

DESERT HILLS ESTATES SUBDIVISION

IN SECTION 23 AND SECTION 26, T11S, R101W, 6th PM MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Tierra Ventures, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), Section 23 and all of that part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), Section 26 lying North of the Northwesterly right-of-way line of the Redlands Water and Power Company First Lift Canal, and part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), Section 26, all lying in Township 11 South, Range 101 West, of the 6th Principal Meridian, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 23, whence the S1/4 corner of said Section 23 bears South 89 degrees 57 minutes 00 seconds East, a distance of 2676.87 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 58 minutes 23 seconds East, a distance of 1341.42 feet, along the South line of the SW1/4 SW1/4 of said Section 23 to the POINT OF BEGINNING, said point being the W1/16th corner between said Sections 26 and 23; thence, along the West line of the SE1/4 SW1/4 of said Section 23, North 00 degrees 16 minutes 42 seconds West, a distance of 1325.91 feet, to the NW corner of said SE1/4 SW1/4; thence, along the North line of said SE1/4 SW1/4, South 89 degrees 02 minutes 46 seconds East, a distance of 1330.66 feet, to the NE corner of said SE1/4 SW1/4; thence, along the East line of said SE1/4 SW1/4, South 00 degrees 30 minutes 05 seconds East, a distance of 1305.50 feet, to the SE corner of said SE1/4 SW1/4; thence, along the East line of the NE1/4 NW1/4 of said Section 26, South 00 degrees 24 minutes 48 seconds East, a distance of 7.74 feet, to a point on the Northwesterly right-of-way line of Redlands Water and Power Company First Lift Canal (35 feet from the centerline of existing canal); thence, along said Northwesterly right-of-way line the following fourteen (14) courses: (1) South 31 degrees 00 minutes 04 seconds West, a distance of 66.86 feet; (2) South 29 degrees 22 minutes 09 seconds West, a distance of 162.53 feet; (3) along the arc of a curve to the right, having a delta angle of 68 degrees 11 minutes 28 seconds, with a radius of 213.50 feet, an arc length of 254.10 feet, a chord bearing of South 63 degrees 27 minutes 53 seconds West, and a chord length of 239.37 feet; (4) North 82 degrees 26 minutes 23 seconds West, a distance of 143.16 feet; (5) along the arc of a curve to the left, having a delta angle of 54 degrees 10 minutes 18 seconds, with a radius of 360.00 feet, an arc length of 340.37 feet, a chord bearing of South 70 degrees 28 minutes 28 seconds West, and a chord length of 327.83 feet; (6) South 44 degrees 43 minutes 02 seconds West, a distance of 70.46 feet; (7) along the arc of a curve to the left, having a delta angle of 21 degrees 09 minutes 37 seconds, with a radius of 379.00 feet, an arc length of 139.97 feet, a chord bearing of South 34 degrees 08 minutes 14 seconds West, and a chord length of 139.18 feet; (8) South 23 degrees 33 minutes 26 seconds West, a distance of 112.50 feet; (9) along the arc of a non-tangent curve to the right, having a delta angle of 10 degrees 32 minutes 25 seconds, with a radius of 1046.00 feet, an arc length of 192.42 feet, a chord bearing of South 28 degrees 49 minutes 38 seconds West, and a chord length of 192.15 feet; (10) South 39 degrees 19 minutes 45 seconds West, a distance of 120.81 feet; (11) along the arc of a curve to the left, having a delta angle of 21 degrees 26 minutes 57 seconds, with a radius of 275.00 feet, an arc length of 102.95 feet, a chord bearing of South 28 degrees 36 minutes 16 seconds West, and a chord length of 102.35 feet; (12) South 17 degrees 52 minutes 48 seconds West, a distance of 39.63 feet, to a point on the Easterly right-of-way line of a City of Grand Junction road; thence along the said Easterly right-of-way line the following seven (7) courses: (1) along a curve to the left, having a delta angle of 16 degrees 31 minutes 42 seconds, a radius of 275.00 feet, an arc length of 79.33 feet, a chord bearing of South 09 degrees 36 minutes 57 seconds West, and a chord length of 79.06 feet; (2) South 01 degrees 21 minutes 06 seconds East, a distance of 122.05 feet; (3) along a curve to the left, having a delta angle of 12 degrees 37 minutes 43 seconds, a radius of 276.24 feet, an arc length of 60.76 feet; (4) South 11 degrees 20 minutes 03 seconds East, a distance of 185.15 feet; (5) thence along a curve to the right, having a delta angle of 25 degrees 59 minutes 53 seconds, a radius of 325.00 feet, an arc length of 147.47 feet, a chord bearing of South 01 degrees 39 minutes 51 seconds West, and a chord length of 146.21 feet; (6) South 14 degrees 39 minutes 51 seconds West, a distance of 12.41 feet; (7) thence South 30 degrees 36 minutes 23 seconds East, a distance of 35.57 feet, to a point on the Northerly right-of-way line of South Broadway, as described in deed recorded in Book 975, Page 341, Mesa County Records; thence, along said Northerly right-of-way line, North 76 degrees 00 minutes 05 seconds West, a distance of 167.65 feet, to a point on the West line of the SE1/4 NW1/4 of said Section 26; thence, along the West line of said SE1/4 NW1/4 and leaving said right-of-way line, North 01 degrees 19 minutes 00 seconds West, a distance of 324.73 feet, to the SW corner of the NE1/4 NW1/4 of said Section 26; thence, North 00 degrees 50 minutes 21 seconds West, a distance of 1329.57 feet to the POINT OF BEGINNING.

Said parcel containing an area of 57.314 Acres more or less, as described.

