

**BROOKSIDE SUBDIVISION, FILING ONE**  
 SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5, T.1 S., R.1 E., UTE MERIDIAN,  
 COUNTY OF MESA, STATE OF COLORADO

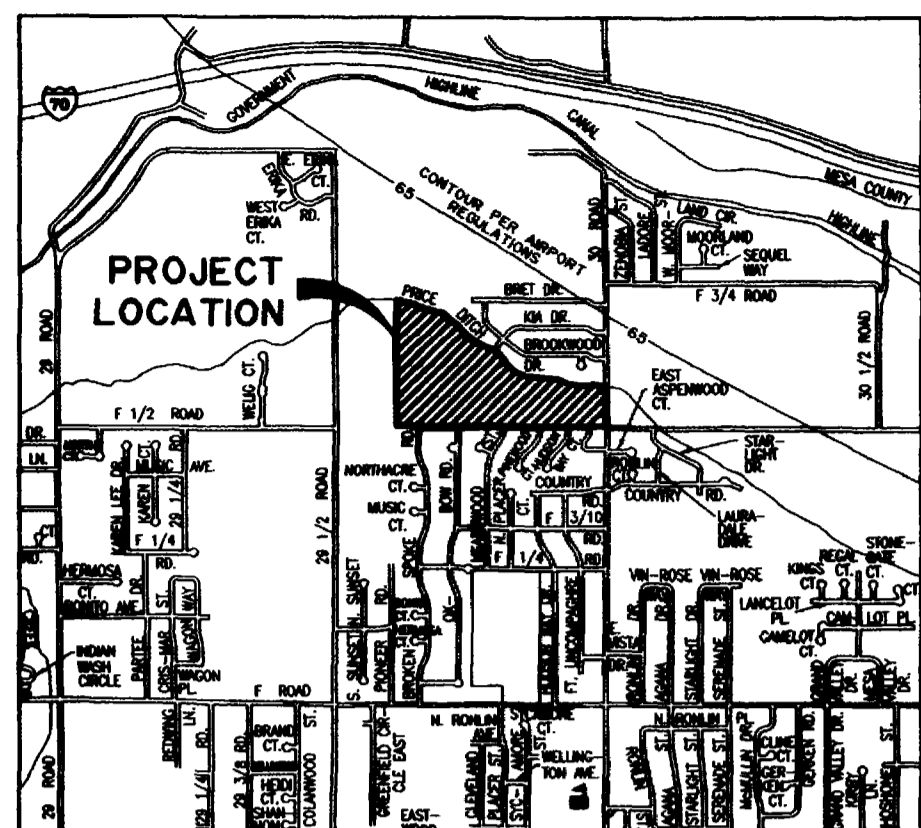
**NOTES:**

- 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 line between the C-E 1/16 corner and E 1/4 corner, both of Section 5, Township 1 South, Range 1 East, Ute Meridian having a assumed bearing of N 89° 43' 55" W, 1322.25 feet from GPS observation. Monuments on this line are indicated as shown on this Plat.
- BASIS OF BENCHMARKS:** PI26 of 1996 GPS Geodetic Control Network, Mesa County Survey Marker, SE corner Section 5, T.1 S., R.1 E., Ute Meridian. Elevation - 4593.21 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.
- The piped portion of the Palsade Canal along the northerly boundary of Brookside Subdivision was located in the field by The Grand Junction Drainage District on October 18, 1999.
- The 10' Telephone Easement, Book 1385, Page 850 to be relocated in the 15' utility and 14' multi-purpose easements located in Blocks 4, 5, and 8 as shown on this plat.
- Property owners should refer to the Homeowners Association's Covenants, Conditions, and Restrictions documents for specific restrictions on fencing, specifically with respect to property abutting open space tracts.
- Property owners should refer to the Homeowners Association's Covenants, Conditions, and Restrictions documents for specific restrictions on residential foundations. Specifically with respect to requiring individually engineered designs.
- The following setbacks shall apply.

