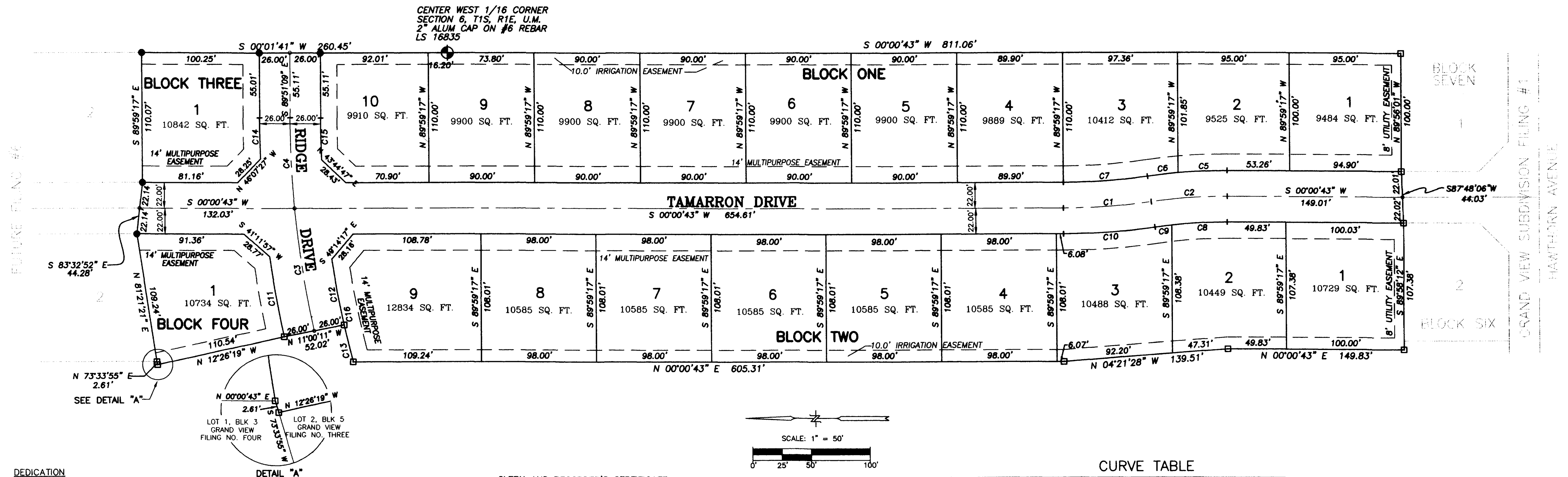


**GRAND VIEW SUBDIVISION  
FILING NO. FIVE  
A REPLAT OF LOT 1, BLOCK 4  
GRAND VIEW SUBDIVISION FILING NO. FOUR**



**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 4, GRAND VIEW SUBDIVISION FILING NO FOUR  
THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS GRAND VIEW SUBDIVISION FILING NO FIVE, 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. FIVE 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;

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;  
DEED OF CONVEYANCE RECORDED IN BOOK 237 AT PAGE 542 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, 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 ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

AN EIGHT FOOT UTILITY EASEMENT 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;

IN WITNESS WHEREOF, SAID OWNERS, DONADA, INC. A COLORADO CORPORATION, HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 6th DAY OF Sept, A.D., 2001

BY: *Don D. Dela Motte* DON D. DELA MOTTE, PRESIDENT  
BY: *Ada M. Dela Motte* ADA M. DELA MOTTE, SECRETARY

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DON D. DELA MOTTE, PRESIDENT AND ADA M. DELA MOTTE, SECRETARY ON THIS 6th DAY OF September, A.D., 2001  
WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES 4/29/2004  
*Patricia E. Johnson*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4/29/2004

**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:48 O'CLOCK A.M., September 26, A.D., 2001 AND WAS DULY RECORDED  
IN PLAT BOOK NO. 18 PAGE NO. 234 & 235 2016815 \$20.00  
LL-27 Reception No. Fees  
Drawer No.  
CLERK AND RECORDER Deputy

