

**DEVELOPMENT BULK REQUIREMENTS**

- 1) MAXIMUM LOT COVERAGE  
The maximum lot coverage for buildings in the Residential Areas of the Planned Development shall be 50%. Individual lots in the business portion of this development shall be governed by the maximum allowed floor area listed in Meadowlark Planned Development Land Use Regulations and Development Standards, but not by the maximum lot coverage.
- 2) MAXIMUM FAR  
The Maximum Floor Area Ratio for the Business Area of the Planned Development shall be 0.21 allowing a maximum total of 46,560 square feet within the 5 acre business portion of the planned development. This square footage is allocated to individual lots as designed on the plat and listed in Meadowlark Planned Development Land Use Regulations and Development Standards.
- 3) General Dimensional Standards  
The Standards shown in Table 1 shall be applied to the Planned Development in general.

LAND USE	MINIMUM LOT SIZE PER UNIT		MINIMUM FRONTAGE	MINIMUM SETBACKS PRINCIPAL/ACCESSORY BUILDING			MAX HEIGHT
	Area sq. ft.	Width		Front	Side	Rear	
Residential	7,000	35'	20'	20'/25'	10'	15'/20'	36'
Chapel	20,500	35'	50'	25'/25'	15'	25'/20'	36'
Day Care Center	7,000	35'	20'	20'/25'	10'	15'/20'	36'
Retail sales/services				0'	0'	8'/8'	36'
Office/Professional Services				0'	0'	8'/8'	36'
Restaurant				0'	0'	8'/8'	36'
Financial Services				0'	0'	8'/8'	36'
Garden Center				0'	0'	8'/8'	36'

Table 1

- 1) Lot Size: Lot size is gross area within the property lines including easements. If property lines are within structures as in zero lot line or condominium development, they are assumed to be to the center of the mutual wall or to the exterior of exterior walls.
- 2) Frontage Requirements apply to lots adjacent to public street or common access easements.
- 3) All Building Setbacks within the Planned Development from any public street shall be a minimum of 20 feet for all land use categories. Building setbacks do not apply to parking, sidewalks, or signs. All buildings shall comply with building envelopes shown on the plat of each lot within the development.
- 4) Heights shall be measured as the vertical distance between the average finished grade between the highest and lowest grades along the foundation and the highest point of the roof or facade. Height limits do not apply to bellies, cupolas, spires, radio/communication/antennas, flag poles, or chimneys.
- 5) A minimum 20 feet driveway is required between garage entrances and public right-of-way or back of sidewalk whichever is nearer.
- 6) When units area attached, side yard setbacks shall apply to the contiguous buildings.

**MEADOWLARK GARDENS SUBDIVISION**  
SW 1/4 OF THE SE 1/4 OF SECTION 7 AND THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

- NOTES:
- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
  - BASIS OF BEARINGS: The north line of the NW 1/4 of the NE 1/4 of Section 18, Township 1 South, Range 1 West, Ute Meridian bearing N 89° 41' 00" E, 1321.55 feet, as described in the instrument recorded in Book 2349, of Pages 722 through 724 in the records of the Mesa County Clerk and Recorder. Monuments on this line are indicated as shown on this Plat.
  - BASIS OF BENCHMARKS: S097 of 1996 GPS Geodetic Control Network, MCSM No. 2054, N 1/4 corner Section 18, T.1 S., R.1 W., U.M. Elevation = 4648.33 feet NAVD '88.
  - Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
  - Research was conducted by First American Title Company, policy No. 9986034, dated September 4, 1998 and Western Colorado Title Co., policy No.97-06-1791, dated June 23, 1997.
  - As part of this platting process, the soils of this site were investigated by Western Colorado Testing, Inc. with their findings outlined in a Geotechnical Exploration Report, Job No. 212899, dated November 16, 1999. This report has been reviewed by the Colorado Geological Survey and their comments were documented in a letter to the City of Grand Junction dated February 4, 2000. Both of these documents are on file with the City of Grand Junction Community Development Department, File No. FPP-2000-021. It is advised that property owners review this information as it relates to the construction of proposed building foundations and treatment of steeper slopes located on Lot 7.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that the Bank of Grand Junction being the sole owner of the property described in the instrument recorded in Book 2349, of Pages 722 through 724, and Book 2485, of Pages 568 through 569, in the records of the office of the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of Meadowlark Gardens Subdivision, a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the plat shown hereon:

**DESCRIPTION OF MEADOWLARK GARDENS SUBDIVISION**

A tract of land located in the SW 1/4 of the SE 1/4 of Section 7, and the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 18, all of Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the northerly corner of Meadowlark Gardens Subdivision, whence the N 1/4 corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian bears S 58° 26' 18" W, 324.02 feet and considering the north line of the NW 1/4 of the NE 1/4 of said Section 18 to bear N 89° 41' 00" E, with all other bearings contained herein relative thereto;

- Thence southeasterly 153.48 feet along the arc of a non-tangent circular curve to the left, the radius point of which bears N 43° 28' 15" E, 152.50 feet, a delta of 05° 48' 50" and a chord bearing S 49° 26' 10" E, 153.41 feet;
- Thence southeasterly 118.95 feet along the arc of a non-tangent circular curve to the left, the radius point of which bears N 36° 36' 53" E, 152.50 feet, a delta of 04° 30' 22" and a chord bearing S 55° 38' 18" E, 118.92 feet;
- Thence N 89° 41' 00" E, 24.74 feet;
- Thence S 54° 12' 35" E, 94.94 feet;
- Thence S 1° 21' 00" W, 235.28 feet;
- Thence N 82° 56' 00" W, 87.39 feet;
- Thence S 73° 45' 00" W, 148.60 feet;
- Thence S 52° 18' 52" W, 130.41 feet;
- Thence S 18° 38' 00" W, 143.00 feet;
- Thence S 65° 25' 00" W, 181.03 feet;
- Thence S 50° 24' 32" W, 166.85 feet;
- Thence N 43° 29' 20" W, 214.53 feet;
- Thence N 59° 17' 02" E, 128.46 feet;
- Thence N 58° 18' 59" W, 29.91 feet;
- Thence northeasterly 305.46 feet along the arc of a non-tangent circular curve to the left, the radius point of which bears N 48° 24' 48" W, 2050.00 feet, a delta of 08° 32' 15" and a chord bearing N 37° 19' 05" E, 305.18 feet;
- Thence northeasterly 420.42 feet along the arc of a circular curve to the right, the radius of 1950.00 feet, a delta of 12° 21' 10" and a chord bearing N 39° 13' 33" E, 419.60 feet;
- Thence N 45° 24' 08" E, 60.00 feet to the point of beginning.

