

# GARDEN GROVE SUBDIVISION (PHASE 1)

DEDICATION:  
KNOW ALL MEN THESE PRESENTS:  
That Red Hart Construction Inc. is the owner of that real property as recorded in Book 261 and 262 in the Mesa County Clerk and Recorder's Office.

Said real property being described by metes and bounds as: A Tract or Parcel of Land situated in the E 1/2 NW 1/4 SE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows: Commencing at the CW1/16 of said Section 7 and when aligned with W1/4 of said Section 7 is recorded as bearing S89°51'30"E as shown on the plat of Shadowfax Properties Minor Subdivision as recorded in Plat Book 17 at Page 298 in the Mesa County Clerk and Recorder's Office; thence S89°51'19"E along the South line of said E1/2 SE1/4 NW1/4 424.59 feet; thence N00°20'54"W 56.26 feet to the point of beginning also being the North right of way line of Orchard Avenue; thence N00°20'54"W 253.74 feet; thence N89°51'19"W 97.00 feet; thence N00°20'54"W 87.97 feet to a Number 5 Rebar and Cap marked LS 12093; thence continuing N00°20'54"W 50.04 feet to a Number 5 Rebar and Cap marked LS 12903; thence N00°16'52"W 836.26 feet to a Number 5 Rebar and Cap marked LS 12903; thence continuing N00°16'52"W 226.03 feet to the North line of said E1/2 SE1/4 NW1/4; thence along said North line S89°55'13"E 328.85 feet; thence leaving said North line, S00°11'18"E 1256.38 feet to the North right of way line of Orchard Avenue; thence N89°51'19"W 229.16 feet to the point of beginning, said Tract or Parcel contains 8.87 acres more or less, Mesa County, Colorado.

That said owner has caused that real property to be laid out and surveyed as GARDEN GROVE SUBDIVISION (Phase 1)  
That said owner does hereby dedicate and set apart that real property as and labeled on the accompanying plat as follows:

All Multipurpose Easements to the City of Grand Junction for the use of the 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 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 the 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 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 2970 at Page 979.

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 2970 at Page 979.

Common Tracts A, B, C, D, E, F and G to the Homeowners Association of lots hereby platted and recorded in Book 2970 at Page 982. (Tract A for future development, Tract B for Grand Valley Canal Easement, Tracts C, D, E, F, and G for ingress, egress, landscaping and utility installation.)

All Landscape Easements to the Homeowners Association of lots hereby platted and recorded in Book 2970 at Page 982.

All easements include the right of ingress and egress on, along, over, under, through and across by 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 owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Agreement for the vacation of an existing Irrigation Easement as recorded in Book 501 at Page 475 recorded in Book 2970 at Page 993.

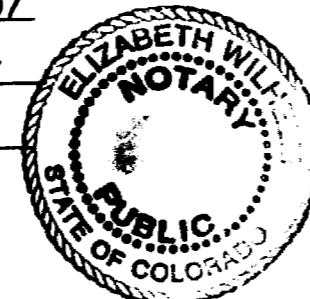
IN WITNESS said OWNER has caused his name to be hereunto subscribed  
this 8<sup>th</sup> day of November A.D. 2001

Daniel Gearhart  
Daniel Gearhart (President Redhart Construction)

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Nov  
AD 2001

My commission expires May 22, 2005  
Edyabeth Wilhel  
Notary Public



CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:30 O'clock P.M.  
this 29<sup>th</sup> day of November A.D. 2001  
Book 18 Page 279 Reception 2028149

Clerk and Recorder Deputy  
Drawer No. LL-59 Fees \$20.00

CITY OF GRAND JUNCTION APPROVAL

This plat of GARDEN GROVE SUBDIVISION in the City of Grand Junction, Mesa  
County, Colorado was approved this 27<sup>th</sup> day of November A.D. 2001  
[Signature] [Signature]  
City Manager Mayor

LIEN HOLDER APPROVAL

Wells Fargo Bank by Renee Capra, AWP  
Representative

STATE OF Colorado )  
COUNTY OF Mesa )

