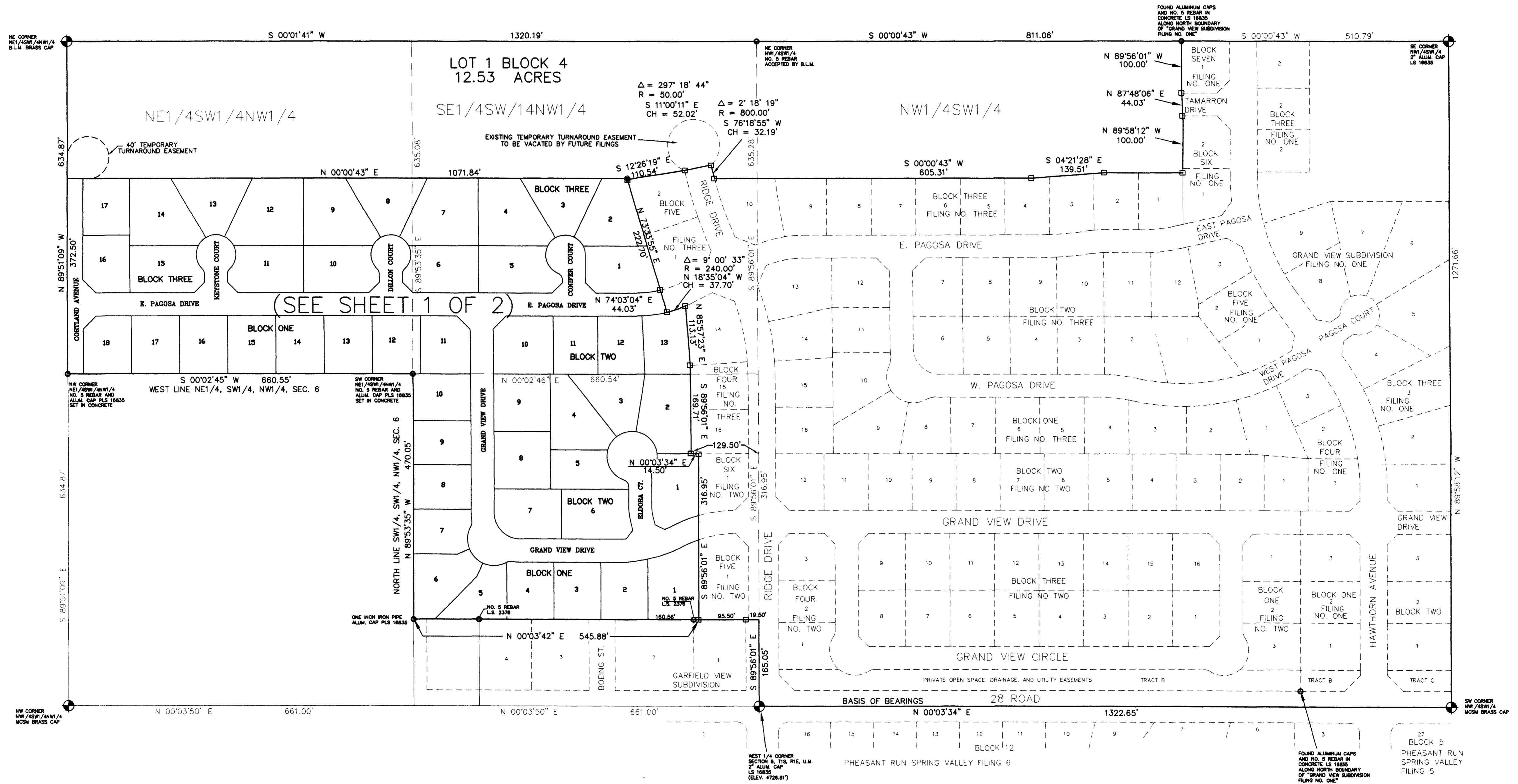


GRAND VIEW SUBDIVISION FILING NO. FOUR

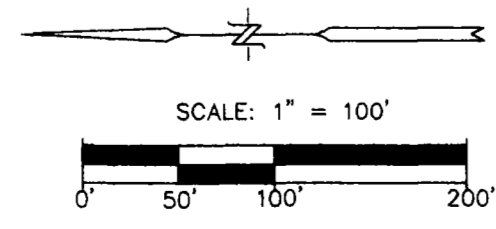
A REPLAT OF LOT 1, BLOCK 6 GRAND VIEW SUBDIVISION FILING NO. THREE

LOCATED IN SECTION 6, T1S, R1E, UTE MERIDIAN



ACREAGE SUMMARY

LOT 1 BLOCK 4	12.53
LOTS	12.50
ROADS	3.05



- LEGEND:**
- MESA COUNTY SURVEY MARKER, BLM BRASS CAP, OR 2" ALUMINUM MONUMENT
 - FOUND SURVEY MONUMENT SET BY RLS 16835 OR AS NOTED
 - SET ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
 - FOUND ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
- NOTE: NO. 5 REBAR AND ALUMINUM CAP TO BE SET AT ALL INTERIOR LOT CORNERS

