## **CURVE TABLE**

CURVE C1	ARC 214.11	RADIUS 326.00	DEL TA 37 *37 '48 '	CHORD BEARING 556 *31 26 *	<b>CHOPD</b> 210.28
<u> </u>	35.97	326.00	6 •19 16	578 29 58 1	35.95
C3 C4	<u>72.29</u> 71.85	326.00 326.00	<u>12 *42 20*</u> 12 *37 *42*	588 '00 '46 "N N79 *19 '12 "N	<u>72.14</u> 1 71.711
<i>L</i> 5	51.65	594.00	4 '58 '55'	N75 *29 '48 7	51.63*
<u>60</u>	116.84	594.00	11 *16 *11*	N83 *37 21 1	116.65
<u> </u>	66.59 156.79	594.00° 594.00°	6 '25 24' 15 '07 '23'	\$87 *31 '51 "N \$76 *45 '27 "N	<u> </u>
<u>C9</u>	238.76	353.00	38 *45 '12"	S40 *10 '50 'E	234.23
<u>C10</u>	20.01	51.00	22 • 29 '03 *	N55 55 52 E	19.89
C11 C12	<u>60.44</u> 52.23	<u>51.00</u> 51.00	67 *53 55* 58 *40 '28*		<u>56.96</u> 49.97
C13	24.77	51.00	27 • 49 31 •	S27 '39'31'W	and the second
<u>C14</u>	18.93	51.00	21 *16 '09'	<u>552 *12 21 "N</u>	
C15 C16	<u>58.31</u> 47.23	<u>31.00</u> 31.00	107 •46 '08' 87 •17 59 •	N08 '57 '22'E N88 '34'41'N	<u> </u>
C17	21.04	142.00	8 29 16	S46 *40 59 E	21.02
C18	10.80	56.00	11 02 53*	545 °24 '10 'E	10.78
C19 C20	<u> </u>	<u>56.00</u> 56.00	63 *58 *42 * 27 *31 '39 *	507 53 23 E 537 51 47 W	<u> </u>
C21	28.22	56.00	28 '52'28'	S66 '03 '51 '1	27.921
C22	12.09	56.00	12 21 57	NB6 41 03 E	12.06*
C23 C24	70.51 13.90	56.00° 56.00°	72 °08 21 ° 14 °13 '19 °	N51 '03'48''N N07 '52'58'N	<u> </u>
625	148.63	37.00	230 '09'18'	S64 '09'02''	67.021
C26	90.38	22.50	230 '09 '18'	N64 09 02 E	40.76
C27 C28	7.931 57.701	<u>3.50 </u> 150.00 °		N64 09 02 1 S39 54 25 1	<u> </u>
C29		150.00°	<u>22 02 22</u> 30 *46 *56*	N16 °09 '47 "	57.34 79.621
C30	62.33*	142.00	25 09 00	N13 20 49 W	61.83
C31 C32	<u>12.74</u> 76.681	142.00 378.00	<u> </u>	N28 *29 '33 "N N36 *52 '29 "N	<u>12.74</u> 76.55
<u> </u>	91.52	378.00	13 52 22*	N49 *37 21 *	<u>91.30</u>
C34	19.78	378.00	2 '59 '54'	N58 '03'29"	19.78
C35 C36	<u>87.58</u> 41.04	397.00° 397.00°	<u>12 38 22 </u> 5 55 25 '	N53 *14 '15 "N N43 *57 '22 "N	<u> </u>
C37	24.20	397.00*	3 *29 33 *	N39 •14 53 "V	
C38	84.86		12 *14 '47 '	N31 *22 '43 "N	84.69
C39 C40	<u> </u>	<u>397.00                                   </u>			and the second se
C41	738.40	376.00	the second se	and the second	
C42	<u>99.52</u>	340.00	and the second division of the second divisio		and the second division of the second divisio
C43 C44	<u>142.27</u> 220.43	260.00° 260.00°	<u>31 *21 '07 '</u> 48 *34 '30 '	N42 *44 35 E N82 *42 24 E	
C45	5.78	660.00	0 '30'06'	S73 *15 '24 'E	
C46	98.62	660.00	8 33 40	\$77 •47 '17 E	
C47 C48	237.27 514.19	660.00 310.00	20 *35 53* 95 *02 '08*	N87 *37 56 1 S38 *00 15 1	
C49	209.16	424.00	28 15 49	N04 *37 '05 "N	
<u> </u>	119.89	490.00	14 '01'07'	503 °59 '24 °E	
C51 C52	48.59 48.71	128.00 172.00	21 *44 59* 16 *13'39*	586 "51 '41" \$89 "37 '21" V	
C53	38.89	172.00*		S75 '01 '50 "	38.81
