

# THE HOMESTEAD IN GRAND JUNCTION

## A REPLAT OF THE HACIENDA

**DEDICATION**

Know all men by these presents

That the undersigned is the owner of the real property previously platted as Hacienda (Plat Book 2 Pages 108 & 109) located in the southeast quarter of Section 4, Township 1 South Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows

Commencing at Mesa County Survey Marker #1283 for the center-south sixteenth corner of said Section 4, whence Mesa County Survey Marker #5-2 for the south quarter corner of said Section 4 bears South 00°01'06" East, as determined by GPS observation, with all bearings herein relative thereto.

Thence South 61°56'20" East a distance of 54.90 feet to the Point of Beginning. Thence along the previously platted boundary of Hacienda subdivision as evidenced by the record plat and found monuments,

Thence North 89°47'41" East a distance of 1271.59 feet,  
 Thence North 89°49'32" East, a distance of 272.40 feet,  
 Thence South 00°11'13" East, a distance of 171.73 feet,  
 Thence North 89°46'49" East, a distance of 140.03 feet,  
 Thence North 00°12'05" West, a distance of 171.62 feet,  
 Thence North 89°49'32" East, a distance of 247.37 feet,  
 Thence South 00°00'10" West, a distance of 632.70 feet along the east line of the northwest quarter of the southeast quarter of the southeast quarter of said Section 4,  
 Thence South 89°49'06" West, a distance of 659.81 feet along the south line of the northwest quarter of the southeast quarter of the southeast quarter of said Section 4,  
 Thence South 89°48'01" West, a distance of 494.90 feet along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 4,  
 Thence South 00°00'26" East, a distance of 334.41 feet along the east line of the west half of the west half of the southeast quarter of the southwest quarter of the southeast quarter of said Section 4,  
 Thence South 89°41'50" West, a distance of 164.95 feet,  
 Thence North 00°00'33" West, a distance of 334.71 feet along the west line of the southeast quarter of the southwest quarter of the southeast quarter of said Section 4,  
 Thence South 89°48'01" West, a distance of 629.87 feet along the south line of the northwest quarter of the southwest quarter of the southeast quarter of said Section 4,  
 Thence North 00°01'06" West, a distance of 614.22 feet  
 Thence 29.00 feet along the arc of a 18.50 foot radius tangent curve to the right, through a central angle of 89°48'48", with a chord bearing North 44°53'17" East, a distance of 26.12 feet, to the Point of Beginning

Containing 29.033 acres, more or less

That said owner has caused the said real property to be laid out and surveyed as THE HOMESTEAD IN GRAND JUNCTION, a replat of The Hacienda, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado

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

All sanitary sewer easements to the City of Grand Junction as perpetual easements for the installation, operation, repair and maintenance of sanitary sewer pipelines, cleanouts, pumps or other devices necessary for the discharge of sewer waste to the public sewer system,

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

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 3 day of November, A.D., 1999

*[Signature]*  
 Cunningham Investment Co., Inc., Manager  
 HACIENDA PARTNERS LLC, a Colorado Limited Liability Company