Principal Building - 20' front (or easement width, whichever is greater)  
 20' rear (or easement width, whichever is greater)  
 5' side (or easement width, whichever is greater)

Accessory Building - Limited to rear 1/2 of Lot  
 5' rear (or easement width, whichever is greater)  
 3' side (or easement width, whichever is greater)

Maximum height of structures 32 feet  
 Maximum coverage of lot by structures 45%, 35% Lot 1, Block 5 and Lots 1 and 2, Block 6



**VICINITY MAP**

**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 2:44 P.M. on the 21st day of September A.D. 2000 in Plat Book No. 18 Page No. 2304 Reception No. 1965931  
 Drawer No. II-158 Fees

Mesa County Clerk and Recorder

Deputy

**CITY APPROVAL**

The Brookside Subdivision, Filing One is approved and accepted this 21 day of September A.D. 2000.

City Manager

Mayor

**DECLARATIONS**

The Declaration of Covenants and Restrictions are recorded in Book 2752 at Pages 921 through 935 in the records of the Mesa County Clerk and Recorder.

**LIEN HOLDER'S CERTIFICATE**

The First National Bank of the Rockies, having property interests in or encumbrances upon the property involved approve this plat of Brookside Subdivision, Filing One this 20th day of September A.D. 2000.

*Bruce Penny*  
 Bruce Penny, Vice President

**ACKNOWLEDGEMENT OF LIEN HOLDER**

State of Colorado )  
 County of Mesa ) ss  
 On this 20 day of September A.D. 2000, before me the undersigned officer, personally appeared Bruce Penny, as Vice President of the First National Bank of the Rockies and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires May 21, 2000

*Louise*  
 Notary Public

**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 Brookside Subdivision, Filing One 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 20 day of September A.D. 2000.