BASIS OF BEARING ASSUMES THE WEST LINE OF THE NW1/4SW1/4 OF SECTION 6, T1S, R1E, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR S00°03'34"W, 1322.65 FEET BETWEEN THE WEST 1/4 CORNER (A 2" ALUMINUM CAP L.S.16835) OF SAID SECTION 6 AND THE SOUTHWEST CORNER (MESA COUNTY SURVEY MARKER) OF SAID NW1/4SW1/4.

**GRAND VIEW SUBDIVISION
FILING NO. FOUR
REPLAT OF LOT 1, BLOCK 6
GRAND VIEW SUBDIVISION
FILING NO. THREE**

ATKINS AND ASSOCIATES, INC.

518 28 ROAD, SUITE B-105, P.O. BOX 2702
GRAND JUNCTION, CO 81502
PH. (970) 245-6630 FAX (970) 245-2355

DRAWN BY	RLA
DATE	01/20/00
JOB NO.	99008
SHEET	2 OF 2

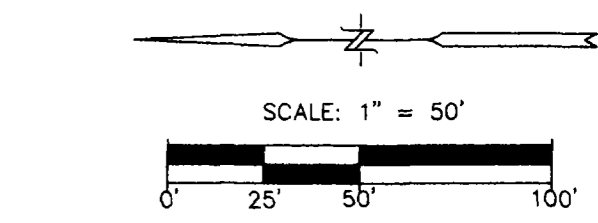
GRAND VIEW SUBDIVISION FILING NO. FOUR A REPLAT OF LOT 1, BLOCK 6 GRAND VIEW SUBDIVISION FILING NO. THREE