The Meadowlark Gardens Subdivision as described above contains 7.541 acres more or less.

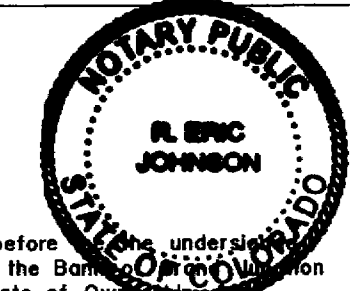
That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All 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 Common Access Easements to the owners of lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction and 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, Ute water lines and telephone lines;
- All Parking Easements to the owners (Property/Homeowners Association) of the lots hereby platted as perpetual easements for the installation, operation, repair and maintenance of all improvements required for these uses and activities deemed necessary by said owners, which include but are not limited to the following: drainage, electrical service, gas service, telephone service, cable television service, communication service, Ute water, sanitary sewer, storm sewer, ingress/egress and parking by said lot owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles and the City of Grand Junction;
- All Drainage Easements to the owners (Property/Homeowners Association) of lots hereby platted as perpetual 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;
- All Detention Easements to the owners (Property/Homeowners Association) of lots hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;
- All Pedestrian Easements to the owners of Lots 1, 2 and 3 hereby platted as perpetual easements for ingress and egress purposes for the benefit and use of said lot owners, their guests, and invitees;
- All Sanitary Sewer Line Easements to the City of Grand Junction as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines;
- Redlands Water and Power Easement to the Redlands Water and Power Company, their successors and assigns for the purpose of ingress and egress, constructing, operating and maintaining the Redlands Canal;
- Pedestrian Ingress/Egress Easement as shown on Lot 1 hereby platted to the City of Grand Junction, for the use of the general public forever, for the purposes including, but not limited to, ingress and egress for pedestrian and other non-motorized forms of transportation for commuting and recreational purposes, subject to the historical rights and usage of the Redlands water and Power Company to install, operate, maintain and repair irrigation water facilities;
- Trash Enclosure Easement to the owners of Lots 4, 5 and 6 hereby platted for the purpose of constructing and maintaining a trash enclosure, including but not limited to, irrigation, utilities, and landscaping;
- Sign Easements to the owners (Property/Homeowners Association) of lots hereby platted for the purpose of the Association, including but not limited to, irrigation, utilities, landscaping and signage;
- Sanitary Sewer Easement as shown on Lot 6 hereby platted for the benefit of the owners of parcel numbers 2945-181-00-046 and 2945-181-00-047/ 2254 and 2256 Easter Hill Drive, TO be used for the installation of one sanitary sewer service per parcel which shall be installed by construction techniques which shall minimize damage to existing trees along the easement (including boring).
- All Limited Ingress/Egress Easements to the owners of Lots 1, 2 and 3 hereby platted as perpetual easements for ingress and egress purposes for the benefit and use of said lot owners, their guests, and invitees;
- All General Pedestrian Easements to the owners (Property/Homeowners Association) of lots hereby platted for perpetual easements for pedestrian ingress and egress purposes for the common benefit and use of said lot owners, their guests, and invitees;
- All Utility Easements to the owners (Property/Homeowners Association) of the lots hereby platted 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, Ute water lines and telephone lines.

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 or interfere with trees and brush, and in Drainage and Detention 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.

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon.

Bank of Grand Junction, owner of Meadowlark Gardens Subdivision  
IN WITNESS WHEREOF, I hereunto set my hand this 9<sup>th</sup> day of May, A.D., 2000.  
*Robert Johnson*  
Robert Johnson, President



ACKNOWLEDGEMENT OF OWNERSHIP  
State of Colorado )  
County of Mesa ) ss  
On this 9<sup>th</sup> day of May, A.D., 2000, before me, undersigned, officer, personally appeared Robert Johnson, President of the Bank of Grand Junction and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
My commission expires 08/30/2003

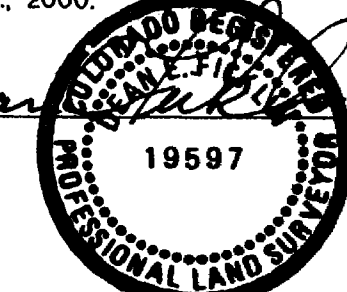
*R. Eric Johnson*  
Notary Public

CITY APPROVAL  
The Meadowlark Gardens Subdivision is approved and accepted this 10<sup>th</sup> day of May, A.D., 2000.  
*Gene Kinsey*  
City Manager  
*Gene Kinsey*  
Mayor

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

COUNTY CLERK AND RECORDER'S CERTIFICATE  
State of Colorado )  
County of Mesa ) ss  
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 1:15 P.M., on the 16<sup>th</sup> day of May, A.D. 2000 in Plat Book No. 17, Page No. 318, 319, 320, Reception No. 1449859  
Drawer No. JE-94, Fees 30.00  
Mesa County Clerk and Recorder  
Deputy

SURVEYOR'S CERTIFICATE  
I, Dean E. Ficklin, an employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Meadowlark Gardens Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.  
IN WITNESS WHEREOF, I hereunto affix my hand and seal this 9 day of May, A.D., 2000.