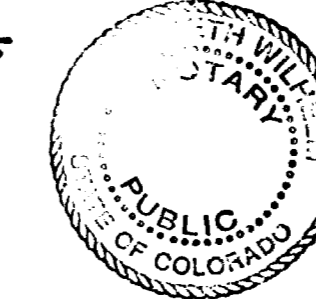
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Nov

AD 2001

My commission expires May 22, 2005

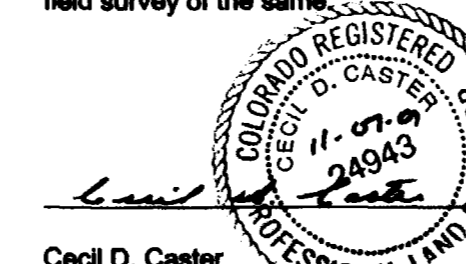
Edyabeth Wilhel

Notary Public



SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of GARDEN GROVE SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Cecil D. Caster  
P.L.S. Number 24943

Basis of Bearing: A bearing of S89°51'30"E is shown between the CW1/16 corner and the W1/4 corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian on the plat of Shadowfax Properties Subdivision as recorded in Plat Book 17 at Page 298 in the Mesa County Clerk and Recorder's Office.

Plat Notes:

1. A 25 foot irrigation easement has been provided along the South portion of Tract B to permit access to an existing irrigation headgate and irrigation structures for the benefit of the property along the East boundary of the Subdivision.
2. A 20 foot irrigation, Drainage and Utility Easement has been provided along the West boundary that will also provide access to the headgate and maintenance of the irrigation structures for the parcel located at 2834 Orchard and identified as Tax I.D. Number 2943-072-00-21.

GARDEN GROVE SUBDIVISION (PHASE 1)  
Located in the NW 1/4 of Section 7,  
Township 1 South, Range 1 East, of the  
Ute Meridian.

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 hereon.

**Monument Surveying Co.**  
741 Rood Ave.  
Grand Junction, CO 81501  
(970) 245-4199 Fax (970) 245-4674

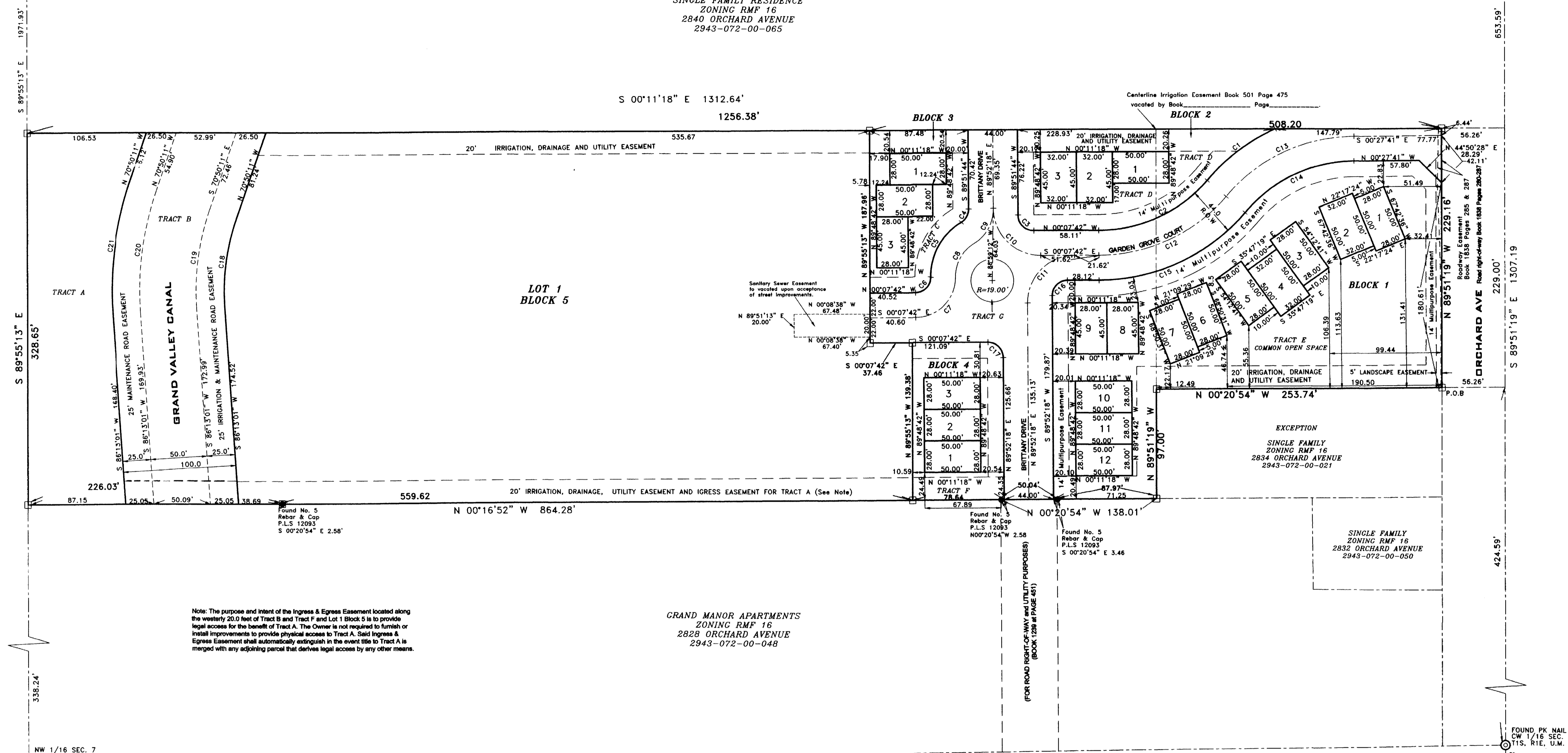
DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
DRAWN RM & CDC REVISION DATE 11/6/01  
CHECKED CDC APPROVED 8/1/01  
PREPARED FOR: Ray Rickard JOB NO. 00-19