**CITY OF GRAND JUNCTION APPROVAL**  
THIS PLAT OF GRAND VIEW SUBDIVISION FILING NO. FIVE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 13 DAY OF Sept, A.D., 2001  
*Cindy Evans-Matrix*  
CITY MANAGER 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. FIVE, 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: 9/26/2001  
NOTARY PUBLIC  
STATE OF COLORADO  
12291

SIGHT TRIANGLES SHALL APPLY TO ALL CORNER LOTS IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION'S TDS MANUAL

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	522.76'	74.94'	74.87'	N 04°06'06" W	08°12'48"
C2	450.54'	64.63'	64.56'	S 04°06'07" E	08°13'11"
C3	826.00'	105.03'	104.96'	N 81°09'31" E	07°17'07"
C4	826.00'	77.08'	77.05'	N 87°28'29" E	05°20'49"
C5	472.54'	41.79'	41.78'	S 02°31'32" E	05°04'03"
C6	472.54'	26.00'	25.99'	S 06°38'08" E	03°09'08"
C7	500.76'	71.78'	71.72'	N 04°06'06" W	08°12'47"
C8	428.54'	47.27'	47.24'	S 03°09'07" E	08°19'11"
C9	428.54'	14.21'	14.21'	S 07°15'43" E	01°54'00"
C10	544.76'	78.09'	78.03'	N 04°06'06" W	08°12'48"
C11	852.00'	68.83'	68.81'	S 79°52'32" W	04°37'42"
C12	800.00'	66.36'	66.35'	S 78°29'11" W	04°02'12"
C13	800.00'	32.19'	32.18'	S 78°18'55" W	02°18'10"
C14	852.00'	34.68'	34.68'	S 88°58'56" W	02°19'55"
C15	800.00'	35.27'	35.27'	S 88°53'07" W	02°31'34"
C16	800.00'	88.55'	88.51'	S 78°20'01" W	06°20'31"

