

# SUMMIT VIEW RANCH II

## A REPLAT OF LOT 2, TIMM MINOR SUBDIVISION

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Casa Tiara Development Incorporated, is the owner of that real property as described in Book 2678 at Page 718 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows: Lot 2, Timm Minor Subdivision, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as SUMMIT VIEW RANCH II, 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 real property as shown and labeled on the accompanying plat as follows:

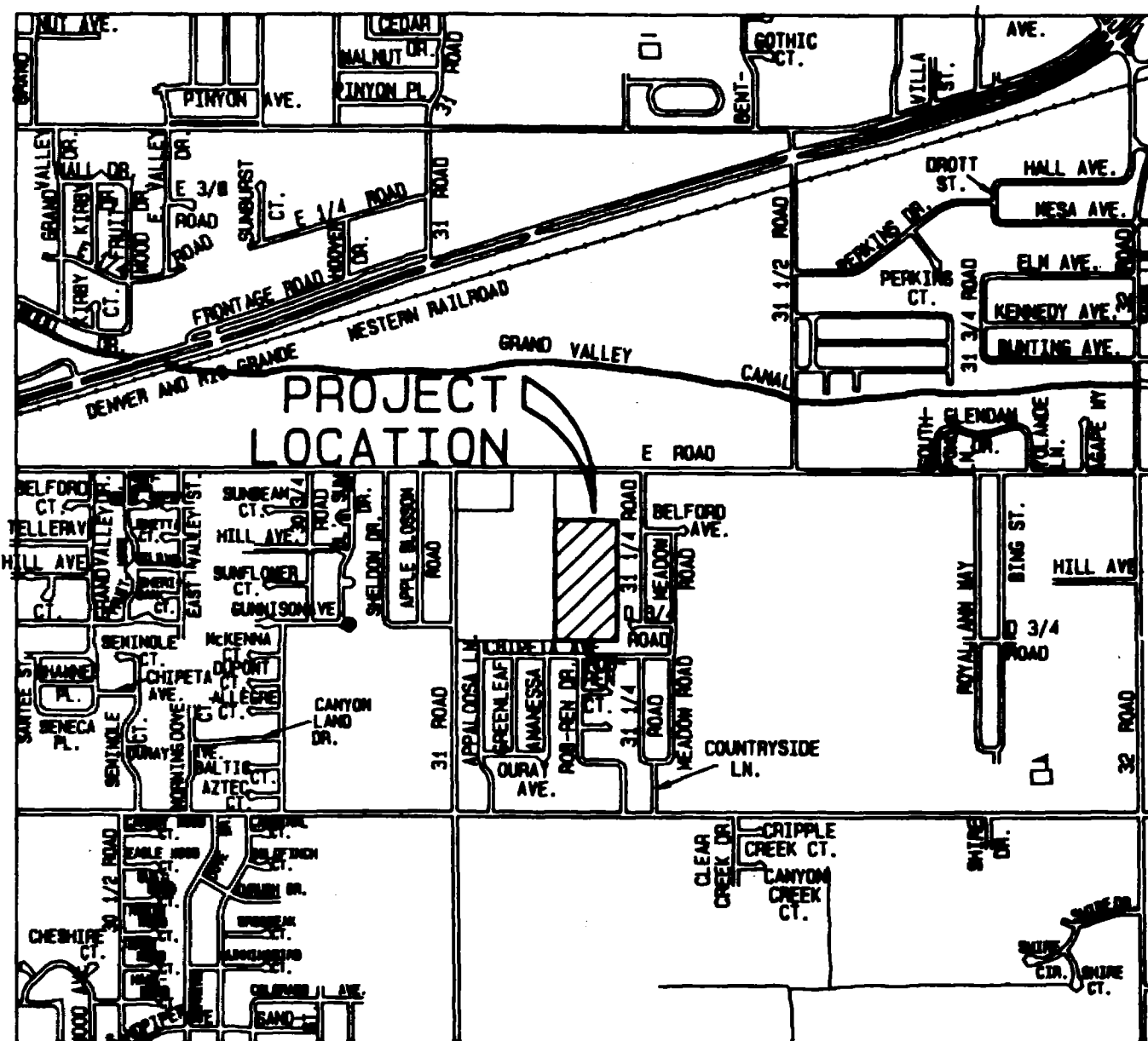
All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

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 / 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;

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; provide, 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 owner has caused his name to be hereunto subscribed this 17th day of April, 2000.