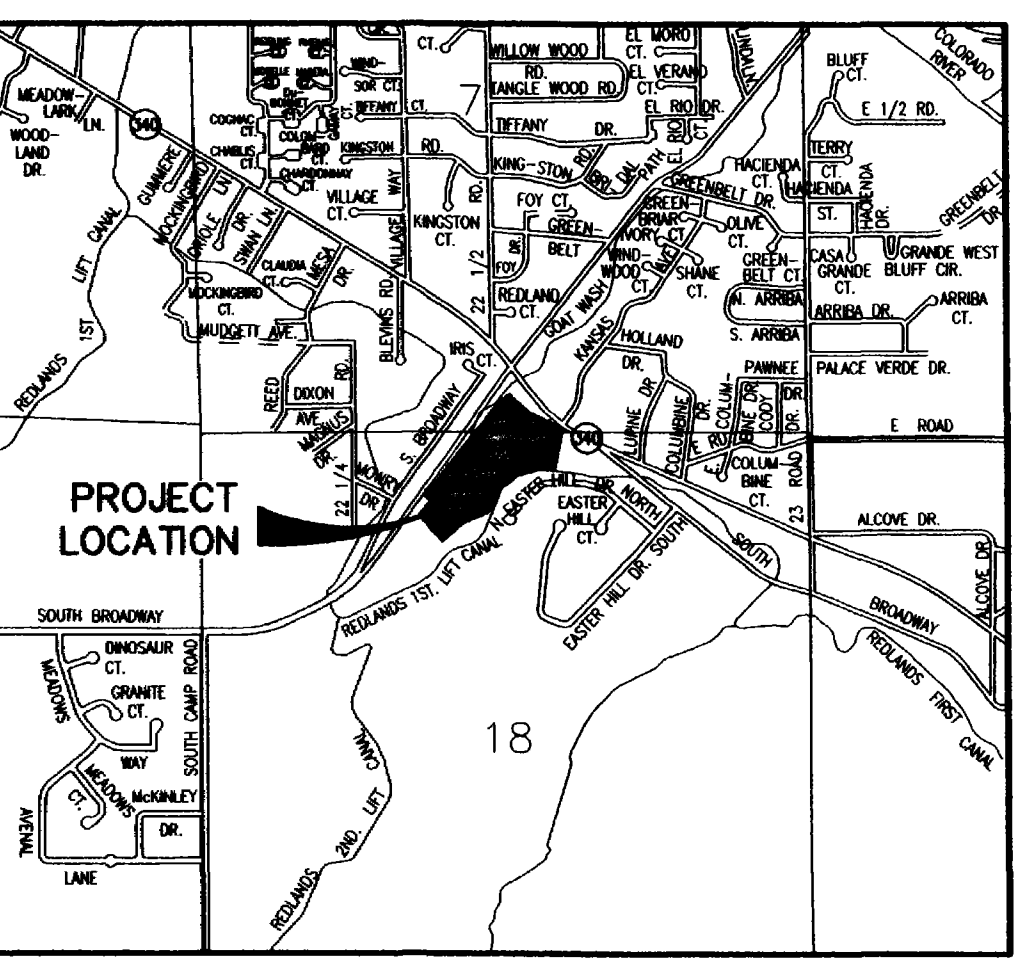
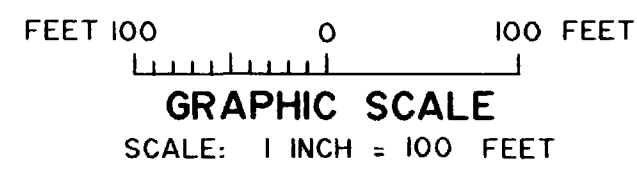
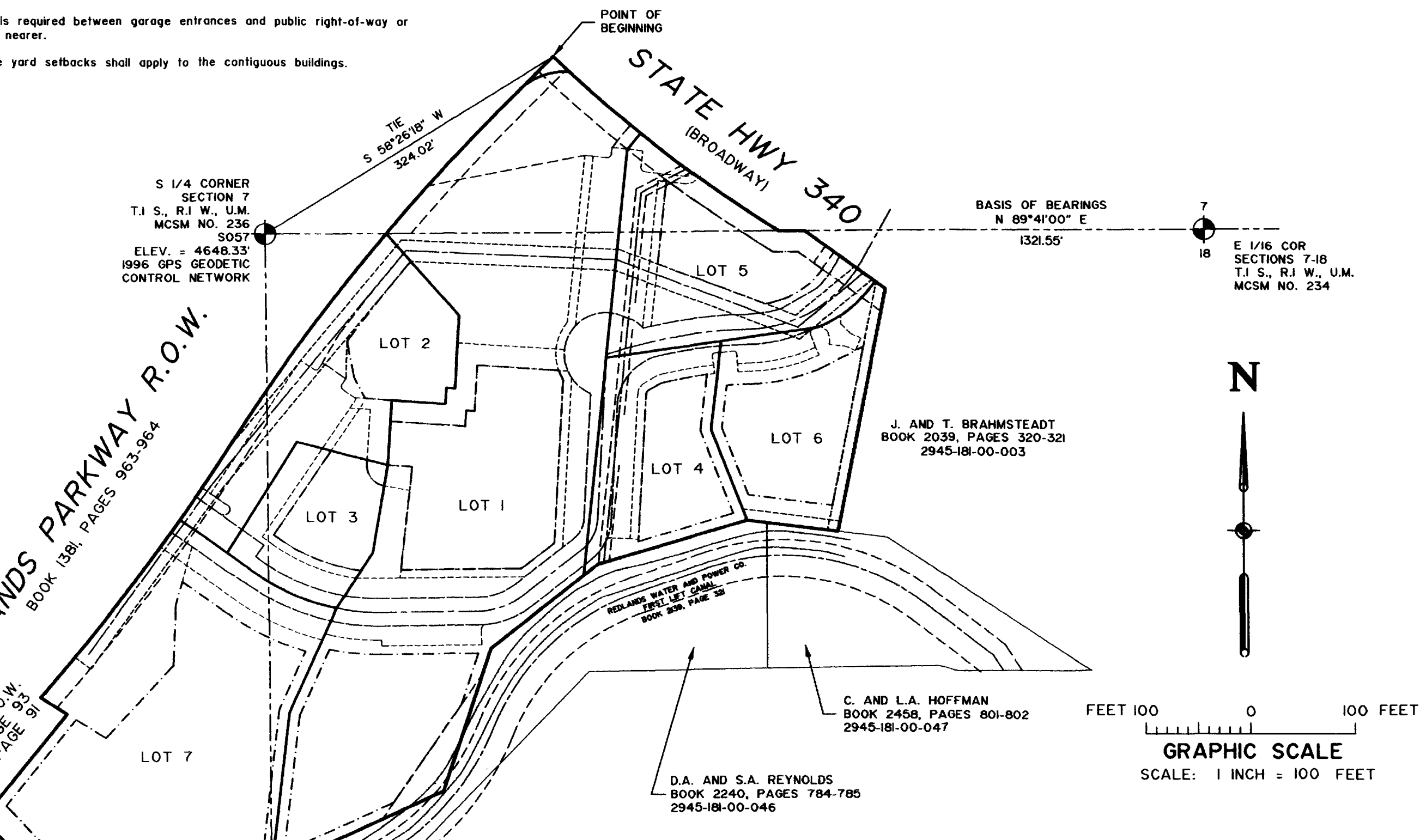