That said owners have caused the real property to be laid out and platted as Desert Hills Estates Subdivision, 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 on the accompanying plat of Desert Hills Estates Subdivision as follows:

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

Tracts A, B, and D (Private Open Space) to the Desert Hills Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, including but not limited to landscaping and signs. Deed of conveyance recorded at Book _____, Pages _____ through _____ subject to further conditions and restrictions, as may be set forth in said instrument;

Tract C to the City of Grand Junction;

Tracts E and F to the City of Grand Junction, for the use of the Public forever, for purposes including, but not limited to, ingress/egress access for pedestrian and other non-motorized forms of transportation;

Tract G to the Desert Hills Homeowners Association for installation, maintenance, and use of Community Mail Boxes (Book _____, Pages _____ through _____);

All Utility Easements to the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

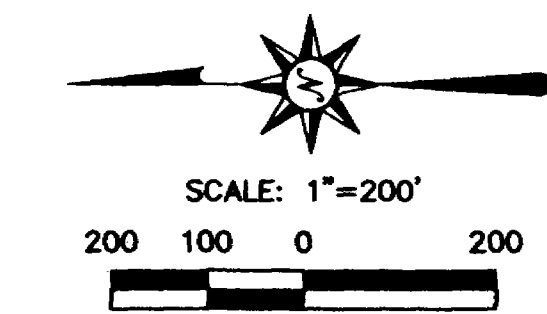
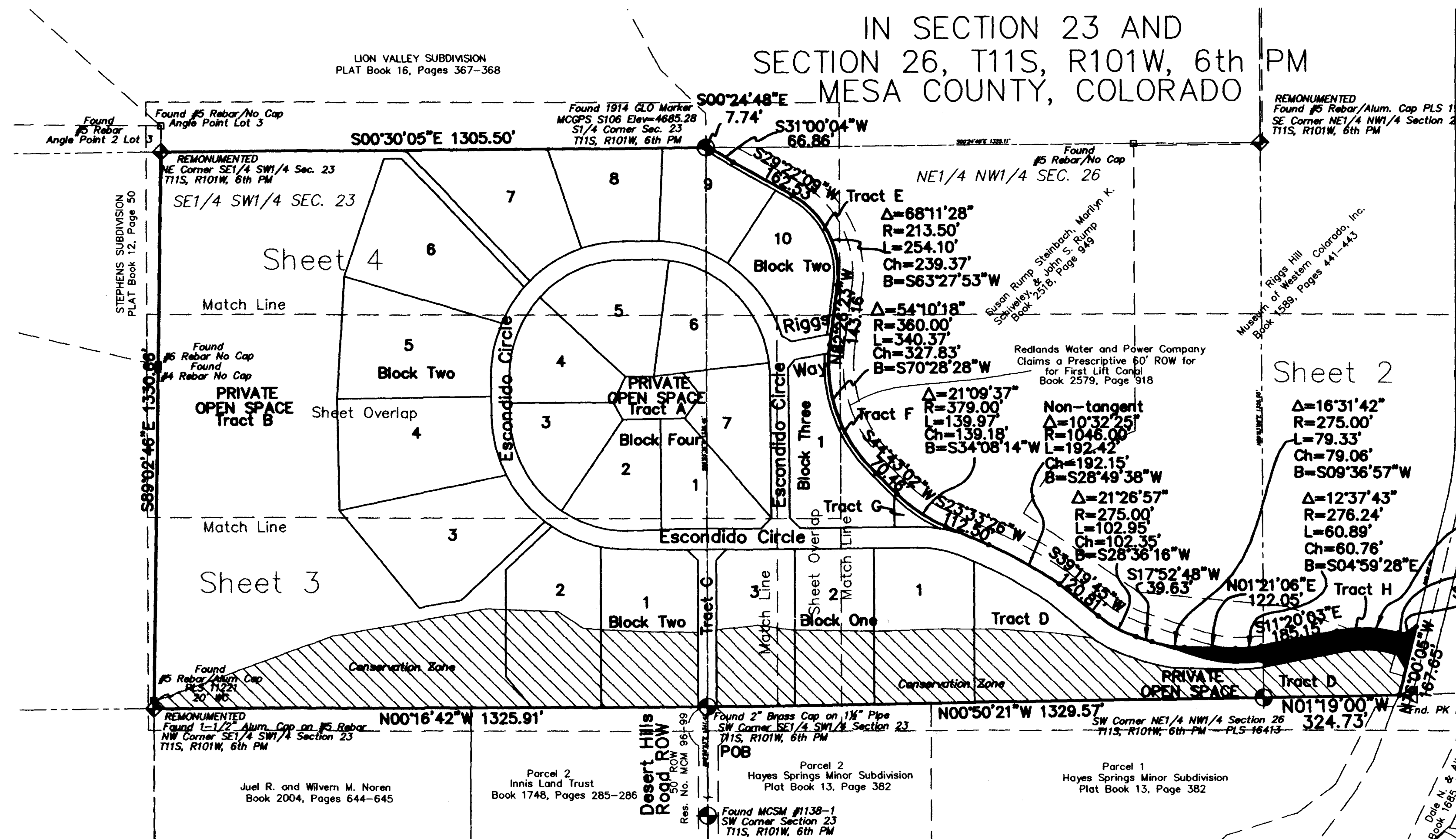
All Irrigation Easements, are dedicated to the Desert Hills Homeowners Association, hereby platted as a perpetual easements for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities. (Book _____ Pages _____ through _____);

All Drainage Easements hereby dedicated to the Desert Hills Homeowners Association 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 (Book _____, Pages _____ through _____);

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or 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, Tierra Ventures, L.L.C., a Colorado Limited Liability Company, has caused their name to be hereunto subscribed this 20th day of September, A.D. 2000.

by: _____
for: Tierra Ventures, L.L.C., a Colorado Limited Liability Company



LEGEND
ALLOTMENT SURVEY MARKER, AS NOTED
SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
FOUND REBAR, AS NOTED
CONSERVATION ZONE (See C.C.&R's for additional restrictions on uses and development within designated conservation zone areas)
ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

AREA SUMMARY

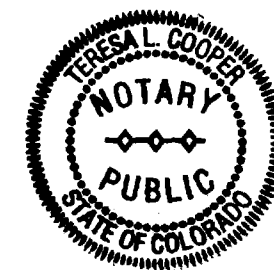
LOTS	=	31.912 Acres	55.66%
TRACTS A-G	=	21.060 Acres	36.74%
Overall R.O.W.	=	4.342 Acres	7.58%
TOTAL	=	57.314 Acres	100.00%

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by David L. Woodward for Tierra Ventures, L.L.C., a Colorado Limited Liability Company this 20th day of September, A.D., 2000.