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



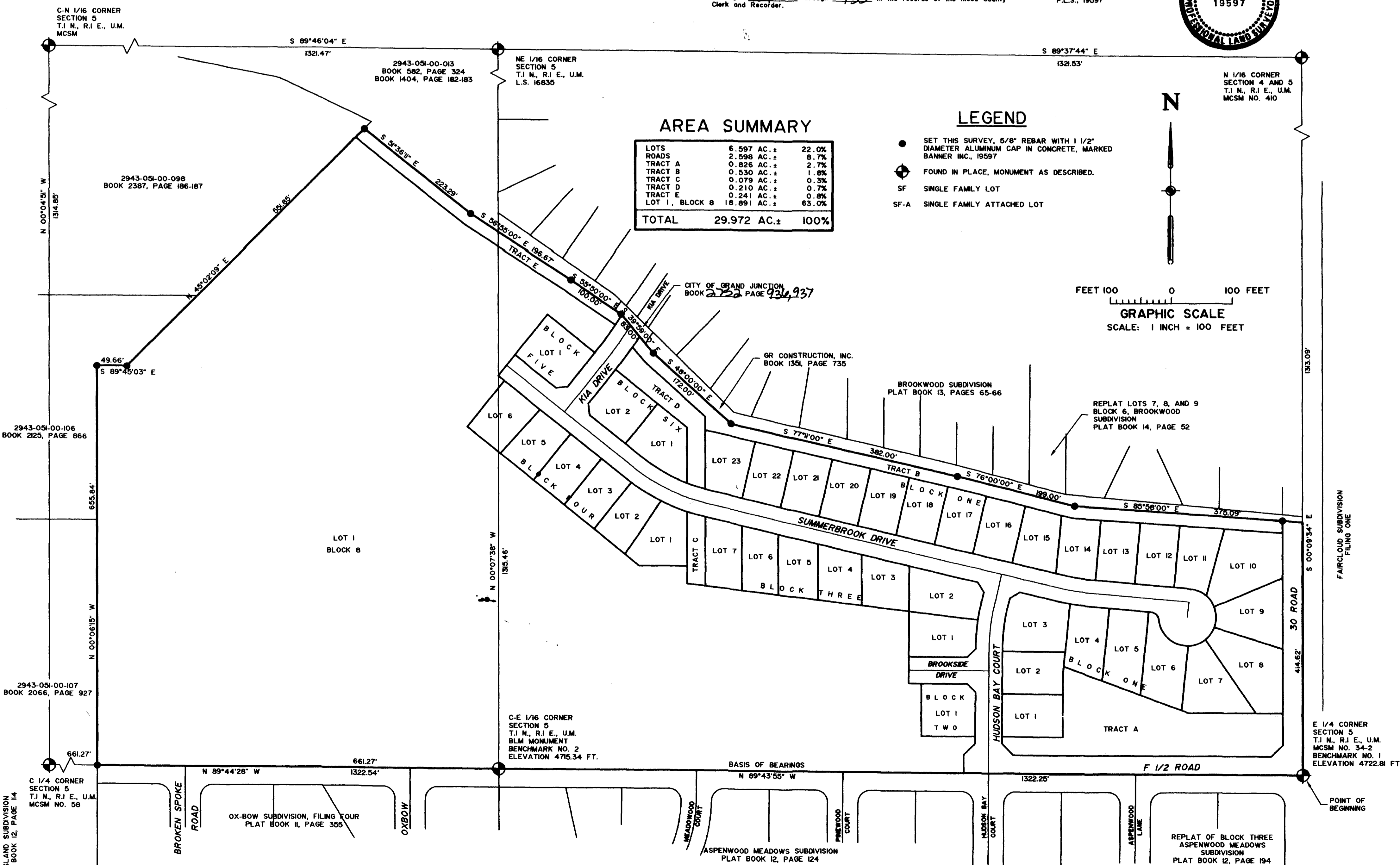
**AREA SUMMARY**

LOTS	6.597 AC. ±	22.0%
ROADS	2.598 AC. ±	8.7%
TRACT A	0.825 AC. ±	2.7%
TRACT B	0.530 AC. ±	1.8%
TRACT C	0.079 AC. ±	0.3%
TRACT D	0.210 AC. ±	0.7%
TRACT E	0.241 AC. ±	0.8%
LOT 1, BLOCK 8	18.891 AC. ±	63.0%
<b>TOTAL</b>	<b>29.972 AC. ±</b>	<b>100%</b>

**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT

FEET 100 0 100 FEET  
**GRAPHIC SCALE**  
 SCALE: 1 INCH = 100 FEET



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Darter, LLC, being the owner in fee simple of the property described in the instrument recorded in Book 2632, at Page 699 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 Brookside Subdivision, Filing One, a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

**DESCRIPTION OF BROOKSIDE SUBDIVISION, FILING ONE**

A tract of land located in the SW 1/4 of the NE 1/4 and SE 1/4 of the NE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more fully described as follows:

Beginning at the southeasterly corner of Brookside Subdivision, Filing One, which is identical with the E 1/4 corner of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado;

- Thence N 89° 43' 55" W, 1322.25 feet;
- Thence N 89° 44' 28" W, 661.27 feet;
- Thence N 00° 06' 15" W, 655.84 feet;
- Thence S 89° 45' 03" E, 49.56 feet;
- Thence N 45° 02' 09" E, 551.85 feet;
- Thence S 51° 36' 11" E, 223.29 feet;
- Thence S 56° 55' 00" E, 196.67 feet;
- Thence S 50° 50' 00" E, 100.00 feet;
- Thence S 39° 59' 00" E, 83.00 feet;
- Thence S 48° 00' 00" E, 172.00 feet;
- Thence S 77° 11' 00" E, 382.00 feet;
- Thence S 75° 00' 00" E, 199.00 feet;
- Thence S 85° 58' 00" E, 375.09 feet;
- Thence S 00° 09' 34" E, 414.62 feet to the Point of Beginning.