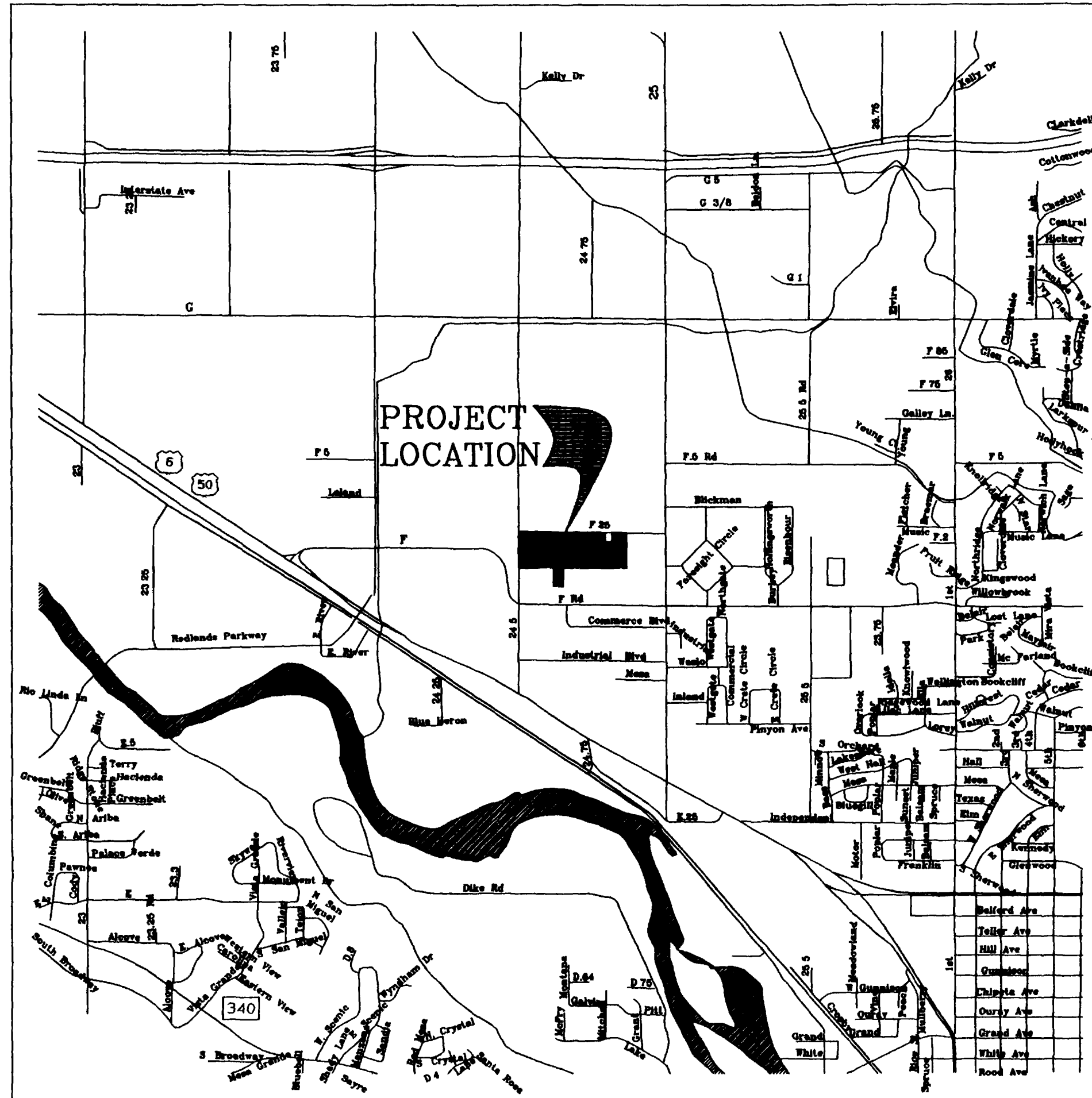
STATE OF COLORADO }  
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by J. McA. Cunningham, President, Cunningham Investment Co., Inc., Manager, Hacienda Partners, LLC this 3rd day of November, A.D., 1999

Witness my hand and official seal

My commission expires 9/30/2002  
 Address 424 N. Pleasant, Millis, Grand Junction, Co

*[Signature]*  
 Notary Public



VICINITY MAP  
 1" = 2000

**NOTES**

A site and building specific soils investigation and engineered foundation design shall be completed prior to the construction of each building or structure. All construction must meet the requirements of the SUBSURFACE SOILS EXPLORATION REPORT

Prior to the sale of any lots or blocks, survey monuments shall be placed in accordance with CRS 38-51-105

**CONSENT OF MORTGAGEE**

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

by *[Signature]* by *[Signature]*

STATE OF COLORADO }  
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Michael D. Williams this 3rd day of November, A.D., 1999

Witness my hand and official seal

My commission expires 6-28-00  
 Address 467 S. 2nd St., Grand Junction, CO 81505

*[Signature]*  
 Notary Public  
 MARY KAY WEIDLER  
 Notary Public in the State of New York  
 MONROE COUNTY  
 Commission Expires 10/28/2002

**CITY OF GRAND JUNCTION APPROVAL**

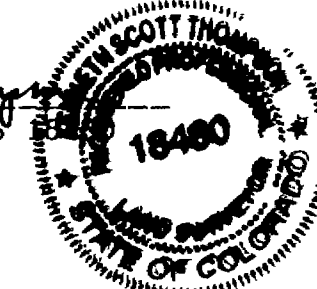
This plat of HUNTERS GLEN FINAL PLAT, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22 day of NOV, A.D., 1999

*[Signature]* City Manager  
*[Signature]* President of City Council

**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 THE HOMESTEAD IN GRAND JUNCTION 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

*[Signature]*  
 Kenneth Scott Thompson, PLS  
 Date November 3, 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 1:50 o'clock P M., this 3rd day of December, 1999, and is duly recorded in Plat Book No. 17, Page 220, 221 as Reception No. 1930890  
 Drawer No. JI-16

