

FLINT RIDGE SUBDIVISION FILING NO. 1 FINAL PLAT

LOCATED IN THE SW1/4 OF THE SE1/4
OF SEC. 17, T1S, R1E, U.M.
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ROYAL CONSTRUCTION, INC. A WYOMING CORPORATION IS THE OWNER OF THAT REAL PROPERTY LOCATED IN PART OF THE SW1/4 OF THE SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 17, AND CONSIDERING THE SOUTH LINE OF THE SW1/4 SE1/4 OF SAID SECTION 17 TO BEAR S89°57'50" W WITH ALL BEARINGS HEREIN RELATED THERETO: THENCE N 00°01'37" E 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF D ROAD, THENCE S 89°57'50" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 638.39 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING S 89°57'50" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 349.77 FEET TO A POINT ON THE EAST LINE W1/4SW1/4SE1/4 OF SAID SECTION 17; THENCE N 00°03'26" W ALONG SAID EAST LINE 1270.63 FEET TO THE NE CORNER OF W1/4SW1/4SE1/4 OF SAID SECTION 17; THENCE N 89°58'55"E ALONG THE NORTH LINE OF THE SW1/4SE1/4 OF SAID SECTION 17, 988.86 FEET TO THE NE CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 17; THENCE S 00°01'37" E ALONG THE EAST LINE OF SAID SW1/4SE1/4 324.92 FEET TO A POINT IN THE CENTERLINE OF A CANAL; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID CANAL ALONG THE FOLLOWING FIVE (5) COURSES: 1. N 67°31'47" W 67.05 FEET; 2. N 59°26'07" W 137.94 FEET; 3. N 70°43'27" W 60.07 FEET; 4. N 76°08'25" W 132.54 FEET; 5. N 71°48'17" W 286.94 FEET; THENCE S 00°02'08" E 1182.75 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13.060 ACRES MORE OR LESS.

THAT SAID OWNER HAS CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS FLINT RIDGE SUBDIVISION, FILING NO. 1, 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 FLINT RIDGE SUBDIVISION, FILING NO. 1 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 CANAL EASEMENTS TO THE GRAND VALLEY IRRIGATION COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF GRAND VALLEY IRRIGATION COMPANY IRRIGATION FACILITIES.

ALL IRRIGATION EASEMENTS TO THE HOMEOWNERS ASSOCIATION OF THE LOTS AND TRACTS HEREBY PLATTED AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF IRRIGATION SYSTEMS AND RECORDED IN BOOK 2955 AT PAGE 41.

ALL DRAINAGE EASEMENTS TO THE HOMEOWNERS ASSOCIATION OF LOTS AND TRACTS 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 AND RECORDED IN BOOK 2955 AT PAGE 41.

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.

TRACT A IS DEDICATED TO THE CITY OF GRAND JUNCTION.

ALL LANDSCAPE EASEMENTS TO THE HOMEOWNERS ASSOCIATION OF LOTS HEREBY PLATTED AND RECORDED IN BOOK 2955 AT PAGE 41.

ALL INGRESS/EGRESS EASEMENTS FOR TRACT A SPECIFICALLY IDENTIFIED ON THE PLAT AS TEMPORARY EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE USE OF SAID TRACT, AND ALSO FOR USE BY THE PUBLIC.

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.

IN WITNESS WHEREOF, SAID OWNER, ROYAL CONSTRUCTION, INC. A WYOMING CORPORATION, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 10th DAY OF October, A.D., 2001


BY BRYAN PARHAM
PRESIDENT

STATE OF COLORADO)
) ss
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRYAN PARHAM, PRESIDENT ON, THIS 10th DAY OF October, A.D., 2001

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES 11-12-04


NOTARY PUBLIC



TITLE INSURANCE

THE LAND HEREIN PLATTED AND SHOWN UPON THE WRITTEN PLAT IS COVERED BY A CURRENT POLICY OF TITLE INSURANCE WITH MERIDIAN LAND TITLE COMPANY, POLICY 106-2122, DATED JANUARY, 22, 2001.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:32 O'CLOCK P.M.,