Brookside Subdivision, Filing One, as described above contains 29.972 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 Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.
- All Utility 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 and telephone lines.
- 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 Easements to the Brookside Homeowners Association of Grand Junction, Inc. as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems. Deed of conveyance recorded at Book 2752, Page 912, subject to further conditions and restrictions as may be set forth in that instrument.
- All Drainage Easements to the Brookside Homeowners Association of Grand Junction, Inc. 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, through natural or man-made facilities above or below ground. Deed of conveyance recorded at Book 2752, Page 919, subject to further conditions and restrictions as may be set forth in that instrument.
- All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities.
- All Palsade Irrigation District Easements to the Palsade Irrigation District, its successors and assigns, for the installation, operation, maintenance and repair of Palsade Irrigation District facilities.
- Tract A to the Brookside Homeowners Association of Grand Junction, Inc. as perpetual easements for 1) 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; 2) 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; 3) the maintenance and repair of private irrigation systems; 4) the purpose of recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2752, Page 920, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract B and Tract E to the City of Grand Junction for the use of the public forever for the purposes including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to the historical and recorded rights and usage of the Grand Junction Drainage District and the Palsade Irrigation District to install, operate, maintain and repair drainage and irrigation water transmission facilities.
- Tract C and Tract D to the Brookside Homeowners Association of Grand Junction, Inc. as perpetual easements for 1) 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; 2) the maintenance and repair of private irrigation systems; 3) the use of the Ute Water Conservancy District, their successors and assigns forever for the installation, operation, maintenance and repair of domestic water transmission facilities; 4) ingress and egress use by the general public pedestrian; 5) the purpose of recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2752, Page 920, subject to further conditions and restrictions as may be set forth in that instrument.

All easements include the right of ingress and egress on, along, over, under, 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.

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

DARTER, LLC  
 IN WITNESS WHEREOF, I hereunto set my hand this 20 day of September A.D. 2000.

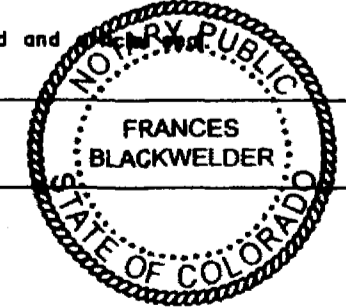
*Terry Lawrence*  
 Terry Lawrence, Managing Director

**ACKNOWLEDGEMENT OF OWNERSHIP**

State of Colorado )  
 County of Mesa ) ss  
 On this 20th day of SEPT A.D. 2000, before me the undersigned officer, personally appeared Terry Lawrence, Managing Director of DARTER, LLC, and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and  
 My commission expires 2-09-2004

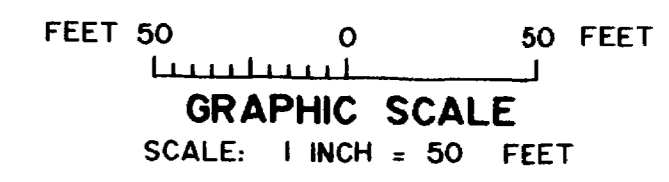
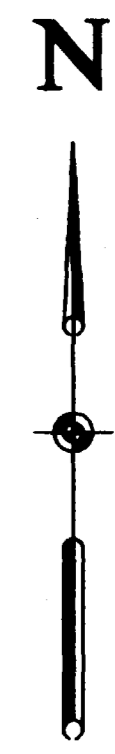
*Frances Blackwelder*  
 Notary Public



**BROOKSIDE SUBDIVISION, FILING ONE**  
 SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5,  
 T.1 S., R.1 E., UTE MERIDIAN,  
 COUNTY OF MESA, STATE OF COLORADO