Dean E. Ficklin  
P.L.S., 19597

**MEADOWLARK GARDENS SUBDIVISION**  
SW 1/4, SE 1/4, SECTION 7, AND NE 1/4, NW 1/4 AND NW 1/4, NE 1/4, SECTION 18, T.1 S., R.1 W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 100' JOB NO: 8387-01 DATE: 5-9-00 SHEET NO: 1 of 3



VICINITY MAP

**AREA SUMMARY**

LOT	LOT AREA S.F. ±	LOT AREA ACRES ±	% OF SITE
LOT 1	124,234	2.852	37.8
LOT 2	30,239	0.694	9.2
LOT 3	15,344	0.352	4.7
LOT 4	22,798	0.523	6.9
LOT 5	30,592	0.702	9.3
LOT 6	24,967	0.573	7.6
LOT 7	80,035	1.838	24.4
R.O.W. DEDICATION	299	0.007	0.1
TOTAL SITE	328,508	7.541	100.0

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MEADOWLARK GARDENS SUBDIVISION

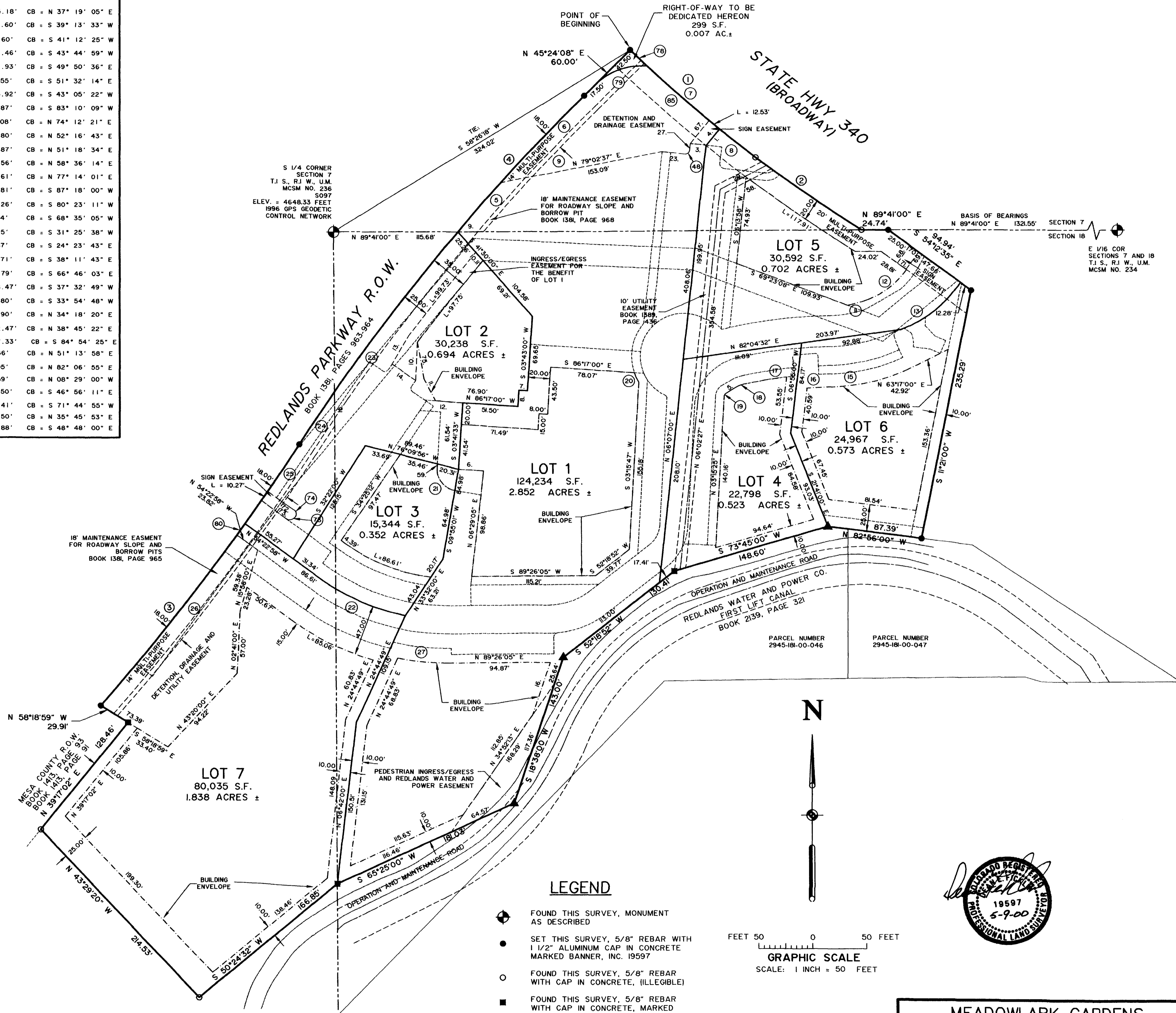
SW 1/4 OF THE SE 1/4 OF SECTION 7 AND THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