**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

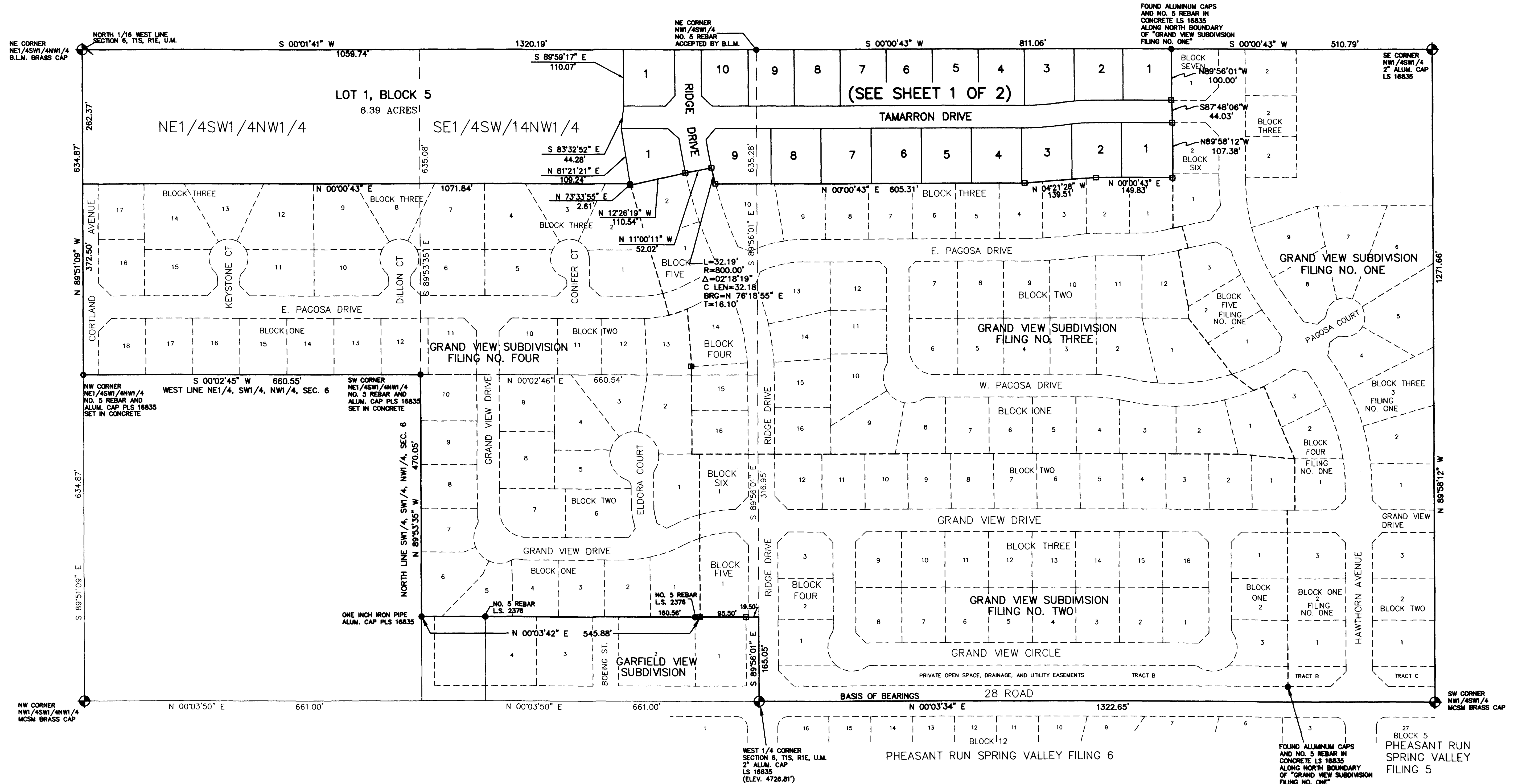
DATE	REVISIONS	BY
4/19	REVISIONS PER REVIEW COMMENTS	JAH
8/22/01	REVISED CURB RETURN PROP. LINE AND AREAS	DDC

**GRAND VIEW SUBDIVISION  
FILING NO. FIVE  
REPLAT OF LOT 1, BLOCK 4  
GRAND VIEW SUBDIVISION  
FILING NO. FOUR**

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: DDC  
DATE: 02/28/01  
JOB NO.  
SHEET 1 OF 2

**GRAND VIEW SUBDIVISION  
FILING NO. FIVE  
A REPLAT OF LOT 1, BLOCK 4  
GRAND VIEW SUBDIVISION FILING NO. FOUR  
LOCATED IN SECTION 6, T1S, R1E, UTE MERIDIAN**

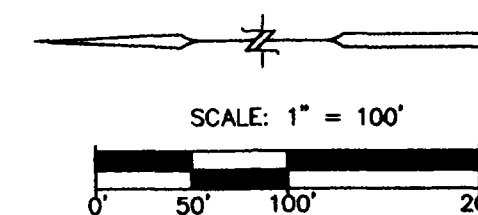


**ACREAGE SUMMARY**

LOT 1 BLOCK 5	6.39 ACRES
21 LOTS	5.00 ACRES
ROADS	1.33 ACRES
<b>TOTAL</b>	<b>12.72 ACRES</b>

**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°33'34" W, 1322.85 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.

DATE	REVISIONS	BY
6/22/01	REVISED CURB RETURN PROPERTY LINE AND AREAS	DDC

**GRAND VIEW SUBDIVISION  
FILING NO. FIVE  
REPLAT OF LOT 1, BLOCK 4  
GRAND VIEW SUBDIVISION  
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**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	DDC
DATE	02/28/01
JOB NO.	
SHEET	2 OF 2