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

SCALE: 1" = 100'	JOB NO: 40018.01-01	DATE: 9-19-00	SHEET NO: 1 of 3
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### LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT
- BUILDING SETBACK LINE
- R, OR S REAR OR SIDE SETBACK IDENTIFIED ON CORNER LOTS

### LINE DIMENSIONS

NO.	BEARING	DISTANCE
1.	N 00° 16' 05" E	30.00'
2.	N 45° 16' 05" E	26.33'
3.	S 44° 35' 36" E	11.36'
4.	N 45° 07' 48" E	19.18'
5.	N 00° 16' 05" E	1.53'
6.	N 00° 16' 05" E	11.36'
7.	N 00° 16' 05" E	5.12'
8.	S 31° 54' 44" E	19.18'
9.	N 58° 05' 16" E	19.18'
10.	S 69° 35' 39" E	11.97'
11.	N 44° 43' 55" W	26.33'
12.	S 45° 03' 15" W	26.26'
13.	N 83° 46' 26" E	19.18'
14.	S 00° 16' 05" E	19.18'
15.	N 34° 20' 38" E	39.50'
16.	N 34° 20' 38" E	33.33'
17.	N 34° 20' 38" E	27.15'
18.	N 34° 20' 38" E	6.38'
19.	N 34° 20' 38" E	20.77'
20.	S 39° 59' 00" E	31.04'
21.	N 34° 20' 38" E	40.03'
22.	N 34° 20' 38" E	144.23'
23.	N 34° 20' 38" E	18.73'
24.	N 34° 20' 38" E	20.77'
25.	N 34° 20' 38" E	4.88'
26.	S 39° 59' 00" E	4.88'

#### CENTERLINE CURVE INFORMATION

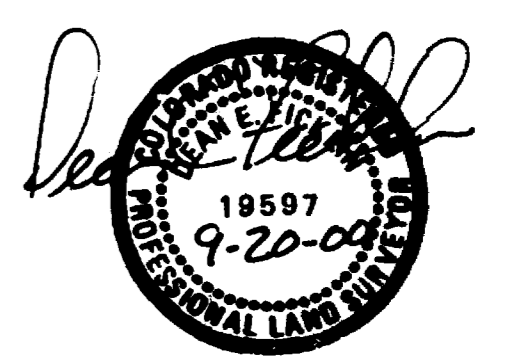
Ⓐ	Δ = 12° 49' 11"	R = 300.00'	L = 67.12'	T = 33.70'	C = 66.98'	CB = S 06° 40' 40" W
Ⓑ	Δ = 07° 47' 49"	R = 300.00'	L = 40.82'	T = 20.44'	C = 40.79'	CB = S 80° 48' 38" E
Ⓒ	Δ = 25° 41' 10"	R = 300.00'	L = 134.49'	T = 68.40'	C = 133.37'	CB = S 64° 04' 09" E
Ⓓ	Δ = 04° 25' 48"	R = 300.00'	L = 23.20'	T = 11.60'	C = 23.19'	CB = N 36° 33' 32" E