Witness my hand and official seal:
Teresa L. Cooper My Commission Expires 8/27/2001
Notary Public



NOTES REQUIRED BY THE CITY OF GRAND JUNCTION:

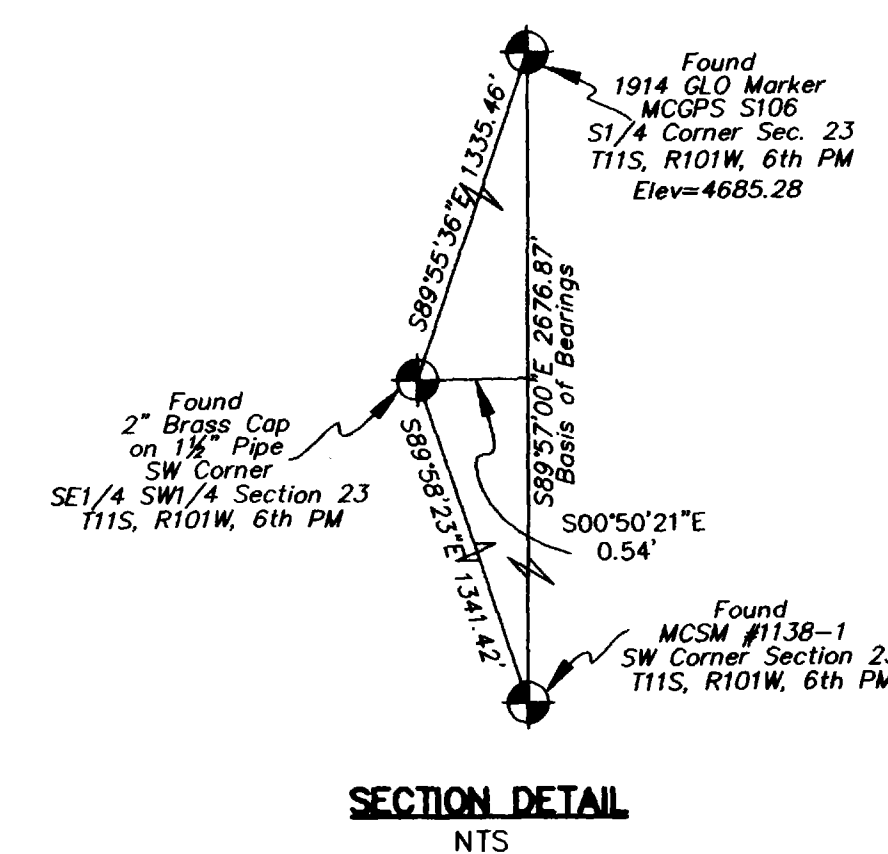
- Future property owners are advised to review information in the project file located at the Community Development Department regarding soils conditions (particularly expansive soil conditions) specifically as noted in the Geotechnical Report and Findings of the Colorado Geologic Survey. See File #FPP-20000-057. The developer shall abide by the minimal requirements stated in the recommendations from the Colorado Geologic Survey, or otherwise demonstrate that they have satisfied their requirements.
- The Declaration of Covenants and Restrictions are recorded at Book _____ Pages _____ through _____, Mesa County Records. Please refer to C, C, & R's for additional Covenants and Restrictions concerning:
a) geotechnical requirements for foundations
b) wetlands
c) conservation zone restrictions
d) 100 year floodplain
- Conservation Zone - See Declaration of Covenants, Conditions, and Restrictions, as recorded in Book _____ Pages _____ through _____ for additional restrictions on uses and development within the designated conservation zone areas.
- Engineered foundations are required for all primary structures.
- No fill is allowed in the 100 year floodplain as defined in the approved drainage report and plans.

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Policy No. 00901539 C.

Basis of bearings is the South line of the SW1/4 of Section 23, which bears South 89 degrees 57 minutes 00 seconds East, a distance of 2676.87 feet, as determined by using MCGPS SIMS data. Monuments on this line are a 1914 GLO Brass Cap at the S1/4 of Section 23 and a Mesa County Survey Marker (MCSM #1138-1) at the SW Corner of Section 23.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

NOTE: 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 CERTIFICATION SHOWN HEREON.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:51a o'clock A.M., October 5 A.D., 2000, and was duly recorded in Plat Book 18, Page No. 21-25
Reception No. 1967662 Drawer No. 55-14 Fees: 50.00

Clerk and Recorder _____ Deputy

CITY OF GRAND JUNCTION APPROVAL

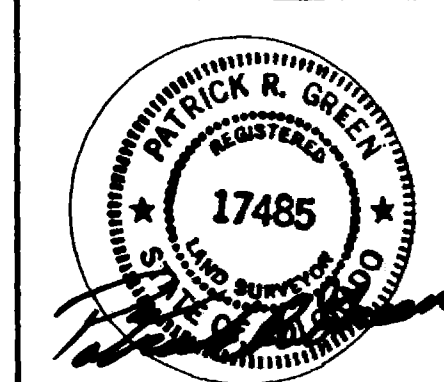
This plat of Desert Hills Estates Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 27th day of SEPTEMBER, A.D., 2000.

City Manager *David Varley*
Mayor *Gene Ramsey*

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Desert Hills Estates Subdivision, 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.