November 6, A.D., 2001 AND WAS DULY RECORDED

IN PLAT BOOK NO. 18 PAGES NO. 266+267 . Reception No 2023837

Fees \$2000


CLERK AND RECORDER

CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF FLINT RIDGE SUBDIVISION FILING NO. 1, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS

10th DAY OF October, A.D., 2001


CITY MANAGER


PRESIDENT OF CITY COUNCIL

SURVEYOR'S CERTIFICATE

I, RICHARD LOYD ATKINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF FLINT RIDGE SUBDIVISION FILING NO. 1, 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: 
P.L.S. NO. 12291
DATE: Nov 10, 2001

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 HEREIN.

LIENHOLDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OF A LIEN PURSUANT TO AN INSTRUMENT RECORDED IN BOOK 2832, PAGE 459 OF THE MESA COUNTY RECORDS, HEREBY JOINS IN THIS SUBDIVISION AND THE DEDICATION OF EASEMENTS AND STREETS AS SHOWN HEREON.

FIRST NATIONAL BANK OF THE ROCKIES

BY: 
BRUCE L. PENNY
VICE PRESIDENT
DATE: Oct. 10, 2001

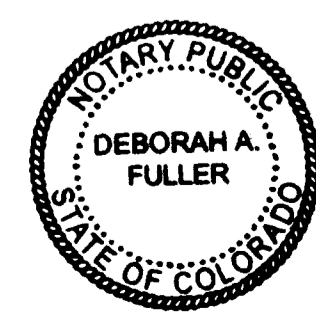
STATE OF COLORADO)
) ss
COUNTY OF MESA)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY BRUCE L. PENNY ON, THIS 10th DAY OF October, A.D., 2001

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES Aug. 26, 2005


NOTARY PUBLIC



DATE	REVISIONS	BY
8/23/01	REVISED PER REVIEW COMMENTS	DDC

**FLINT RIDGE SUBDIVISION
FILING NO. 1
FINAL PLAT**

LOCATED IN THE SW1/4 OF THE SE1/4
OF SEC. 17, T1S, R1E, U.M.
MESA COUNTY, COLORADO

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	06/01/01
JOB NO.	
SHEET	1 of 2