#### CURVE INFORMATION

①	Δ = 12° 49' 11"	R = 322.00'	L = 72.05'	T = 36.17'	C = 71.90'	CB = S 06° 40' 40" W
②	Δ = 12° 49' 11"	R = 278.00'	L = 62.20'	T = 31.23'	C = 62.07'	CB = S 06° 40' 40" W
③	Δ = 04° 31' 28"	R = 322.00'	L = 25.43'	T = 12.72'	C = 25.42'	CB = S 10° 49' 32" W
④	Δ = 08° 17' 44"	R = 322.00'	L = 46.62'	T = 23.35'	C = 46.58'	CB = S 04° 24' 56" W
⑤	Δ = 80° 00' 20"	R = 13.50'	L = 18.85'	T = 11.33'	C = 17.36'	CB = N 44° 42' 23" W
⑥	Δ = 260° 00' 20"	R = 47.00'	L = 213.28'	T = 56.01'	C = 72.01'	CB = N 45° 17' 37" E
⑦	Δ = 86° 50' 25"	R = 47.00'	L = 71.24'	T = 44.48'	C = 64.61'	CB = S 48° 07' 26" E
⑧	Δ = 12° 18' 55"	R = 47.00'	L = 10.10'	T = 5.07'	C = 10.08'	CB = N 88° 24' 48" E
⑨	Δ = 37° 09' 55"	R = 47.00'	L = 30.49'	T = 15.80'	C = 29.96'	CB = N 69° 52' 25" E
⑩	Δ = 30° 41' 58"	R = 47.00'	L = 25.18'	T = 12.90'	C = 24.88'	CB = N 35° 56' 28" E
⑪	Δ = 42° 22' 39"	R = 47.00'	L = 34.76'	T = 18.22'	C = 33.98'	CB = N 00° 35' 51" W
⑫	Δ = 27° 14' 17"	R = 47.00'	L = 22.34'	T = 11.39'	C = 22.13'	CB = N 35° 24' 19" W
⑬	Δ = 35° 41' 05"	R = 47.00'	L = 29.27'	T = 15.13'	C = 28.80'	CB = N 66° 52' 00" W
⑭	Δ = 07° 47' 49"	R = 278.00'	L = 37.83'	T = 18.94'	C = 37.80'	CB = S 80° 48' 38" E
⑮	Δ = 07° 47' 49"	R = 322.00'	L = 43.82'	T = 21.94'	C = 43.78'	CB = S 80° 48' 38" E
⑯	Δ = 02° 55' 00"	R = 322.00'	L = 16.39'	T = 8.20'	C = 16.39'	CB = S 78° 22' 14" E
⑰	Δ = 04° 52' 49"	R = 322.00'	L = 27.43'	T = 13.72'	C = 27.42'	CB = S 82° 16' 08" E
⑱	Δ = 25° 41' 10"	R = 278.00'	L = 124.63'	T = 63.38'	C = 123.59'	CB = S 64° 04' 09" E
⑲	Δ = 25° 41' 10"	R = 322.00'	L = 144.35'	T = 73.41'	C = 143.15'	CB = S 64° 04' 09" E
⑳	Δ = 17° 38' 53"	R = 278.00'	L = 85.63'	T = 43.16'	C = 85.29'	CB = S 60° 03' 01" E
㉑	Δ = 06° 30' 14"	R = 278.00'	L = 31.56'	T = 15.80'	C = 31.54'	CB = S 72° 07' 34" E
㉒	Δ = 10° 14' 21"	R = 322.00'	L = 57.54'	T = 28.85'	C = 57.47'	CB = S 08° 32' 02" E
㉓	Δ = 08° 13' 59"	R = 322.00'	L = 46.27'	T = 23.17'	C = 46.23'	CB = S 67° 46' 12" E
㉔	Δ = 02° 11' 18"	R = 322.00'	L = 12.30'	T = 6.15'	C = 12.30'	CB = S 52° 19' 13" E
㉕	Δ = 05° 01' 33"	R = 322.00'	L = 28.24'	T = 14.13'	C = 28.24'	CB = S 74° 23' 57" E
㉖	Δ = 01° 32' 02"	R = 278.00'	L = 7.44'	T = 3.72'	C = 7.44'	CB = S 76° 08' 43" E
㉗	Δ = 04° 25' 48"	R = 278.00'	L = 21.49'	T = 10.75'	C = 21.49'	CB = N 36° 33' 32" E
㉘	Δ = 04° 25' 48"	R = 322.00'	L = 24.90'	T = 12.45'	C = 24.89'	CB = N 36° 33' 32" E
㉙	Δ = 04° 25' 48"	R = 268.00'	L = 20.72'	T = 10.37'	C = 20.72'	CB = N 36° 33' 31" E