CURVE INFORMATION

1	Δ = 05° 48' 50"	R = 1512.50'	L = 153.48'	T = 76.80'	C = 153.41'	CB = S 49° 26' 10" E
2	Δ = 04° 30' 22"	R = 1512.50'	L = 118.95'	T = 59.51'	C = 118.92'	CB = S 55° 38' 18" E
3	Δ = 08° 32' 15"	R = 2050.00'	L = 305.46'	T = 153.01'	C = 305.18'	CB = N 37° 19' 05" E
4	Δ = 12° 21' 10"	R = 1950.00'	L = 420.42'	T = 211.03'	C = 419.60'	CB = S 39° 13' 33" W
5	Δ = 01° 46' 50"	R = 1950.00'	L = 60.60'	T = 30.30'	C = 60.60'	CB = S 41° 12' 25" W
6	Δ = 03° 18' 17"	R = 1950.05'	L = 112.48'	T = 56.25'	C = 112.46'	CB = S 43° 44' 59" W
7	Δ = 04° 59' 58"	R = 1512.50'	L = 131.98'	T = 66.03'	C = 131.93'	CB = S 49° 50' 36" E
8	Δ = 01° 36' 43"	R = 1512.50'	L = 42.55'	T = 21.28'	C = 42.55'	CB = S 51° 32' 14" E
9	Δ = 04° 37' 31"	R = 1932.00'	L = 155.97'	T = 78.03'	C = 155.92'	CB = S 43° 05' 22" W
10	Δ = 11° 24' 06"	R = 472.50'	L = 94.03'	T = 47.17'	C = 93.87'	CB = S 83° 10' 09" W
11	Δ = 10° 22' 27"	R = 105.50'	L = 19.10'	T = 9.58'	C = 19.08'	CB = N 74° 12' 21" E
12	Δ = 33° 28' 48"	R = 79.50'	L = 46.45'	T = 23.91'	C = 45.80'	CB = N 52° 16' 43" E
13	Δ = 35° 25' 05"	R = 116.50'	L = 72.02'	T = 37.20'	C = 70.87'	CB = N 51° 18' 34" E
14	Δ = 14° 03' 48"	R = 182.00'	L = 44.67'	T = 22.45'	C = 44.56'	CB = N 58° 36' 14" E
15	Δ = 23° 16' 21"	R = 180.00'	L = 73.11'	T = 37.07'	C = 72.61'	CB = N 77° 14' 01" E
16	Δ = 03° 08' 24"	R = 398.00'	L = 21.81'	T = 10.91'	C = 21.81'	CB = S 87° 18' 00" W
17	Δ = 05° 37' 43"	R = 410.00'	L = 40.28'	T = 20.15'	C = 40.26'	CB = S 80° 23' 11" W
18	Δ = 17° 58' 29"	R = 27.00'	L = 8.47'	T = 4.27'	C = 8.44'	CB = S 68° 35' 05" W
19	Δ = 56° 20' 27"	R = 4.50'	L = 4.42'	T = 2.41'	C = 4.25'	CB = S 31° 25' 38" W
20	Δ = 11° 47' 53"	R = 48.00'	L = 9.88'	T = 4.96'	C = 9.87'	CB = S 33° 23' 43" E
21	Δ = 83° 46' 32"	R = 20.00'	L = 29.24'	T = 17.94'	C = 26.71'	CB = S 38° 11' 43" E
22	Δ = 24° 46' 10"	R = 200.00'	L = 86.46'	T = 43.92'	C = 85.79'	CB = S 66° 46' 03" E
23	Δ = 05° 32' 23"	R = 1950.00'	L = 188.54'	T = 94.34'	C = 188.47'	CB = S 37° 32' 49" W
24	Δ = 01° 43' 39"	R = 1950.00'	L = 58.80'	T = 29.40'	C = 58.80'	CB = S 33° 54' 48" W
25	Δ = 02° 30' 46"	R = 2050.00'	L = 89.91'	T = 44.96'	C = 89.90'	CB = N 34° 18' 20" E
26	Δ = 05° 39' 41"	R = 2050.00'	L = 202.56'	T = 101.36'	C = 202.47'	CB = N 38° 45' 22" E
27	Δ = 11° 19' 00"	R = 240.00'	L = 47.43'	T = 23.78'	C = 47.33'	CB = S 84° 54' 25" E
28	Δ = 90° 00' 00"	R = 4.00'	L = 6.28'	T = 4.00'	C = 5.66'	CB = N 51° 13' 58" E
29	Δ = 87° 00' 14"	R = 6.50'	L = 9.87'	T = 6.17'	C = 8.95'	CB = N 82° 06' 55" E
30	Δ = 94° 11' 35"	R = 4.50'	L = 7.40'	T = 4.84'	C = 6.59'	CB = N 08° 29' 00" W
31	Δ = 00° 48' 52"	R = 1512.50'	L = 21.50'	T = 10.75'	C = 21.50'	CB = S 46° 56' 11" E
32	Δ = 45° 11' 04"	R = 63.00'	L = 49.68'	T = 26.21'	C = 48.41'	CB = S 71° 44' 55" W
33	Δ = 00° 24' 19"	R = 2050.00'	L = 14.50'	T = 7.25'	C = 14.50'	CB = N 35° 45' 53" E
34	Δ = 02° 54' 46"	R = 1512.50'	L = 76.89'	T = 38.45'	C = 76.88'	CB = S 48° 48' 00" E

LINE DIMENSIONS

1.	N 39°38'00" E	20.00'
2.	S 62°18'13" E	17.83'
3.	S 83°46'02" E	15.01'
4.	N 39°38'00" E	19.63'
5.	N 59°35'51" E	9.66'
6.	N 86°17'00" W	20.12'
7.	S 86°17'00" E	8.00'
8.	N 03°43'00" E	15.00'
9.	N 89°39'59" E	23.81'
10.	S 02°45'32" W	35.85'
11.	S 27°49'48" E	22.76'
12.	S 86°17'00" E	25.40'
13.	S 30°19'37" W	31.09'
14.	S 55°34'48" E	26.59'
15.	S 00°18'59" E	31.61'
16.	S 18°38'00" W	51.50'
23.	S 83°46'02" E	21.00'
27.	N 06°13'58" E	6.26'
58.	N 62°43'15" E	4.80'
59.	S 03°41'33" W	3.58'
67.	N 39°38'00" E	27.87'
68.	N 35°47'25" E	20.00'
69.	N 35°47'25" E	20.00'
70.	S 54°12'35" E	10.00'
71.	S 54°12'35" E	10.00'
72.	S 55°34'48" E	29.93'
73.	S 54°22'58" E	27.86'
75.	S 10°08'04" E	34.95'