VICINITY MAP  
NOT TO SCALE



My Commission Expires  
January 25, 2002

STATE OF COLORADO )  
COUNTY OF MESA ) ss

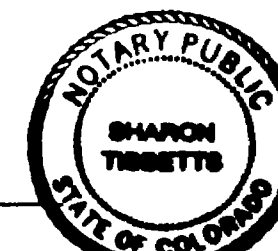
The foregoing instrument was acknowledged before me this 17th day of April, A.D. 2000 by Mansel L. Zeck, President

Witness my hand and official seal: Sharon Tibbets  
Notary Public

Address 200 Grand Avenue, Grand Junction, CO 81501  
My commission expires: 1-25-2002

Mansel L. Zeck  
Casa Tiara Development Incorporated  
Mansel L. Zeck, President

Lienholder Kent Shettler  
Kent Shettler V.P.  
Bank of Colorado



My Commission Expires  
January 25, 2002

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 17th day of April, A.D. 2000 by Kent Shettler V.P.

Witness my hand and official seal: Sharon Tibbets  
Notary Public

Address 200 Grand Avenue, Grand Junction, CO 81501  
My commission expires: 1-25-2002

### TYPICAL SETBACKS

MINIMUM LOT AREA	6,500 S.F.
MINIMUM STREET FRONTAGE	20 FEET
MAXIMUM HEIGHT OF STRUCTURES	32 FEET
MINIMUM LOT WIDTH (at structure site for principal structure)	60 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
PRINCIPAL STRUCTURE	3 FEET
ACCESSORY STRUCTURE	
MINIMUM REAR YARD SETBACK	25 FEET
PRINCIPAL STRUCTURE	10 FEET
ACCESSORY STRUCTURE	
MINIMUM FRONT YARD SETBACK (from centerline of right-of-way)	75 FEET
PRINCIPAL STRUCTURE	85 FEET
ACCESSORY STRUCTURE	50 FEET
COLLECTOR	45 FEET
LOCAL	
MAXIMUM COVERAGE OF LOT BY STRUCTURES	35%
MAXIMUM UNITS PER GROSS ACRE	5

### CITY APPROVAL

This plat of SUMMIT VIEW RANCH II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 24th day of March, 2000.

Sharon Tibbets  
City Manager

Gene Kinsey  
City Mayor

### CLERK AND RECORDER'S CERTIFICATE

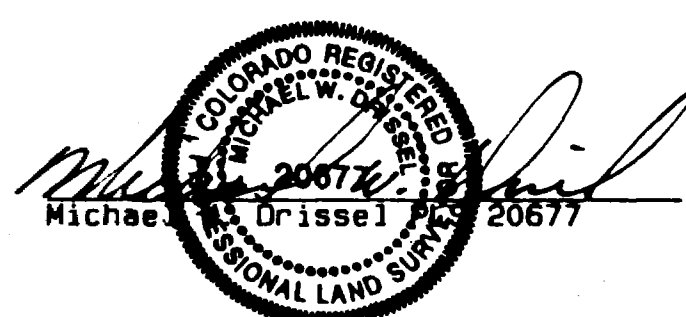
I hereby certify that this instrument was filed for recording in my office at 2:16 o'clock P.M., this 14th day of April, A.D. 2000, and is duly recorded in Plat Book No. 17 at page 305, 336 Reception No. 1946040. Fees \$20.00 Drawer No. 1184

Carol Zink  
Deputy

Monte Jace  
Clerk and Recorder

### SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. Title search was done by Transamerica Title Insurance Company under title policy number 144-107088.



3-15-00  
Date

NOTE: Future property owners need to review information in the project file located at the Community Development Department regarding soil and ground water conditions. The developer of the lot shall abide by the minimal requirements stated in the recommendation from the Colorado Geologic Survey regarding foundations or otherwise demonstrate that they have otherwise satisfied the requirements

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.