# GARDEN GROVE SUBDIVISION (PHASE 1)

NE 1/16 SEC. 7  
T1S, R1E, U.M.  
MCSM # 50-1

FND. PK NAIL  
C1/4 SEC. 7  
T1S, R1E, U.M.

SINGLE FAMILY RESIDENCE  
ZONING RMF 16  
2840 ORCHARD AVENUE  
2943-072-00-065



Note: The purpose and intent of the Ingress & Egress Easement located along the westerly 20.0 foot of Tract B and Tract F and Lot 1 Block 5 is to provide legal access for the benefit of Tract A. The Owner is not required to furnish or install improvements to provide physical access to Tract A. Said Ingress & Egress Easement shall automatically extinguish in the event title to Tract A is merged with any adjoining parcel that derives legal access by any other means.

GRAND MANOR APARTMENTS  
ZONING RMF 16  
2828 ORCHARD AVENUE  
2943-072-00-048

EXCEPTION  
SINGLE FAMILY  
ZONING RMF 16  
2834 ORCHARD AVENUE  
2943-072-00-021

SINGLE FAMILY  
ZONING RMF 16  
2832 ORCHARD AVENUE  
2943-072-00-050

**AREA SUMMARY**

Dedicated R.O.W	0.0 acres = 0%
Streets	0.87 acres = 10.0%
Tracts & Open Space	2.99 acres = 33.0%
Lots	5.03 acres = 57.0%
<b>Total</b>	<b>8.89 acres = 100%</b>

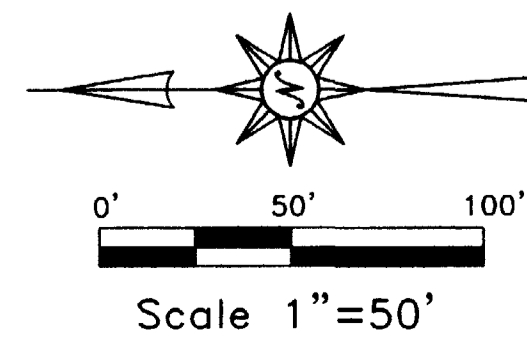
- LEGEND**
- = Found No. 5 Rebar set Cap "Monument P.L.S. 24943" except where as noted.
  - = Set Monument in Concrete
  - ⊥ = Set No. Five Rebar and Cap "Monument P.L.S. 24943" on all lot corners
  - ⊙ = Found Mesa County Survey Marker
  - ⊙ = Set No. 6 Rebar & 3" Aluminum Cap "Monument P.L.S. 24943" in Monument Box
  - ⬢ = Found B.L.M. Brass Cap