LEGEND

- FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP IN CONCRETE MARKED BANNER, INC. 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP IN CONCRETE, (ILLEGIBLE)
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP IN CONCRETE, MARKED LS 14115
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP IN CONCRETE, MARKED LS 10097
- ▭ BUILDING ENVELOPE

FEET 50 0 50 FEET  
GRAPHIC SCALE  
SCALE: 1 INCH = 50 FEET



**MEADOWLARK GARDENS SUBDIVISION**  
 SW 1/4, SE 1/4, SECTION 7, AND NE 1/4, NW 1/4 AND NW 1/4, NE 1/4, SECTION 18, T.1 S., R.1 W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

**BANNER ASSOCIATES, INC. GRAND JUNCTION, COLORADO**

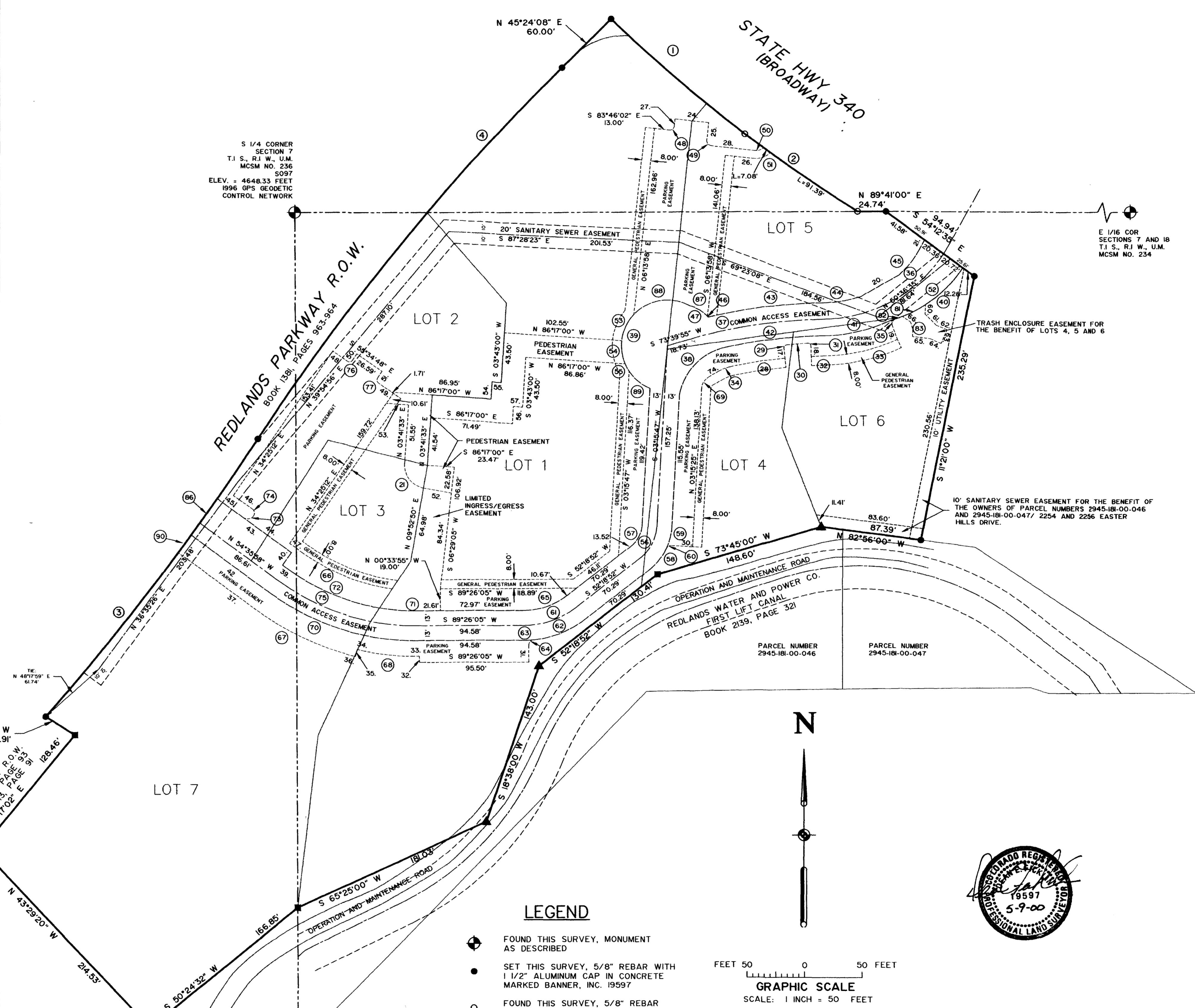
SCALE: 1" = 50'	JOB NO: 8387-01	DATE: 5-9-00	SHEET NO: 2 of 3
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CURVE INFORMATION