Date certified *Sept 20, 2000*



PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

DESERT HILLS ESTATES SUBDIVISION
IN SECTION 23 AND SECTION 26, T11S, R101W, 6th PM MESA COUNTY, COLORADO

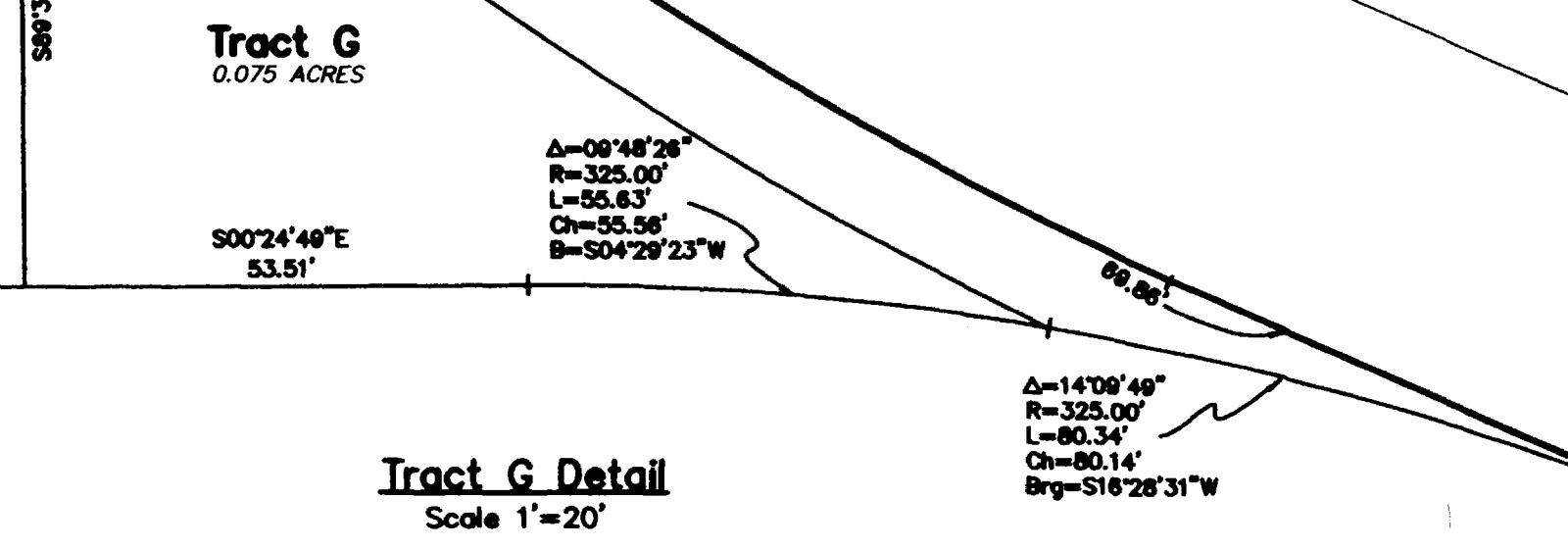
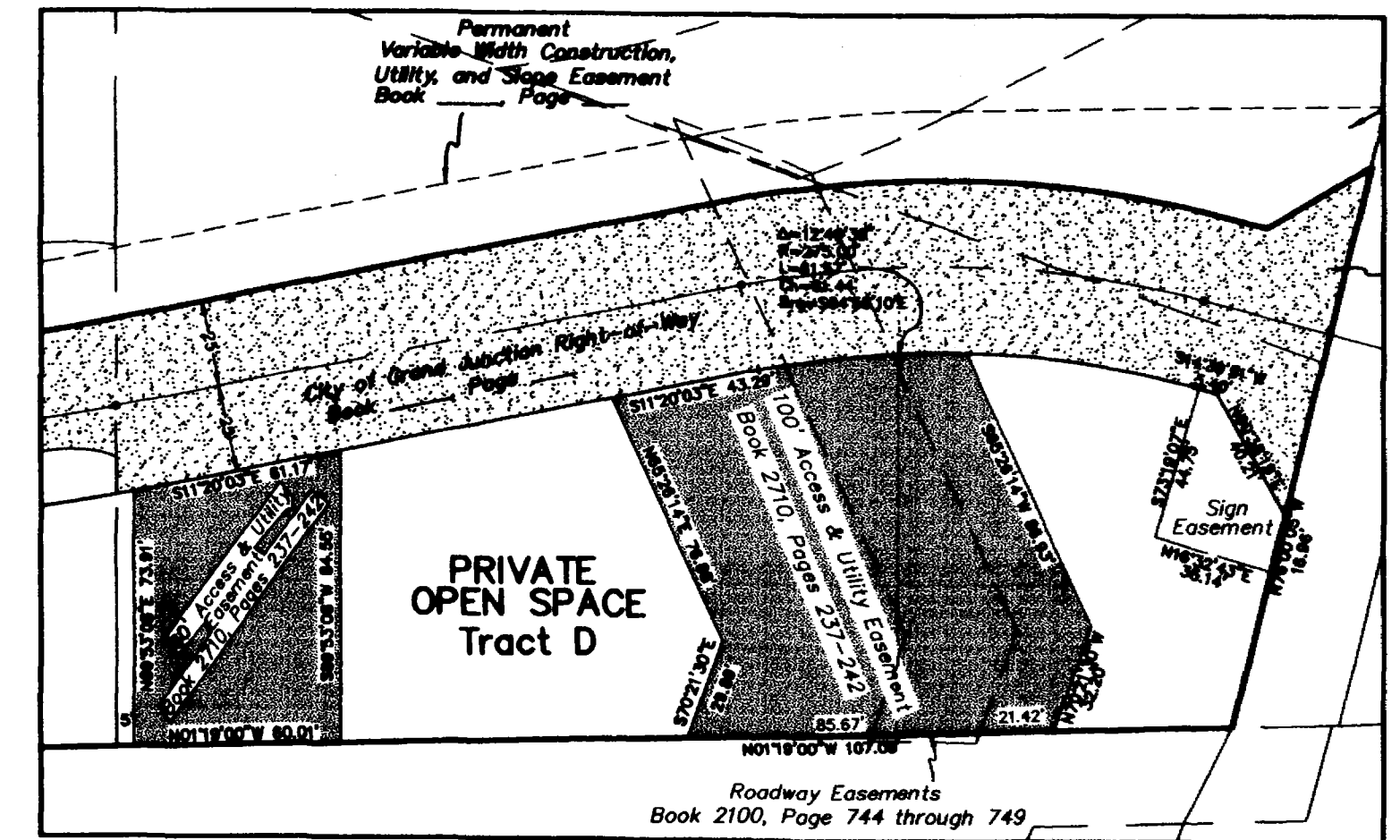
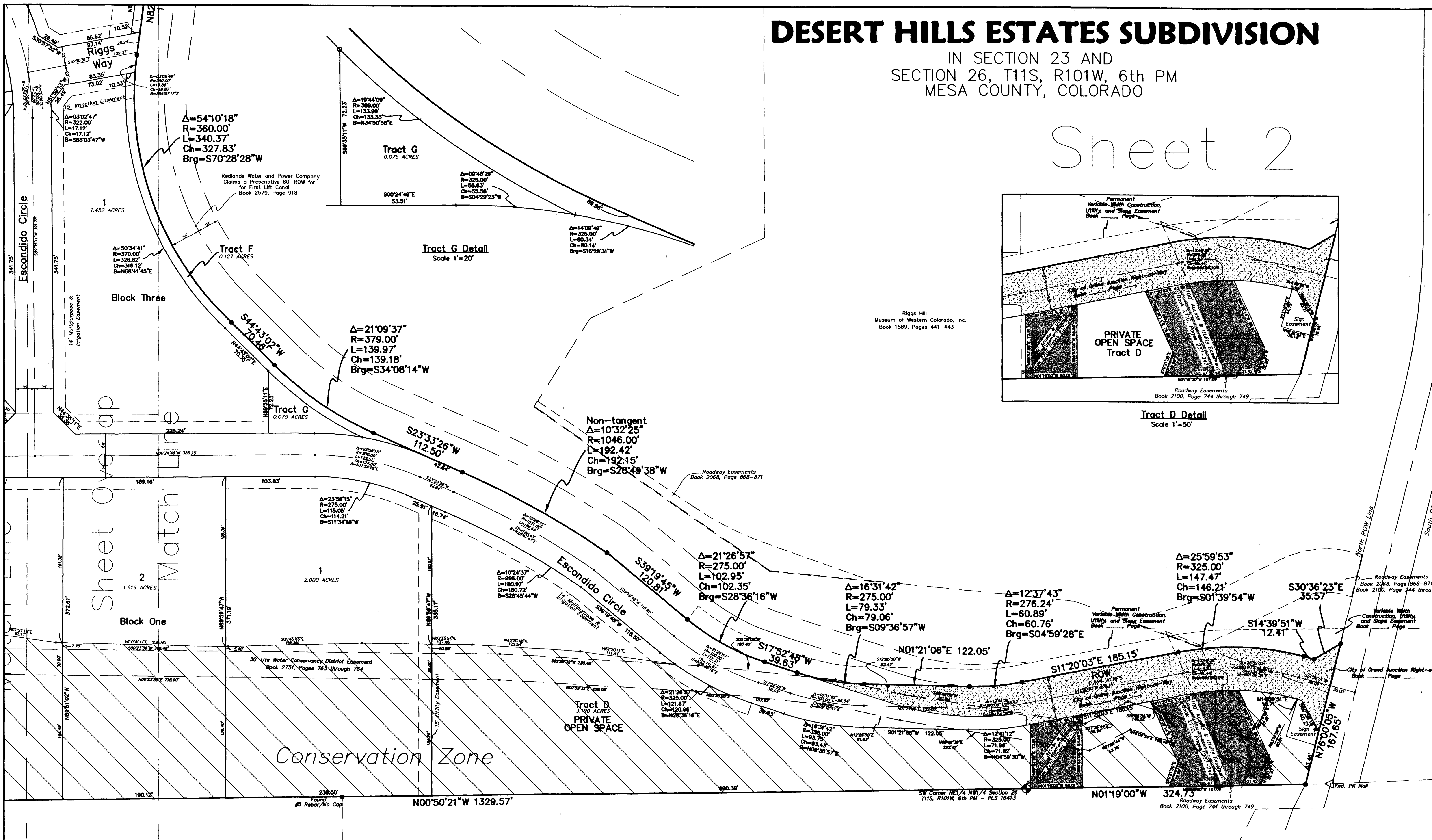
LANDesign
ENGINEERS • SURVEYORS • PLANNERS
250 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO.	98117	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	MARCH, 2000	LED	RSK		1	4