Clerk and Recorder of Mesa

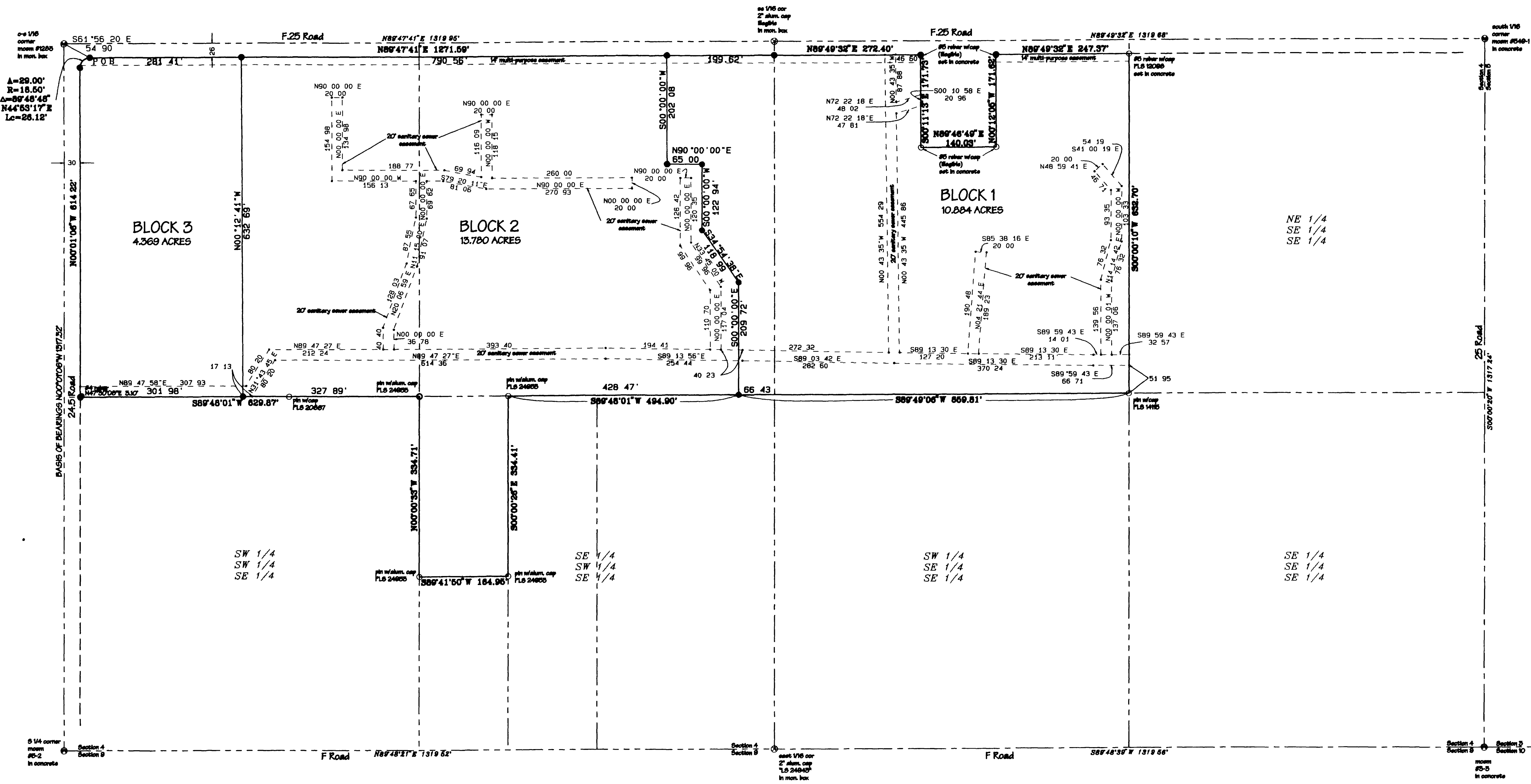
**THE HOMESTEAD  
 IN GRAND JUNCTION**  
 A REPLAT OF THE HACIENDA

SECTION S1/2 SE1/4 S 4 T14N R1E W1  
 T14N R1E W1  
 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 0376-001
0376-001 pro	Date Nov 3 1999	Sheet 1 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.

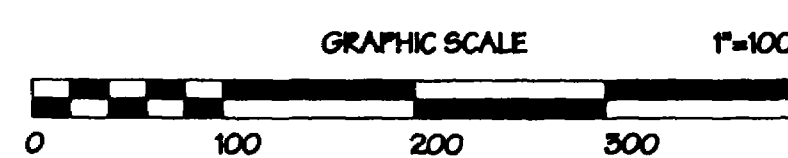
# THE HOMESTEAD IN GRAND JUNCTION A REPLAT OF THE HACIENDA



A=29.00'  
R=18.50'  
Δ=89°48'48"  
N44°53'17" E  
Lc=28.12'

**BASES OF BEARINGS**  
The bearings herein are based on control by Nichols Assoc. Inc., as determined by GPS observation on a Meiss County Survey Marker at the center-south sixteenth corner of Section 4 and a Meiss County Survey Marker for the south quarter corner of Section 4, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 00°00'00" West.

**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.



### LEGEND

- ⊙ FOUND BRASS MONUMENT AS NOTED
- ⊗ FOUND ALUMINUM MONUMENT AS NOTED
- FOUND REBAR MONUMENT AS NOTED
- SET #5 REBAR/ALUM. CAP PLS 18480

REFER TO SHEET 1 OF 2 FOR SURVEYOR'S STATEMENT

## THE HOMESTEAD IN GRAND JUNCTION A REPLAT OF THE HACIENDA

SECTION 51/2 SE1/4 S 4 T19N R 1W MERIDIAN UTE		
<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 0376-001
0376-001.pro	Date Nov 3 1999	Sheet 2 of 2