1	Δ = 05° 48' 50"	R = 1512.50'	L = 153.48'	T = 76.80'	C = 153.41'	CB = S 49° 26' 10" E
2	Δ = 04° 30' 22"	R = 1512.50'	L = 118.95'	T = 59.51'	C = 118.92'	CB = S 55° 38' 18" E
3	Δ = 08° 32' 15"	R = 2050.00'	L = 305.46'	T = 153.01'	C = 305.18'	CB = N 37° 19' 05" E
4	Δ = 12° 21' 09"	R = 1950.05'	L = 420.42'	T = 211.03'	C = 419.60'	CB = S 39° 13' 33" W
5	Δ = 17° 58' 29"	R = 27.00'	L = 8.47'	T = 4.27'	C = 8.44'	CB = S 68° 35' 05" W
6	Δ = 56° 20' 26"	R = 4.50'	L = 4.42'	T = 2.41'	C = 4.25'	CB = S 31° 25' 38" W
7	Δ = 83° 46' 32"	R = 20.00'	L = 29.24'	T = 17.94'	C = 26.71'	CB = S 38° 11' 43" E
8	Δ = 24° 46' 10"	R = 200.00'	L = 86.46'	T = 43.92'	C = 85.79'	CB = S 66° 46' 03" E
9	Δ = 06° 39' 56"	R = 418.00'	L = 48.63'	T = 24.34'	C = 48.60'	CB = N 80° 54' 18" E
10	Δ = 91° 16' 29"	R = 2.50'	L = 3.98'	T = 2.56'	C = 3.57'	CB = S 38° 54' 56" W
11	Δ = 02° 29' 50"	R = 429.50'	L = 18.72'	T = 9.36'	C = 18.72'	CB = S 85° 48' 06" W
12	Δ = 91° 16' 29"	R = 2.50'	L = 3.98'	T = 2.56'	C = 3.57'	CB = N 47° 18' 45" W
13	Δ = 01° 30' 16"	R = 418.00'	L = 10.98'	T = 5.49'	C = 10.98'	CB = S 88° 07' 04" W
14	Δ = 23° 42' 22"	R = 160.00'	L = 66.20'	T = 33.58'	C = 65.73'	CB = N 77° 01' 01" E
15	Δ = 17° 58' 29"	R = 35.00'	L = 8.47'	T = 5.54'	C = 10.94'	CB = N 68° 35' 05" E
16	Δ = 91° 45' 46"	R = 4.50'	L = 7.21'	T = 4.64'	C = 6.46'	CB = S 24° 54' 41" W
17	Δ = 55° 48' 43"	R = 128.00'	L = 124.69'	T = 67.79'	C = 119.81'	CB = N 60° 57' 50" E
18	Δ = 15° 12' 16"	R = 450.00'	L = 119.42'	T = 60.06'	C = 119.07'	CB = S 81° 16' 03" W
19	Δ = 66° 23' 43"	R = 52.50'	L = 60.84'	T = 34.35'	C = 57.49'	CB = S 44° 22' 28" W
20	Δ = 187° 03' 10"	R = 40.00'	L = 130.59'	T = 649.10'	C = 79.85'	CB = S 25° 45' 17" W
21	Δ = 22° 48' 38"	R = 116.50'	L = 46.38'	T = 23.50'	C = 46.08'	CB = N 45° 00' 21" E
22	Δ = 23° 52' 04"	R = 142.50'	L = 59.36'	T = 30.12'	C = 58.93'	CB = N 76° 56' 10" E
23	Δ = 11° 17' 52"	R = 435.50'	L = 85.87'	T = 43.08'	C = 85.73'	CB = S 83° 13' 16" W
24	Δ = 12° 26' 17"	R = 464.50'	L = 100.84'	T = 50.62'	C = 100.64'	CB = N 82° 39' 03" E
25	Δ = 16° 50' 33"	R = 113.50'	L = 33.36'	T = 16.80'	C = 33.24'	CB = N 80° 26' 55" E
26	Δ = 17° 55' 50"	R = 87.50'	L = 27.38'	T = 13.80'	C = 27.27'	CB = N 38° 16' 12" E
27	Δ = 01° 40' 43"	R = 30.00'	L = 0.88'	T = 0.44'	C = 0.88'	CB = S 40° 45' 08" E
28	Δ = 36° 34' 20"	R = 30.00'	L = 19.15'	T = 9.91'	C = 18.83'	CB = N 58° 11' 57" W
29	Δ = 90° 00' 00"	R = 4.00'	L = 6.28'	T = 4.00'	C = 5.66'	CB = N 51° 13' 58" E
30	Δ = 90° 00' 00"	R = 4.50'	L = 7.07'	T = 4.50'	C = 6.36'	CB = S 38° 46' 02" E
31	Δ = 49° 29' 37"	R = 9.50'	L = 8.21'	T = 4.38'	C = 7.95'	CB = N 71° 29' 09" W
32	Δ = 54° 12' 04"	R = 16.50'	L = 15.61'	T = 8.44'	C = 15.03'	CB = S 69° 07' 56" W
33	Δ = 39° 51' 38"	R = 116.50'	L = 81.05'	T = 42.24'	C = 79.42'	CB = N 53° 31' 51" E
34	Δ = 36° 43' 48"	R = 40.00'	L = 25.64'	T = 13.28'	C = 25.21'	CB = S 24° 44' 16" W
35	Δ = 29° 38' 05"	R = 40.00'	L = 20.69'	T = 10.58'	C = 20.46'	CB = S 08° 26' 41" E
36	Δ = 10° 20' 42"	R = 40.00'	L = 7.22'	T = 3.62'	C = 7.21'	CB = S 28° 26' 04" E
37	Δ = 49° 03' 05"	R = 38.50'	L = 32.96'	T = 17.57'	C = 31.96'	CB = N 27° 47' 19" E
38	Δ = 49° 03' 05"	R = 25.50'	L = 21.83'	T = 11.63'	C = 21.17'	CB = N 27° 47' 19" E
39	Δ = 27° 05' 27"	R = 51.50'	L = 24.35'	T = 12.41'	C = 24.12'	CB = N 38° 46' 09" E
40	Δ = 21° 57' 39"	R = 51.50'	L = 19.74'	T = 9.99'	C = 19.62'	CB = N 14° 14' 36" E
41	Δ = 68° 02' 21"	R = 4.50'	L = 5.33'	T = 3.04'	C = 5.04'	CB = S 59° 14' 36" W
42	Δ = 37° 07' 13"	R = 75.00'	L = 48.59'	T = 25.18'	C = 47.74'	CB = N 70° 52' 28" E
43	Δ = 31° 59' 20"	R = 88.00'	L = 49.13'	T = 25.22'	C = 48.50'	CB = N 68° 18' 32" E
44	Δ = 05° 07' 52"	R = 88.00'	L = 7.88'	T = 3.94'	C = 7.88'	CB = N 86° 52' 09" E
45	Δ = 84° 52' 08"	R = 4.50'	L = 6.67'	T = 4.11'	C = 6.07'	CB = S 41° 52' 09" W
46	Δ = 37° 07' 13"	R = 62.00'	L = 40.17'	T = 20.82'	C = 39.47'	CB = N 70° 52' 28" E
47	Δ = 27° 38' 35"	R = 178.00'	L = 85.88'	T = 43.79'	C = 85.05'	CB = S 68° 19' 37" E
48	Δ = 21° 20' 15"	R = 242.00'	L = 90.12'	T = 45.59'	C = 89.60'	CB = S 65° 08' 21" E
49	Δ = 10° 35' 04"	R = 226.50'	L = 41.84'	T = 20.98'	C = 41.78'	CB = S 84° 20' 55" E
50	Δ = 56° 20' 26"	R = 12.50'	L = 12.29'	T = 6.69'	C = 11.80'	CB = N 31° 25' 38" E
51	Δ = 36° 10' 57"	R = 213.00'	L = 134.51'	T = 69.58'	C = 132.29'	CB = S 72° 28' 27" E
52	Δ = 09° 44' 15"	R = 187.00'	L = 31.78'	T = 15.93'	C = 31.74'	CB = S 85° 41' 48" E
53	Δ = 26° 26' 42"	R = 187.00'	L = 86.31'	T = 43.94'	C = 85.55'	CB = S 67° 36' 19" E
54	Δ = 87° 00' 14"	R = 6.50'	L = 9.87'	T = 6.17'	C = 8.95'	CB = N 82° 06' 55" E
55	Δ = 94° 11' 35"	R = 4.50'	L = 7.40'	T = 4.84'	C = 6.59'	CB = N 08° 29' 00" W