DESERT HILLS ESTATES SUBDIVISION

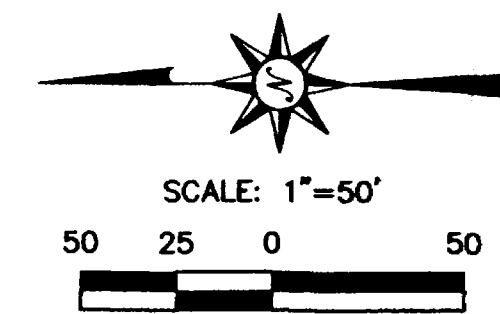
IN SECTION 23 AND
SECTION 26, T11S, R101W, 6th PM
MESA COUNTY, COLORADO

Sheet 2



Sheet Overlap

South Broadway



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 CERTIFICATION SHOWN HEREON.

AREA SUMMARY

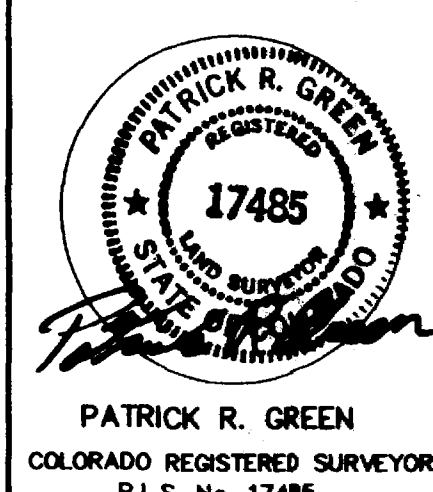
LOTS	=	31.912 Acres	55.68%
TRACTS A-G	=	21.060 Acres	36.74%
Overall R.O.W.	=	4.342 Acres	7.58%
TOTAL	=	57.314 Acres	100.00%

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▨ CONSERVATION ZONE (See C.C.&R's for additional restrictions on uses and development within designated conservation zone areas)
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Desert Hills Estates Subdivision, 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.