### SUMMIT VIEW RANCH II

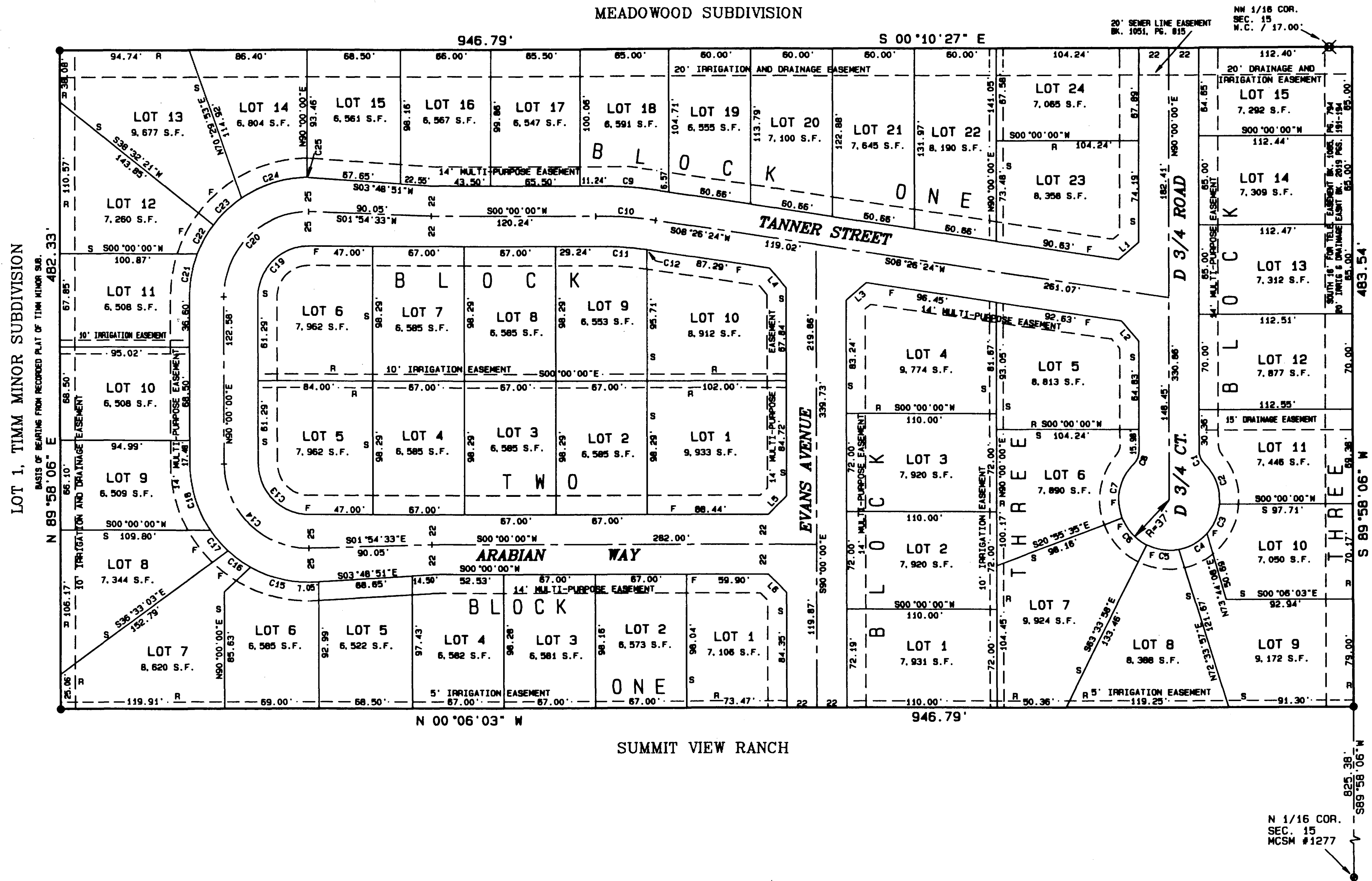
LOCATED IN THE  
NW 1/4 NW 1/4 SEC. 15, T1S, R1E, U.M.