FLINT RIDGE SUBDIVISION FILING NO. 1 FINAL PLAT

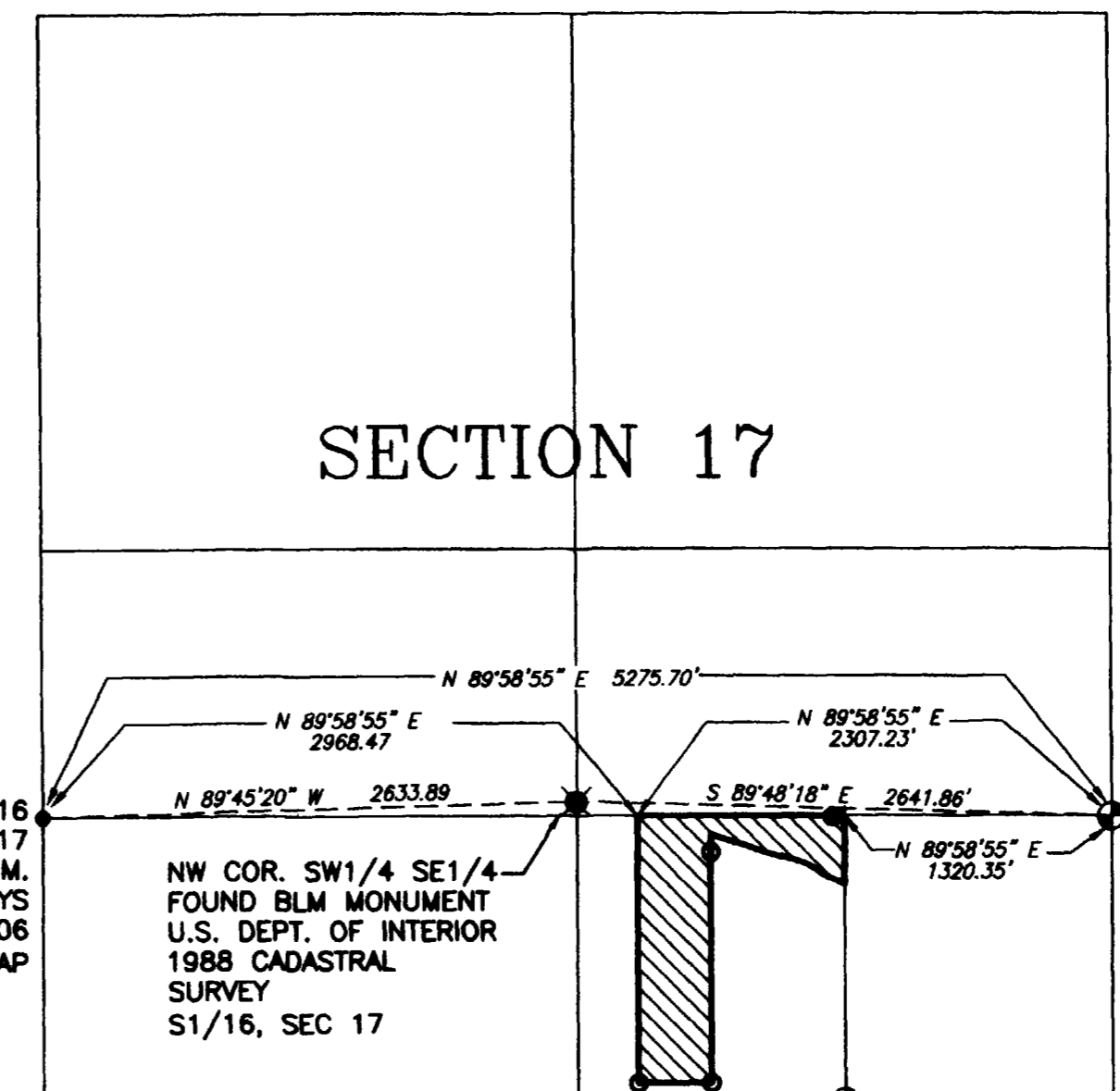
LOCATED IN THE SW1/4 OF THE SE1/4
OF SEC. 17, T1S, R1E, U.M.
MESA COUNTY, COLORADO

LEGEND

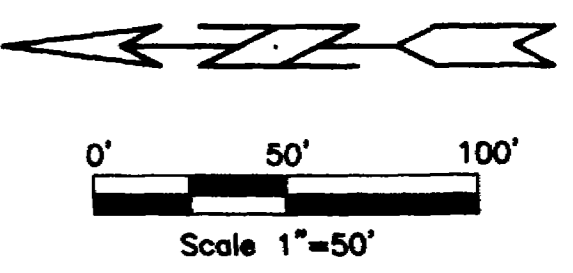
- ◆ = FOUND MESA COUNTY SURVEY MARKER
- = FOUND NO. 5 REBAR AND CAP "MONUMENT P.L.S. 24943"
- = FOUND NO. 5 REBAR, EXCEPT AS NOTED
- ⊙ = SET NO. 5 REBAR AND CAP P.L.S. 12291"
- ✱ = FOUND BLM MONUMENT U.S. DEPT. OF INTERIOR 1988 CADASTRAL SURVEY