Date certified 3/07/20



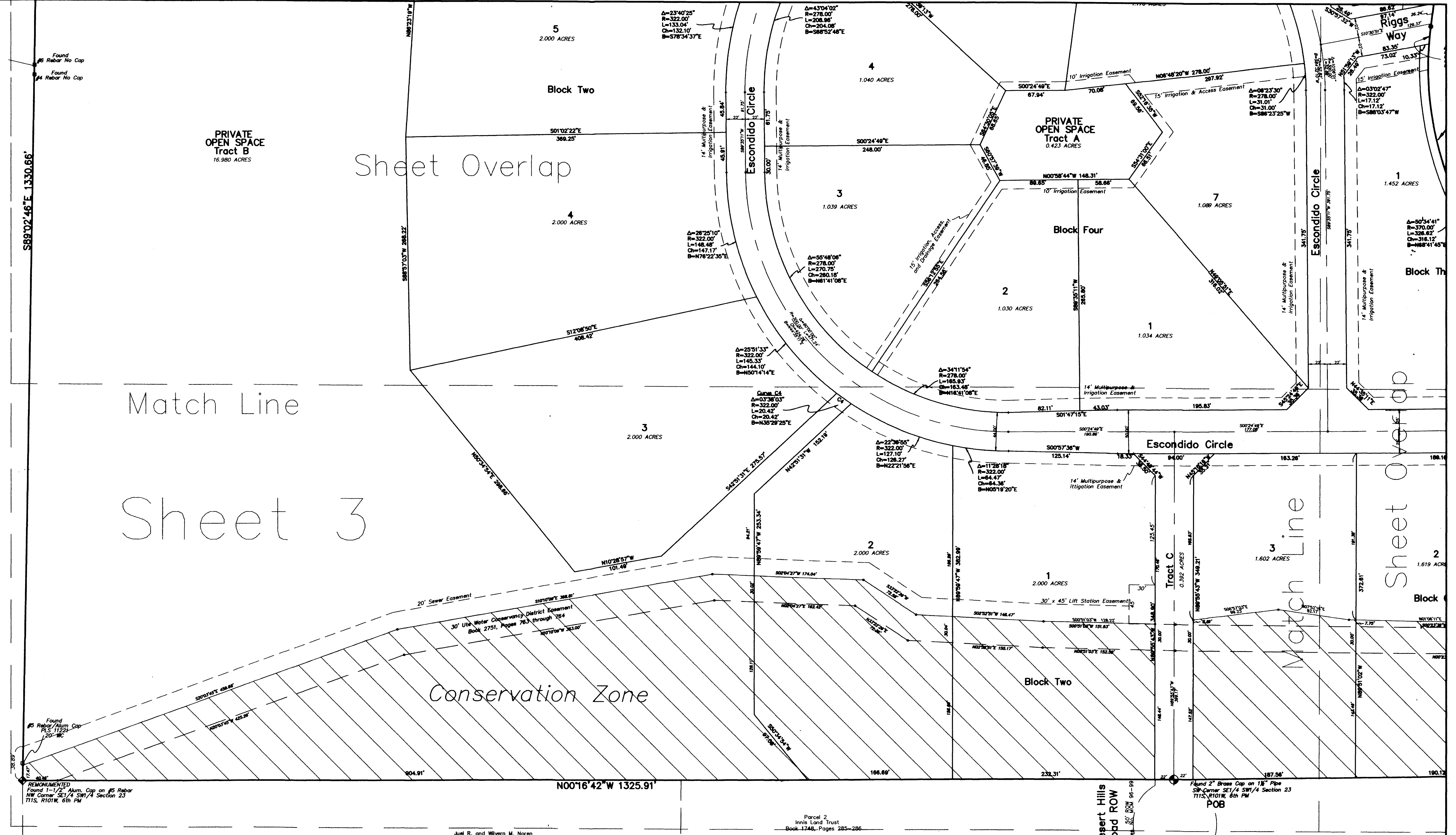
DESERT HILLS ESTATES SUBDIVISION

IN SECTION 23 AND SECTION 26, T11S, R101W, 6th PM MESA COUNTY, COLORADO

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PROJ. NO. 98117	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: MARCH, 2000	LED	RSK		2	4



Found #6 Rebar No Cap
Found #4 Rebar No Cap

PRIVATE OPEN SPACE Tract B
16.980 ACRES

Found #5 Rebar/Alum Cap
PLS 11221
20' WC

RECOMMENDED
Found 1-1/2" Alum. Cap on #5 Rebar
NW Corner SE1/4 SW1/4 Section 23
T11S, R101W, 6th PM

Found 2" Brass Cap on 1 1/4" Pipe
SW Corner SE1/4 SW1/4 Section 23
T11S, R101W, 6th PM

POB

Parcel 2
Innis Land Trust
Book 1748, Pages 285-286

Parcel 2
Desert Hills Estates Subdivision

Scale: 1"=50'

50 25 0 50

AREA SUMMARY

LOTS	= 31.912 Acres	55.68%
TRACTS A-G	= 21.060 Acres	36.74%
Overall R.O.W.	= 4.342 Acres	7.58%
TOTAL	= 57.314 Acres	100.00%

LEGEND

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- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- ▨ CONSERVATION ZONE (See C,C,&R's for additional restrictions on uses and development within designated conservation zone areas)

ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Desert Hills Estates Subdivision, 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.