MEADOWLARK GARDENS SUBDIVISION  
 SW 1/4 OF THE SE 1/4 OF SECTION 7 AND THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



LINE DIMENSIONS

5.	N 59°35'51" E	9.66'
6.	N 86°17'00" W	20.12'
17.	S 06°43'19" E	8.95'
18.	S 01°40'30" E	8.95'
19.	S 20°58'11" E	12.70'
20.	N 60°00'40" E	38.91'
21.	N 29°18'17" E	10.53'
22.	N 06°00'02" E	2.97'
23.	S 83°46'02" E	21.00'
24.	S 83°46'02" E	21.00'
25.	S 06°13'58" W	15.37'
26.	S 83°46'02" E	25.33'
27.	N 06°13'58" E	6.26'
28.	S 83°46'02" E	38.33'
29.	N 62°43'16" E	37.83'
30.	S 86°44'21" E	18.58'
31.	S 00°33'55" E	14.87'
32.	N 00°33'55" W	5.53'
33.	S 89°26'05" W	6.50'
34.	S 75°41'21" E	6.50'
35.	S 14°18'39" W	6.44'
36.	S 75°41'21" E	3.00'
37.	S 54°22'58" E	86.83'
38.	N 35°37'02" E	13.00'
39.	N 54°22'58" W	6.96'
40.	N 35°37'02" E	13.50'
42.	N 54°22'58" W	86.63'
43.	N 54°22'58" W	79.85'
44.	N 54°22'58" W	51.99'
45.	N 54°22'58" W	27.86'

LINE DIMENSIONS

46.	N 55°34'48" W	20.02'
47.	S 54°22'58" E	12.96'
48.	S 55°34'48" E	15.00'
49.	N 55°34'48" W	15.41'
50.	S 34°25'12" W	6.61'
51.	S 34°25'12" W	6.61'
52.	S 80°04'59" E	24.69'
53.	S 86°17'00" E	19.40'
54.	N 03°43'00" E	15.00'
55.	S 86°17'00" E	8.00'
56.	N 03°43'00" E	15.00'
57.	S 86°17'00" E	8.00'
60.	S 01°16'31" W	8.24'
61.	S 44°54'25" E	13.46'
62.	S 67°09'59" E	10.40'
63.	S 22°50'01" W	13.00'
64.	N 67°09'59" W	10.43'
65.	N 83°34'45" W	15.50'
66.	N 57°43'40" W	8.19'
74.	N 59°35'51" E	9.66'

CURVE INFORMATION

76	Δ = 36° 10' 57"	R = 200.00'	L = 126.30'	T = 65.34'	C = 124.21'	CB = N 72° 28' 27" W
77	Δ = 90° 00' 00"	R = 3.50'	L = 5.50'	T = 3.50'	C = 4.95'	CB = N 79° 25' 13" E
78	Δ = 90° 00' 00"	R = 3.50'	L = 5.50'	T = 3.50'	C = 4.95'	CB = S 10° 34' 48" E
79	Δ = 11° 08' 44"	R = 116.50'	L = 22.66'	T = 11.37'	C = 22.63'	CB = S 61° 59' 02" W
80	Δ = 03° 17' 30"	R = 116.50'	L = 6.69'	T = 3.35'	C = 6.69'	CB = S 68° 53' 45" W
81	Δ = 31° 48' 09"	R = 24.00'	L = 13.32'	T = 6.84'	C = 13.15'	CB = N 08° 17' 12" W
82	Δ = 34° 53' 38"	R = 30.00'	L = 18.27'	T = 9.43'	C = 17.99'	CB = S 59° 02' 18" E
83	Δ = 01° 06' 15"	R = 2050.00'	L = 39.50'	T = 19.75'	C = 39.50'	CB = S 35° 22' 24" W
84	Δ = 34° 53' 38"	R = 30.00'	L = 18.27'	T = 9.43'	C = 17.99'	CB = N 59° 02' 19" W
85	Δ = 76° 10' 42"	R = 40.00'	L = 53.18'	T = 31.35'	C = 49.35'	CB = S 81° 11' 31" W
86	Δ = 34° 09' 53"	R = 40.00'	L = 23.85'	T = 12.29'	C = 23.50'	CB = S 50° 41' 21" E
87	Δ = 00° 31' 52"	R = 2050.00'	L = 19.00'	T = 9.50'	C = 19.00'	CB = S 36° 11' 27" W

- LEGEND**
- FOUND THIS SURVEY, MONUMENT AS DESCRIBED
  - SET THIS SURVEY, 5/8" REBAR WITH 1/2" ALUMINUM CAP IN CONCRETE MARKED BANNER, INC. 19597
  - FOUND THIS SURVEY, 5/8" REBAR WITH CAP IN CONCRETE, (ILLEGIBLE)
  - FOUND THIS SURVEY, 5/8" REBAR WITH CAP IN CONCRETE, MARKED LS 14115
  - FOUND THIS SURVEY, 5/8" REBAR WITH CAP IN CONCRETE, MARKED LS 10097



**MEADOWLARK GARDENS SUBDIVISION**  
 SW 1/4, SE 1/4, SECTION 7, AND NE 1/4, NW 1/4 AND NW 1/4, NE 1/4, SECTION 18, T.1 S., R.1 W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

BANNER ASSOCIATES, INC.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'    JOB NO: 8387-01    DATE: 5-9-00    SHEET NO: 3 of 3