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	107.75'	107.17'	S 10°19'32" E	20°34'44"
C2	300.00'	107.64'	107.06'	N 10°20'10" W	20°33'28"
C3	274.00'	19.54'	19.53'	S 02°04'44" E	04°05'08"
C4	274.00'	35.35'	35.32'	S 07°49'03" E	07°23'30"
C5	274.00'	36.30'	36.28'	S 15°18'32" E	07°35'30"
C6	274.00'	7.22'	7.22'	S 19°51'36" E	01°30'37"
C7	326.00'	29.66'	29.65'	S 18°00'32" E	05°12'45"
C8	326.00'	35.83'	35.81'	S 12°15'15" E	06°17'48"
C9	326.00'	35.21'	35.19'	S 06°00'43" E	06°11'16"
C10	326.00'	16.28'	16.28'	S 01°29'16" E	02°51'39"
C11	326.00'	14.55'	14.54'	S 01°18'52" E	02°33'23"
C12	326.00'	35.19'	35.17'	S 05°41'05" E	06°11'03"
C13	326.00'	35.78'	35.76'	S 11°55'16" E	06°17'20"
C14	326.00'	31.58'	31.56'	S 17°50'25" E	05°32'58"
C15	274.00'	5.26'	5.26'	S 20°03'54" E	01°06'01"
C16	274.00'	36.37'	36.35'	S 15°42'41" E	07°36'23"
C17	274.00'	35.38'	35.36'	S 08°12'32" E	07°23'55"
C18	274.00'	21.29'	21.29'	S 02°17'00" E	04°27'09"
C19	300.00'	45.87'	45.83'	S 04°19'24" W	08°45'39"
C20	300.00'	6.16'	6.16'	S 09°17'30" W	01°10'34"
C21	300.00'	51.82'	51.76'	S 04°55'51" W	09°53'52"
C22	278.00'	38.83'	38.79'	S 03°56'37" W	08°00'07"
C23	278.00'	9.39'	9.39'	S 08°54'44" W	01°56'06"
C24	322.00'	55.63'	55.56'	S 04°55'51" W	09°53'52"
C25	322.00'	52.91'	52.85'	S 04°39'01" W	09°24'53"
C26	278.00'	48.02'	47.96'	S 04°55'51" W	09°53'52"
C27	278.00'	48.02'	47.96'	S 04°55'51" W	09°53'52"



CONTROL DIAGRAM
NOT TO SCALE

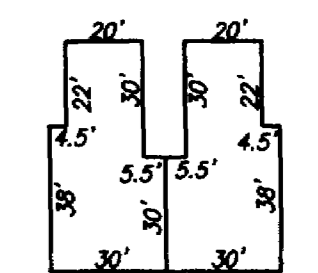


BUILDING SETBACK REQUIREMENTS
FRONT SETBACK = 20'
SIDE SETBACK = 5'
REAR SETBACK = 10'

ZONING
RMF-B: RESIDENTIAL MULTI-FAMILY-B

AREA SUMMARY

21 LOTS	9.223 AC.	70.6%
PARK/TRACT A	3.355 AC.	25.7%
STREETS	0.482 AC.	3.7%
TOTAL	13.060 AC.	100%



NOTE: BUILDING UNITS WILL BE PARALLEL TO LOT LINES UNLESS NOTED OTHERWISE.