Date certified SEPT 20, 2000

DESERT HILLS ESTATES SUBDIVISION

IN SECTION 23 AND SECTION 26, T11S, R101W, 6th PM MESA COUNTY, COLORADO

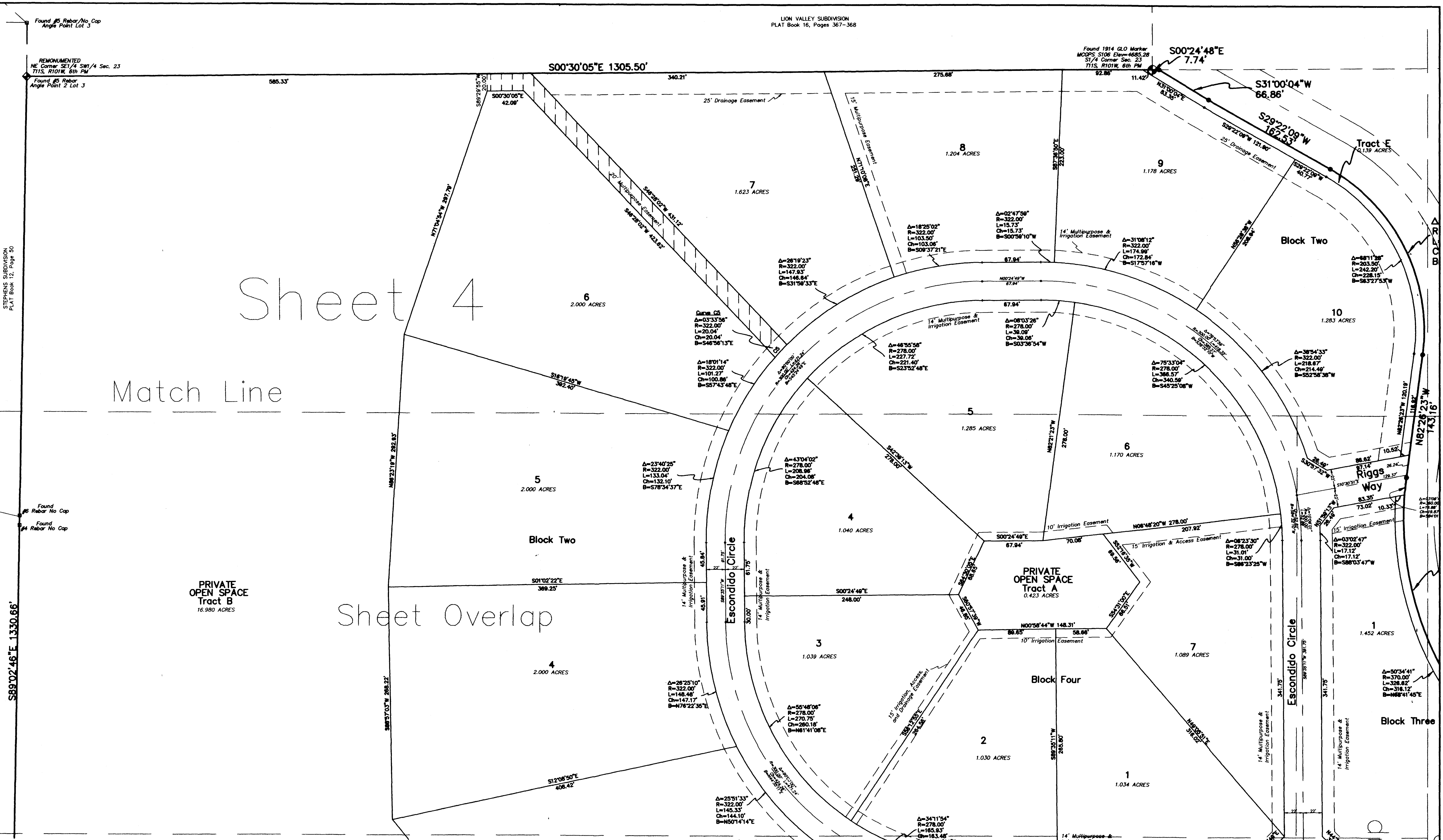
LANDesign

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PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

PROJ. NO. 98117	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: MARCH, 2000	LED	RSK		3	4



Sheet 4

Match Line

Sheet Overlap

STEPHENS SUBDIVISION
PLAT Book 12, Page 50

LION VALLEY SUBDIVISION
PLAT Book 16, Pages 367-368

Found #5 Rebar/No. Cap
Angle Point Lot 3

REMONUMENTED
NE Corner SE1/4 SW1/4 Sec. 23
T11S, R101W, 6th PM
Found #5 Rebar
Angle Point 2 Lot 3

Found 1914 GLO Marker
MOONS 5108 Elev=4685.28
S1/4 Corner Sec. 23
T11S, R101W, 6th PM

Found #6 Rebar No Cap
Found #4 Rebar No Cap

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▨ CONSERVATION ZONE (See C.C.&R's for additional restrictions on uses and development within designated conservation zone areas)
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

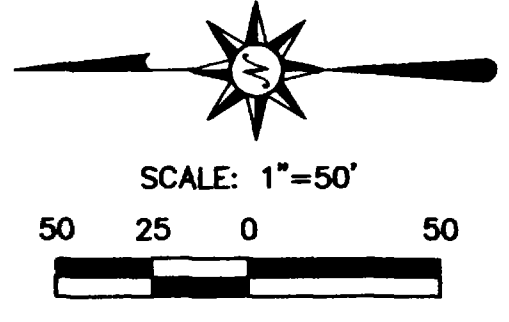
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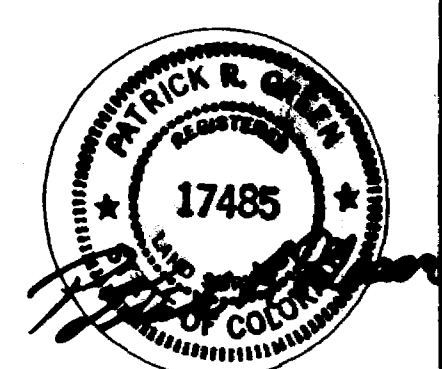
Date certified Jan 20, 2000

AREA SUMMARY

LOTS	= 31.912 Acres	55.66%
TRACTS A-G	= 21.060 Acres	36.74%
Overall R.O.W.	= 4.342 Acres	7.58%
TOTAL	= 57.314 Acres	100.00%



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 CERTIFICATION SHOWN HEREON.



PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

DESERT HILLS ESTATES SUBDIVISION

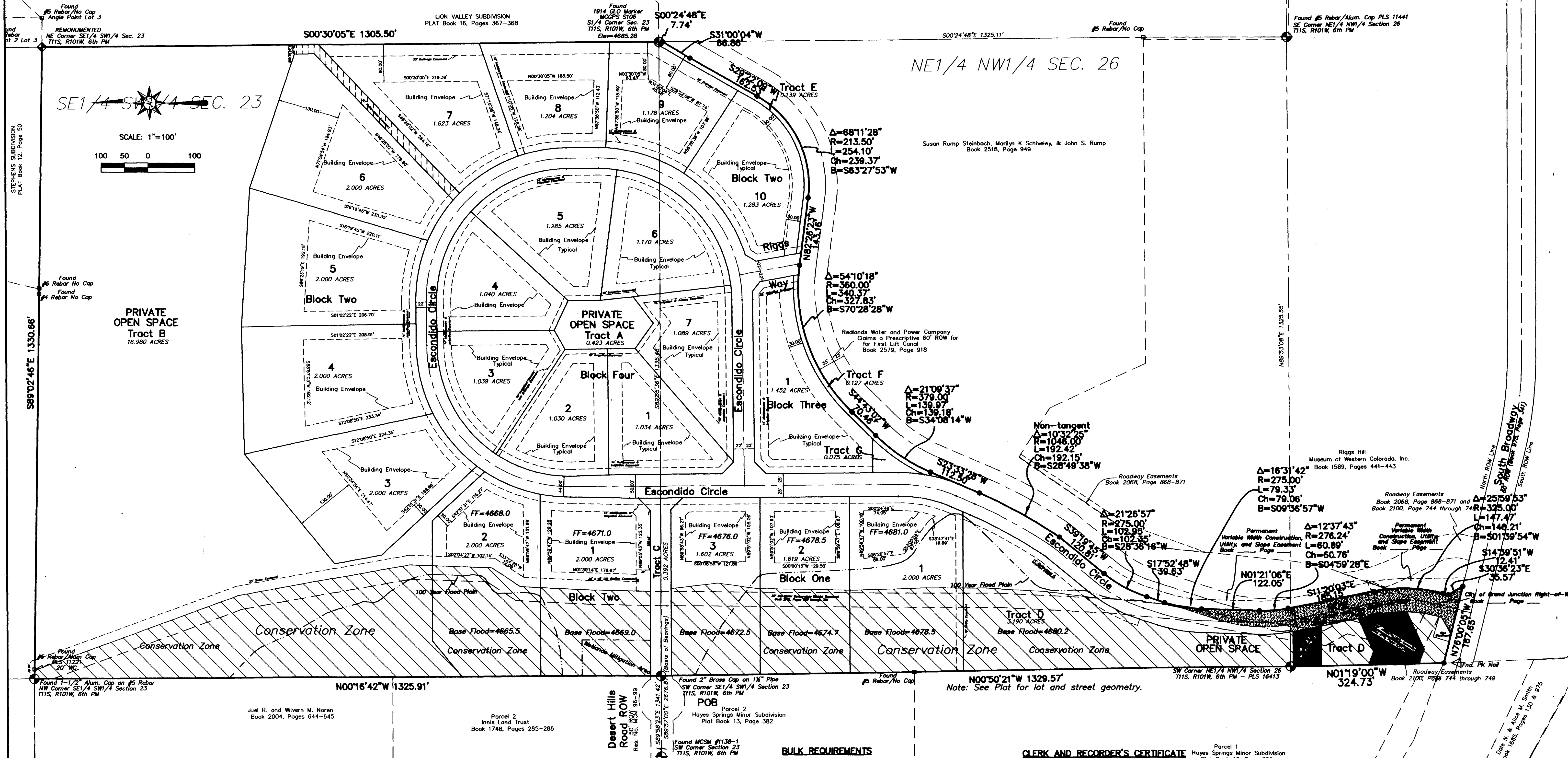
IN SECTION 23 AND SECTION 26, T11S, R101W, 6th PM MESA COUNTY, COLORADO



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258 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 98117	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: MARCH, 2000	LED	RSK		4	4

DESERT HILLS ESTATES SUBDIVISION BUILDING ENVELOPE SITING PLAN



NOTES REQUIRED BY THE CITY OF GRAND JUNCTION:

- Future property owners are advised to review information in the project file located at the Community Development Department regarding soils conditions (particularly expansive soil conditions) specifically as noted in the Geotechnical Report and Findings of the Colorado Geologic Survey. See File #FPP-20000-057. The developer shall abide by the minimal requirements stated in the recommendations from the Colorado Geologic Survey, or otherwise demonstrate that they have satisfied their requirements.
- The Declaration of Covenants and Restrictions are recorded at Book _____ Pages _____ through _____, Mesa County Records. Please refer to C, C, & R.'s for additional Covenants and Restrictions concerning:
 - geotechnical requirements for foundations
 - wetlands
 - conservation zone restrictions
 - 100 year floodplain
- Conservation Zone - See Declaration of Covenants, Conditions, and Restrictions, as recorded in Book _____ Pages _____ through _____ for additional restrictions on uses and development within the designated conservation zone areas.
- ENGINEERED FOUNDATIONS ARE REQUIRED FOR ALL PRIMARY STRUCTURES.
- No fill is allowed in the 100-year floodplain as defined in the approved drainage report and plans.

General Notes:

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Policy No. 00901539 C.

Basis of bearings is the South line of the SW1/4 of Section 23, which bears South 89 degrees 57 minutes 00 seconds East, a distance of 2676.87 feet, as determined by using MCGPS SIMS data. Monuments on this line are a 1914 GLO Brass Cap at the S1/4 of Section 23 and a Mesa County Survey Marker (MCSM #1138-1) at the SW Corner of Section 23.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

BULK REQUIREMENTS

Minimum Street Frontage	= 50 feet
Maximum Height of Structures	= 32 feet
Minimum Front Yard Setback	= 30 feet
Minimum Side Yard Setback:	
Principal Structure	= 30 feet
Accessory Structure	= 30 feet
Minimum Rear Yard Setback:	
Principal Structure	= 30 feet
Accessory Structure	= 30 feet
Maximum Structure Coverage of Lots	= 25%

LEGEND

- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- FF = XX.XX MINIMUM FINISHED FLOOR ELEVATION
Base Flood = XX.XX BASE FLOOD ELEVATION - 100 YEAR STORM AT THE UPSTREAM LOT LINE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock
_____ M., _____ A.D., 2000, and was duly recorded in Plat Book _____
Page No. _____ Reception No. _____ Drawer No. _____ Fees: _____

Clerk and Recorder _____ By: _____ Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of Desert Hills Estates Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D., 2000.

City Manager _____
Mayor _____

BUILDING ENVELOPE SITING PLAN

DESERT HILLS ESTATES SUBDIVISION
IN SECTION 23 AND SECTION 26, T11S, R101W, 6th PM MESA COUNTY, COLORADO

LANDesign
ENGINEERING SURVEYORS PLANNERS
250 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-6099

PROJ. NO.	98117	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	MARCH, 2000	LED	RSK		1	1