Δ = 38° 30' 21"  
R = 329'  
L = 221.11'  
T = 114.91'  
C = 216.97'  
CB = S 19° 31' 15" W

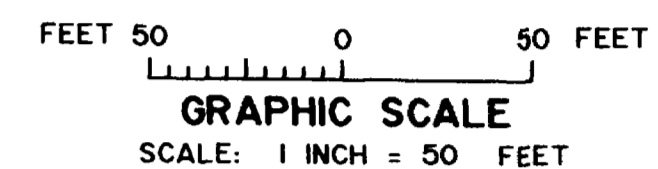
10'-TELEPHONE EASEMENT EXTINGUISHED AS RECORDED IN BOOK \_\_\_\_\_ IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER.



**BROOKSIDE SUBDIVISION, FILING ONE**  
SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5,  
T.1 S., R.1 E., UTE MERIDIAN,  
COUNTY OF MESA, STATE OF COLORADO

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

SCALE: 1" = 50'    JOB NO: 40018.01-01    DATE: 9-19-00    SHEET NO: 2 of 3



**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
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- BUILDING SETBACK LINE
- R, OR S REAR OR SIDE SETBACK (IDENTIFIED ON CORNER LOTS)

**CURVE INFORMATION**

①	Δ = 12° 49' 11"	R = 300.00'	L = 67.12'	T = 33.70'	C = 66.98'	CB = S 06° 40' 40" W
②	Δ = 12° 49' 11"	R = 278.00'	L = 62.20'	T = 31.23'	C = 62.07'	CB = S 06° 40' 40" W
③	Δ = 04° 31' 28"	R = 322.00'	L = 25.43'	T = 12.72'	C = 25.42'	CB = S 10° 49' 32" W
④	Δ = 08° 17' 44"	R = 322.00'	L = 46.62'	T = 23.35'	C = 46.58'	CB = S 04° 24' 56" W
⑤	Δ = 80° 00' 20"	R = 13.50'	L = 18.85'	T = 11.33'	C = 17.36'	CB = N 44° 42' 23" W
⑥	Δ = 260° 00' 20"	R = 47.00'	L = 213.28'	T = 56.01'	C = 72.01'	CB = N 45° 17' 37" E
⑦	Δ = 86° 50' 25"	R = 47.00'	L = 71.24'	T = 44.48'	C = 64.61'	CB = S 48° 07' 26" E
⑧	Δ = 12° 18' 55"	R = 47.00'	L = 10.10'	T = 5.07'	C = 10.08'	CB = N 88° 24' 48" E
⑨	Δ = 37° 09' 55"	R = 47.00'	L = 30.49'	T = 15.80'	C = 29.96'	CB = N 69° 52' 25" E
⑩	Δ = 30° 41' 58"	R = 47.00'	L = 25.18'	T = 12.90'	C = 24.88'	CB = N 35° 56' 28" E
⑪	Δ = 42° 22' 39"	R = 47.00'	L = 34.76'	T = 18.22'	C = 33.98'	CB = N 00° 35' 51" W
⑫	Δ = 27° 14' 17"	R = 47.00'	L = 22.34'	T = 11.39'	C = 22.13'	CB = N 35° 24' 19" W
⑬	Δ = 35° 41' 05"	R = 47.00'	L = 29.27'	T = 15.13'	C = 28.80'	CB = N 66° 52' 00" W
⑭	Δ = 07° 47' 49"	R = 278.00'	L = 37.63'	T = 18.94'	C = 37.80'	CB = S 80° 48' 38" E
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⑱	Δ = 25° 41' 10"	R = 278.00'	L = 124.63'	T = 63.38'	C = 123.59'	CB = S 64° 04' 09" E
⑲	Δ = 25° 41' 10"	R = 322.00'	L = 144.35'	T = 73.41'	C = 143.15'	CB = S 64° 04' 09" E
⑳	Δ = 17° 38' 53"	R = 278.00'	L = 85.63'	T = 43.16'	C = 85.29'	CB = S 60° 03' 01" E
㉑	Δ = 06° 30' 14"	R = 278.00'	L = 31.56'	T = 15.80'	C = 31.54'	CB = S 72° 07' 34" E
㉒	Δ = 10° 14' 21"	R = 322.00'	L = 57.54'	T = 28.85'	C = 57.47'	CB = S 58° 32' 02" E
㉓	Δ = 08° 13' 59"	R = 322.00'	L = 46.27'	T = 23.17'	C = 46.23'	CB = S 67° 46' 12" E
㉔	Δ = 02° 11' 18"	R = 322.00'	L = 12.30'	T = 6.15'	C = 12.30'	CB = S 52° 19' 13" E
㉕	Δ = 05° 01' 33"	R = 322.00'	L = 28.24'	T = 14.13'	C = 28.24'	CB = S 74° 23' 57" E
㉖	Δ = 01° 32' 02"	R = 278.00'	L = 7.44'	T = 3.72'	C = 7.44'	CB = S 76° 08' 43" E
㉗	Δ = 04° 25' 48"	R = 278.00'	L = 21.49'	T = 10.75'	C = 21.49'	CB = N 36° 33' 32" E
㉘	Δ = 04° 25' 48"	R = 322.00'	L = 24.90'	T = 12.45'	C = 24.89'	CB = N 36° 33' 32" E
㉙	Δ = 04° 25' 48"	R = 268.00'	L = 20.72'	T = 10.37'	C = 20.72'	CB = N 36° 33' 31" E