CURVE TABLE

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	27.45'	272.00'	54.71'	54.82'	S 21°17'23" E	11°31'28"
C2	22.12'	250.00'	44.12'	44.07'	S 21°59'45" E	10°06'44"
C3	16.77'	228.00'	33.48'	33.45'	S 22°30'45" E	08°24'48"
C4	28.72'	250.00'	59.15'	59.02'	S 19°33'08" E	13°33'25"
C5	35.81'	272.00'	71.21'	71.01'	S 19°33'08" E	14°59'59"
C6	29.72'	250.00'	59.15'	59.02'	S 06°43'00" E	13°33'25"
C7	28.86'	272.00'	57.51'	57.40'	S 05°59'43" E	12°06'50"
C8	14.55'	122.00'	28.96'	28.80'	S 83°18'21" W	13°36'08"
C9	11.33'	100.00'	23.74'	23.68'	S 83°18'21" W	13°36'08"
C10	9.30'	78.00'	18.52'	18.47'	S 83°18'21" W	13°36'08"
C11	4.09'	13.50'	7.95'	7.84'	S 73°01'20" E	33°44'30"
C12	17.26'	48.00'	33.15'	32.49'	S 75°56'03" E	39°33'57"
C13	36.74'	48.00'	62.71'	58.35'	S 46°51'15" W	74°51'25"
C14	20.98'	48.00'	39.56'	38.45'	S 14°10'57" E	47°12'59"
C15	16.33'	48.00'	31.47'	30.91'	S 56°34'33" E	37°34'13"
C16	44.92'	48.00'	71.79'	65.29'	S 61°47'34" W	85°41'33"
C17	9.65'	13.50'	16.77'	15.71'	S 54°31'37" W	71°09'37"
C18	50.04'	50.00'	78.58'	70.74'	S 45°05'04" W	80°02'43"
C19	72.06'	72.00'	113.15'	101.86'	S 45°05'04" W	80°02'43"
C20	7.41'	94.00'	14.79'	14.78'	S 04°34'14" W	09°01'04"
C21	6.75'	20.00'	12.99'	12.76'	S 09°31'21" E	17°12'13"
C22	24.78'	50.00'	46.02'	44.41'	S 01°45'30" E	52°43'55"
C23	19.91'	50.00'	37.90'	37.00'	S 08°19'21" W	43°25'46"
C24	24.51'	50.00'	45.57'	44.01'	S 85°51'10" E	52°13'11"
C25	4.98'	13.50'	9.51'	9.31'	S 79°55'06" E	40°21'03"
C26	8.39'	94.00'	16.74'	16.71'	S 85°00'24" W	10°12'02"
C27	18.91'	240.00'	37.74'	37.70'	S 18°35'04" E	09°00'33"
C28	23.56'	195.00'	46.89'	46.77'	S 06°48'25" E	13°42'22"
C29	26.65'	218.00'	53.03'	52.90'	S 06°45'21" E	13°56'13"
C30	24.44'	240.00'	48.71'	48.63'	S 08°15'56" E	11°37'45"
C31	5.23'	240.00'	10.46'	10.46'	S 01°12'09" E	02°29'48"
C32	9.01'	38.00'	17.70'	17.54'	S 76°42'00" W	26°41'30"
C33	12.97'	38.00'	25.00'	24.55'	S 44°30'35" W	37°41'22"
C34	20.35'	38.00'	37.36'	35.88'	S 02°30'11" E	56°20'09"
C35	11.16'	38.00'	21.70'	21.65'	S 47°01'55" E	32°43'19"
C36	40.97'	38.00'	62.55'	55.72'	S 69°27'04" W	94°18'42"
C37	9.06'	13.50'	15.96'	15.05'	S 56°10'15" W	67°45'02"
C38	5.79'	13.50'	10.94'	10.64'	S 66°44'32" E	46°25'25"
C39	28.29'	38.00'	48.63'	45.38'	S 80°11'39" E	73°19'39"
C40	12.89'	38.00'	24.86'	24.42'	S 44°24'12" W	37°28'38"
C41	20.35'	38.00'	37.36'	35.88'	S 02°30'11" E	56°20'09"
C42	11.03'	38.00'	21.42'	21.19'	S 46°51'38" E	32°22'45"
C43	28.29'	38.00'	48.63'	45.38'	S 80°11'39" E	73°19'39"
C44	5.79'	13.50'	10.94'	10.64'	S 66°44'32" E	46°25'25"
C45	5.79'	13.50'	10.94'	10.64'	S 66°44'32" E	46°25'25"
C46	28.34'	38.00'	48.70'	45.43'	S 80°14'40" E	73°25'42"
C47	11.16'	38.00'	21.70'	21.65'	S 47°01'55" E	32°43'19"
C48	20.35'	38.00'	37.36'	35.88'	S 02°30'11" E	56°20'09"
C49	10.94'	38.00'	21.31'	21.03'	S 46°44'00" E	32°07'50"
C50	28.42'	38.00'	48.80'	45.52'	S 80°24'47" W	73°34'54"
C51	5.79'	13.50'	10.94'	10.64'	S 66°44'32" E	46°25'25"
C52	40.09'	40.00'	188.40'	56.64'	S 45°04'47" W	28°59'51"
C53	7.78'	228.00'	15.51'	15.50'	S 25°08'13" E	03°53'49"
C54	6.14'	228.00'	16.26'	16.26'	S 01°58'55" E	04°05'14"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25°06'42" W	20.81'
L2	S 53°42'19" E	20.31'
L3	S 76°30'17" W	17.69'
L4	S 76°30'17" W	17.68'
L5	N 89°53'35" W	4.96'
L6	S 89°53'35" E	5.89'
L7	N 44°54'25" W	35.34'
L8	N 45°04'35" E	35.37'
L9	S 45°02'45" W	28.28'
L10	N 44°57'15" W	28.28'
L11	S 89°57'15" E	5.81'
L12	N 45°02'45" E	28.28'
L13	N 44°57'15" W	28.28'
L14	N 89°57'15" W	15.76'
L15	S 89°57'15" E	15.76'
L16	N 45°02'45" E	28.28'
L17	N 44°57'15" W	28.28'
L18	S 89°57'15" E	15.76'
L19	S 89°57'15" E	15.76'
L20	N 44°54'12" E	35.39'
L21	N 45°01'44" E	35.85'
L22	N 21°57'46" W	25.00'
L23	N 65°23'32" W	28.58'
L24	N 87°18'58" E	28.20'