D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	280-99-08
Drawn By	TMODEL	Date	MARCH 2000	Sheet	1 OF 2

# SUMMIT VIEW RANCH II

## A REPLAT OF LOT 2, TIMM MINOR SUBDIVISION



**LINE / CURVE TABLE**

L/C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
L1			19.27'	N40°46'48"W	
L2			19.31'	S49°13'12"W	
C1	45°20'03"	13.50'	10.68'	S67°19'58"W	10.41'
C2	50°08'33"	37.00'	32.38'	S69°44'13"W	31.36'
C3	37°12'31"	37.00'	24.03'	N66°35'15"W	23.61'
C4	37°12'31"	37.00'	24.03'	N29°22'44"W	23.61'
C5	37°12'31"	37.00'	24.03'	N07°49'47"E	23.61'
C6	42°38'23"	37.00'	27.54'	N47°45'14"E	26.90'
C7	66°15'38"	37.00'	42.79'	S77°47'46"E	40.44'
C8	45°20'04"	13.50'	10.68'	S67°19'58"E	10.41'
L3			19.27'	S40°46'48"E	
L4			19.31'	S49°13'12"W	
L5			19.18'	N45°00'00"W	
L6			19.18'	S45°00'00"W	
C9	8°26'24"	322.00'	47.43'	S04°13'12"W	47.39'
C10	8°26'24"	300.00'	44.19'	S04°13'12"W	44.15'
C11	7°48'22"	278.00'	37.88'	S03°54'11"W	37.85'
C12	0°38'01"	278.00'	3.07'	S08°07'23"W	3.07'
C13	90°00'00"	37.00'	56.12'	N45°00'00"E	52.33'
C14	90°00'00"	62.00'	97.39'	N45°00'00"E	87.68'
C15	29°24'41"	87.00'	44.66'	N14°42'21"E	44.17'
C16	13°25'23"	87.00'	20.38'	N36°07'23"E	20.34'
C17	13°11'18"	87.00'	20.03'	N49°25'43"E	19.98'
C18	33°58'38"	87.00'	51.59'	N73°00'41"E	50.84'
C19	90°00'00"	37.00'	56.12'	S45°00'00"E	52.33'
C20	90°00'00"	62.00'	97.39'	S45°00'00"E	87.68'
C21	21°03'12"	87.00'	31.97'	S79°28'24"E	31.79'
C22	15°48'38"	87.00'	24.01'	S61°02'29"E	23.93'
C23	18°49'39"	87.00'	28.59'	S43°43'20"E	28.46'
C24	33°39'00"	87.00'	51.10'	S17°29'01"E	50.36'
C25	0°39'31"	87.00'	1.00'	S00°19'45"E	1.00'

STRAWBERRY ACRES, FILING 4

**LEGEND**

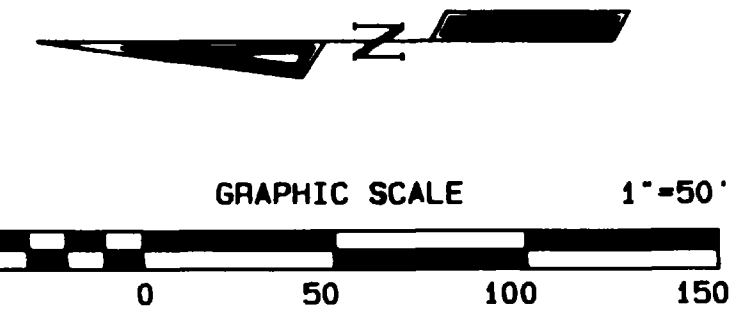
- MESA COUNTY SURVEY MARKER
  - ⊗ SET 3.25" ALUM. MONUMENT STAMPED D H SURVEYS INC. LS 20677
  - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 20677
- NOTE: EXTERIOR BOUNDARY CORNERS SET IN CONCRETE

F = FRONT OF LOT  
S = SIDE OF LOT  
R = REAR OF LOT

**AREA SUMMARY**

RESIDENTIAL LOTS	8.42 ACRES	80.2%
INTERIOR ROADS	2.08 ACRES	19.8%
<b>TOTAL</b>	<b>10.50 ACRES</b>	<b>100.0%</b>

BENCHMARK = MESA CO. SURVEY MARKER  
NW COR. SEC. 15  
ELEV = 4660.95  
INTERSECTION OF 31 ROAD  
AND E ROAD



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