**CENTERLINE CURVE INFORMATION**

Ⓐ	Δ = 12° 49' 11"	R = 300.00'	L = 67.12'	T = 33.70'	C = 66.98'	CB = S 06° 40' 40" W
Ⓑ	Δ = 07° 47' 49"	R = 300.00'	L = 40.82'	T = 20.44'	C = 40.79'	CB = S 80° 48' 38" E
Ⓒ	Δ = 25° 41' 10"	R = 300.00'	L = 134.49'	T = 68.40'	C = 133.37'	CB = S 64° 04' 09" E
Ⓓ	Δ = 04° 25' 48"	R = 300.00'	L = 23.20'	T = 11.60'	C = 23.19'	CB = N 36° 33' 32" E

**LINE DIMENSIONS**

NO.	BEARING	DISTANCE
1.	N 00° 16' 05" E	30.00'
2.	N 45° 16' 05" E	26.33'
3.	N 00° 16' 05" E	11.38'
4.	S 44° 35' 36" E	19.18'
5.	N 45° 07' 46" E	19.18'
6.	N 00° 16' 05" E	1.53'
7.	N 00° 16' 05" E	11.38'
8.	N 00° 16' 05" E	5.12'
9.	S 31° 54' 44" E	19.18'
10.	N 58° 05' 16" E	19.18'
11.	S 69° 35' 39" E	11.97'
12.	N 44° 43' 55" W	26.33'
13.	S 45° 03' 15" W	26.26'
14.	N 83° 46' 26" E	19.18'
15.	S 06° 13' 34" E	19.18'
16.	N 34° 20' 38" E	39.50'
17.	N 34° 20' 38" E	35.33'
18.	N 34° 20' 38" E	27.15'
19.	N 34° 20' 38" E	6.38'
20.	N 34° 20' 38" E	20.77'
21.	S 39° 59' 00" E	31.04'
22.	N 34° 20' 38" E	40.03'
23.	S 38° 46' 26" E	144.23'
24.	N 34° 20' 38" E	18.73'
25.	N 34° 20' 38" E	20.77'
26.	S 39° 59' 00" E	4.98'



**BROOKSIDE SUBDIVISION,  
FILING ONE**

SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5,  
T.1 S., R.1 E., UTE MERIDIAN,  
COUNTY OF MESA, STATE OF COLORADO

BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	40018.01-01	9-19-00	3 of 3