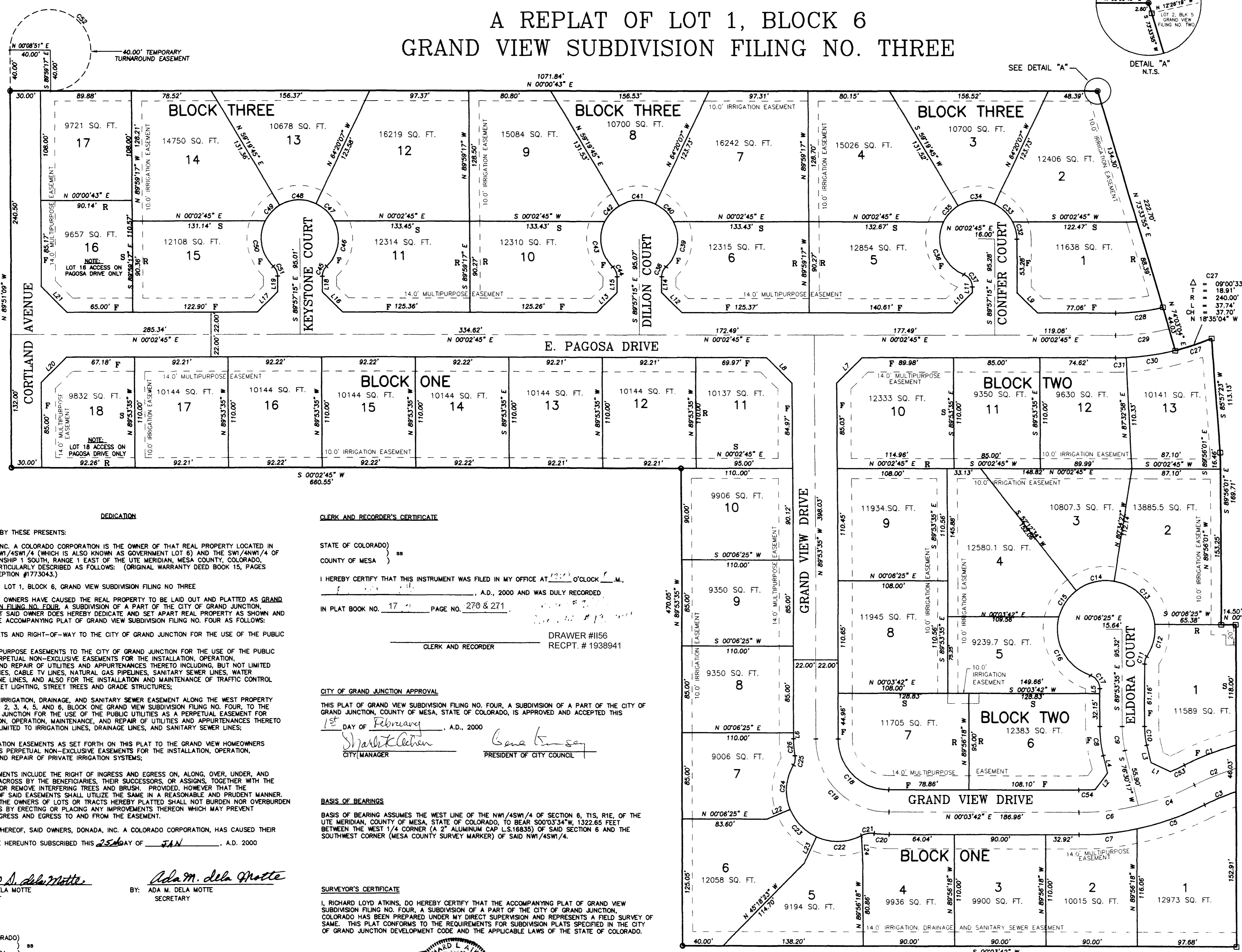


- LEGEND:**
- MESA COUNTY SURVEY MARKER, BLM BRASS CAP, OR ALUMINUM MONUMENT
 - FOUND SURVEY MONUMENT SET BY RLS 16835 OR AS NOTED
 - SET ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PER RLS 12291
 - FOUND ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PER RLS 12291
- NOTE: NO. 5 REBAR AND ALUMINUM CAP TO BE SET
- CORNER LOTS SETBACK LEGEND:**
- F FRONT OF LOT
 - R REAR OF LOT
 - S SIDE OF LOT