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	172.00'	75.62'	75.01'	S 37°02'53" E	25°11'23"	38.43'
C2	128.00'	110.62'	107.21'	S 24°53'08" E	49°30'52"	59.03'
C3	13.50'	21.20'	19.09'	S 44°52'01" W	89°59'26"	13.50'
C4	13.50'	13.97'	13.35'	S 60°29'12" E	59°17'00"	7.68'
C5	56.00'	58.25'	55.66'	S 60°38'43" E	59°36'03"	32.07'
C6	13.50'	21.28'	19.14'	S 45°17'23" E	90°18'44"	13.57'
C7	35.50'	55.96'	50.34'	S 45°17'23" E	90°18'44"	35.69'
C8	34.00'	35.37'	33.79'	S 60°38'43" E	59°36'03"	19.47'
C9	35.50'	37.48'	35.77'	S 61°05'32" E	60°29'41"	20.70'
C10	42.00'	65.97'	59.40'	S 44°52'18" W	90°00'00"	42.00'
C11	42.00'	65.97'	59.40'	S 45°07'42" E	90°00'00"	42.00'
C12	150.00'	128.44'	124.55'	S 24°39'53" E	49°03'41"	68.46'
C13	150.00'	128.76'	124.84'	S 25°03'08" E	49°10'53"	68.65'
C14	128.00'	109.87'	106.53'	S 25°03'08" E	49°10'53"	58.58'
C15	172.00'	148.64'	144.06'	S 24°53'08" E	49°30'52"	79.32'
C16	13.50'	21.21'	19.09'	S 45°07'58" E	89°59'45"	13.50'
C16	13.50'	21.21'	19.09'	S 45°07'58" E	89°59'45"	13.50'
C17	13.50'	21.21'	19.09'	S 44°52'12" W	90°00'11"	13.50'
C18	196.71'	78.26'	78.26'	S 82°18'35" E	22°56'48"	39.93'
C19	221.71'	86.79'	86.20'	S 82°18'35" E	22°56'48"	45.00'
C20	271.71'	108.82'	108.82'	S 82°18'35" E	22°56'48"	55.15'
C21	296.71'	118.83'	118.04'	S 82°18'35" E	22°56'48"	60.22'

**LOT SUMMARY**

LOT	BLOCK	LOT (acres)	LOT (Sq.Ft.)
1	1	0.03	1400
2	1	0.03	1500
3	1	0.03	1400
4	1	0.03	1600
5	1	0.03	1400
6	1	0.03	1400
7	1	0.03	1400
8	1	0.03	1260
9	1	0.03	1260
10	1	0.03	1400
11	1	0.03	1400
12	1	0.03	1400
1	2	0.03	1400
2	2	0.03	1400
3	2	0.03	1400
4	2	0.03	1400
5	2	0.03	1260
6	2	0.03	1400
7	2	0.03	1400
8	2	0.03	1400
9	2	0.03	1400
10	2	0.03	1400
11	2	0.03	1400
12	2	0.03	1400
1	3	4.36	188,631.04
<b>Total (acres)</b>		<b>5.03</b>	<b>217,617.92</b>



**Monument Surveying Co.**  
741 Road Ave.  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4874

**GARDEN GROVE SUBDIVISION**  
Located in the NW 1/4 of Section 7,  
Township 1 South, Range 1 East, of the  
Ute Meridian.

DESIGNED	FIELD APPROVAL	BKH
DRAWN	RM & CDC	REVISION DATES 11/6/01 & 11/14/01
CHECKED	CDC	APPROVED 8/1/01
PREPARED FOR:	Ray Rickard	JOB NO. 00-19