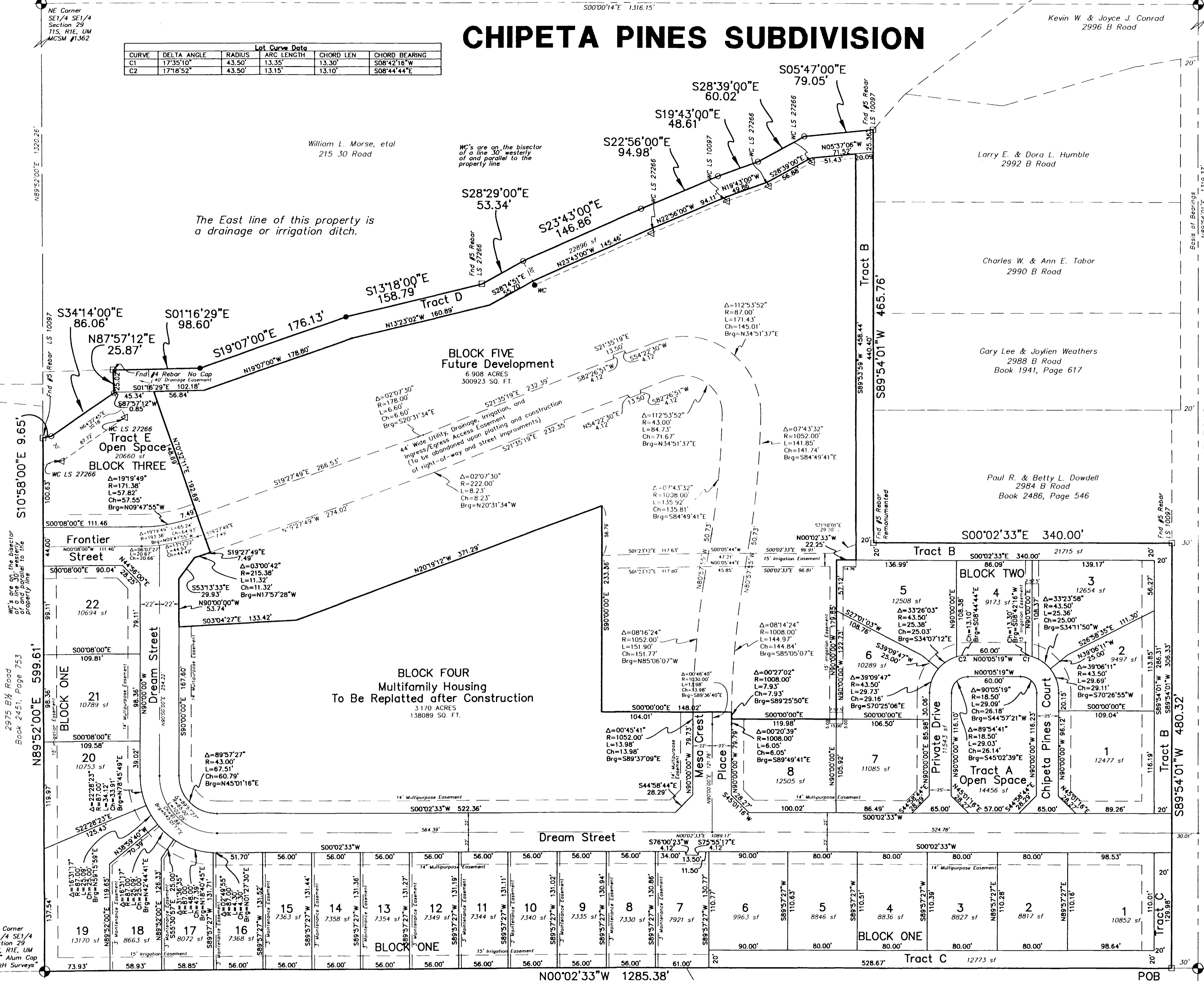


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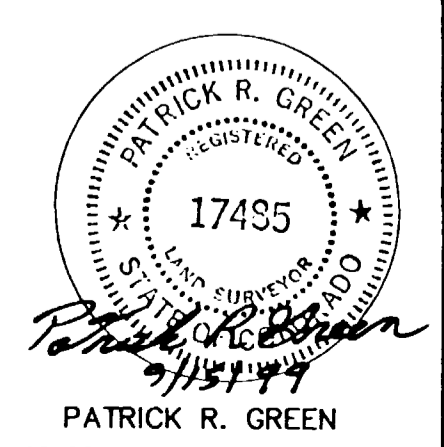
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Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of Chipeta Pines Subdivision and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 15 day of sept. 1999



**CHIPETA PINES SUBDIVISION**  
A Part of the SE1/4 SE1/4  
SECTION 29, T1S, R1E,  
UTE MERIDIAN, MESA COUNTY, CO

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PROJ. NO. 99013-111	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: April, 1999	led	PSK	?	?	?

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