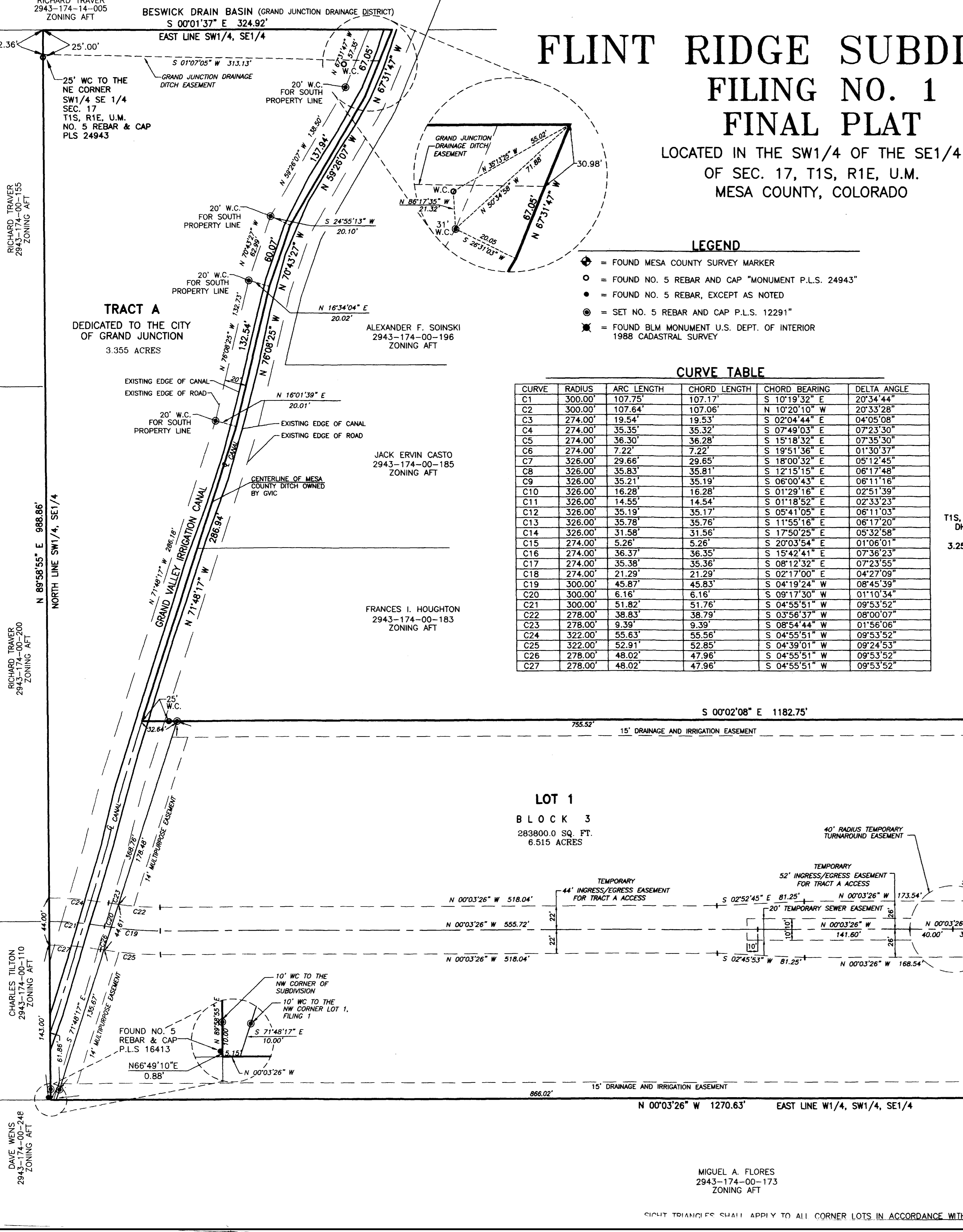
TYPICAL BUILDING UNIT DIMENSIONS

DATE	REVISIONS	BY
8/23/01	REVISED PER REVIEW COMMENTS	DOC

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MESA COUNTY, COLORADO

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	DOC
DATE	08/01/01
JOB NO.	
SHEET	2 OF 2



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

MIGUEL A. FLORES
2943-174-00-173
ZONING AFT

FOUND NO. 5 REBAR & CAP
MONUMENT P.L.S. 24943
FOUND NO. 5 REBAR
N27°22'00"W
0.48'
MIGUEL A. FLORES
2943-174-00-172
ZONING AFT
SW CORNER
SW1/4 SE 1/4
SEC. 17
T1S, R1E, U.M.
BARE NO. 6 REBAR