**GRAND VIEW SUBDIVISION
FILING NO. FOUR
FINAL PLAT
A REPLAT OF LOT 1, BLOCK 6
GRAND VIEW SUBDIVISION, FILING NO. THREE**

ATKINS AND ASSOCIATES, INC.
518 28 ROAD, SUITE B-105, P.O. BOX 2702
GRAND JUNCTION, CO 81502
PH. (970) 245-6630 FAX (970) 245-2355

DRAWN BY
RLA
DATE
01/20/00
JOB NO.
99008
SHEET
1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT DONADA, INC. A COLORADO CORPORATION IS THE OWNER OF THAT REAL PROPERTY LOCATED IN PART OF THE NW1/4SW1/4 (WHICH IS ALSO KNOWN AS GOVERNMENT LOT 6) AND THE SW1/4NW1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ORIGINAL WARRANTY DEED BOOK 15, PAGES 174 & 175 RECEPTION #1773043.)

LOT 1, BLOCK 6, GRAND VIEW SUBDIVISION FILING NO THREE

THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS GRAND VIEW SUBDIVISION FILING NO. FOUR, 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 GRAND VIEW SUBDIVISION FILING NO. FOUR AS FOLLOWS:

ALL STREETS AND RIGHT-OF-WAY TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER;

ALL MULTIPURPOSE EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES AS PERPETUAL NON-EXCLUSIVE 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;

THE 14.0' IRRIGATION, DRAINAGE, AND SANITARY SEWER EASEMENT ALONG THE WEST PROPERTY LINE OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK ONE GRAND VIEW SUBDIVISION FILING NO. FOUR, TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES AS A PERPETUAL EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF UTILITIES AND APPURTENANCES THERETO INCLUDED AND LIMITED TO IRRIGATION LINES, DRAINAGE LINES, AND SANITARY SEWER LINES;

ALL IRRIGATION EASEMENTS AS SET FORTH ON THIS PLAT TO THE GRAND VIEW HOMEOWNERS ASSOCIATION, AS PERPETUAL NON-EXCLUSIVE 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 ERRECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

IN WITNESS WHEREOF, SAID OWNERS, DONADA, INC. A COLORADO CORPORATION, HAS CAUSED THEIR NAMES TO BE HERELIANT SUBSCRIBED THIS 25th DAY OF JANUARY, A.D. 2000

BY: Don D. dela Motte PRESIDENT
BY: Ada M. dela Motte SECRETARY

STATE OF COLORADO)
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Don D. dela Motte, PRESIDENT AND Ada M. dela Motte SECRETARY ON, THIS 25th DAY OF January, A.D., 2000

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES 3-11-02

Aubrey J. Carlos
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 O'CLOCK A.M., _____, A.D., 2000 AND WAS DULY RECORDED

IN PLAT BOOK NO. 17 PAGE NO. 270 & 271

CLERK AND RECORDER _____ DRAWER #1156 RECPT. #1938941

CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF GRAND VIEW SUBDIVISION FILING NO. FOUR, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 1st DAY OF February, A.D., 2000

Shirley Cochran CITY MANAGER
Gene Tomney PRESIDENT OF CITY COUNCIL

BASIS OF BEARINGS

BASIS OF BEARING ASSUMES THE WEST LINE OF THE NW1/4SW1/4 OF SECTION 6, T1S, R1E, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR S00°03'34" W, 1322.65 FEET BETWEEN THE WEST 1/4 CORNER (A 2" ALUMINUM CAP L.S.16835) OF SAID SECTION 6 AND THE SOUTHWEST CORNER (MESA COUNTY SURVEY MARKER) OF SAID NW1/4SW1/4.

SURVEYOR'S CERTIFICATE

I, RICHARD LOYD ATKINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GRAND VIEW SUBDIVISION FILING NO. FOUR, 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.

BY: Richard L. Atkins
DATE: 1/20/00

SIGHT TRIANGLES SHALL APPLY TO ALL CORNER LOTS IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION'S T.E.D.S. MANUAL

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.