<u>C54</u>	47.49	172.00	15 49 16	S60 *38 '31 "	and the second rest of t
<u> </u>	<u>102.84</u> 32.77	328.00 328.00	17 *57 *50* 5 *43 '28"	and the second state of th	
C57	56.01	236.001	13 '35 '54'	583 *13 '09 '1	فيستعا منجسيا الابنيات كالسا
<u>C58</u>	20.11	236.00	4 53 00"	N87 32 24 1	
C59 C60	<u>145.87</u> 21.61	236.00 57.00	<u>35 *24 *53 *</u> 21 *43 '36 *	N67 23 27 1 S69 11 49 1	
C61	71.931	82.001	50 <b>*1</b> 5 '22 *	N74 *48 '42 *¥	69.64
<u> </u>	33.04	57.00° 57.00°	33 •12 35	S41 *43 '44 "	
C64	<u> </u>	57.00	30 *37 '38" 33 *56 '21"	509 •48 37 °N 522 •28 22 °E	the second s
C65		57.00	34 01 04	S56 27 05 E	33.35
<u>C66</u>	41.80° 94.17°	57.00	42 '01'16'	N85 31 45 E	
C67 C68	<u> </u>	82.00 280.00	65 *47 52* 22 *36 02*	582 *34 57 E 573 *39 55 E	
C69	20.16	280.00	4 '07 '31'	S87 01 42 E	20.161
<u> </u>	70.81	280.00 372.00			
C72	41.05	372.00	17 *21 *55 * 6 *19 *23 *	N67 *44 '14 'E N55 *53 '35 'E	
C73	100.54	128.00	45 '00'18'	N75 14 02 E	<i>97.98</i> '
C74 C75	29.22 14.88	172.00° 490.00°	9 *44 '00' 1 *44 '25'	NB0 '51 '11'E S17 '52'47'E	
C76	14.88 55.26	490.00 63.00	<u> </u>	517 52 47 E S74 •48 42 E	
C77	129.69	38.00	<u>195 '32 '31 '</u>	N17 *42 '38 "	75.301
C78 C79	<u>38.91</u> 42.54	101.00 48.50	22 *04 *29*	S75 *33 22 "N S74 *48 42 "E	the second s
C80		48.50 23.50	50 *15 22* 195 *32 31*	N17 *42 '38 'W	<u>41.19</u> 46.57
C81	44.50	115.50	22 '04 '29'	S75 *33 22 *	44.22
C82 C83	<u>8.32</u> 39.27	3.50 25.00	<u>136 16 37</u> 90 00 00	N18 27 18 E S28 06 48 E	<u>6.50</u> 35.36
 	<u> </u>	25.00	<u>90'00'00'</u> 90'00'00'	S61 *53 12 W	
<i>C8</i> 5	52.901	40.001	75 <b>* 46</b> 26 *	N31 °06 '45 "N	49.13
C86 C87	42.20	31.00° 31.00°	77 '59'41' 61 *48'05"	N72 '00 '12"E S02 '06 '18"M	<u> </u>
<u> </u>	37.25	<u> </u>	35 °34 '13'	511 00 38 E	36.65
C89	40.75	40.00*	58 22 31	S64 °02 55 7	39.01
<u>C90</u> C91	<u>28.18</u> 32.95	60.00 60.00	26 '54'45' 31 '27'46'	N79 *46 '48 'E N50 *35 '33 'E	<u>27.92</u> 32.54
C92	56.94	150.00	21 * 44 59*	NB6 *51 '41 *E	<u> </u>
C93	37.20	450.00	4 *44 '10"	S16 *22 54 E	37.19
<u>C94</u> C95	<u>184.78</u> 35.74	450.00° 422.00°	23 *31 '38' 4 *51 '11'	502 *15 '00 E S57 *07 51 E	<u>183.49</u> 35.73
<u> </u>	<u> </u>	422.00	<u>4 51 11</u> <u>12 17 32</u>	S39 16 51 E	<u> </u>
<u>C97</u>	18.62°	400.00	2.40.01	530 °13 '15 'E	18.62*
<i>C98</i>	55.54	490.00*	6 '29 '40"	506 *16 '00 "	55.51

AREA SUMMA	ARY		
Lots	24.261 Acr	res 20.89	) %
Roads	6.048 Act	res 5.21	%
Future Development (Blocks 3 and 5)	82.357 Act	res 70.91	%
Homeowners Association Tracts	3.127 Act	res 2.69	) %
Auto Court Tracts	0.354 Acr	res 0.30	) %
Total	116.148 Acr	res 100	) %

LINE	TABL	F
LINE	TABL	ł

1 74-1	DEADTAC	DICTAL
LINE L1	BEARING N24 *11 '29 'E	DISTANCE 25.79
L2	S59 *33 26 °E	11.54
L3	N80 53 14 E	25.20
L4		25.20
L5		32.38
L6		34.79
L7	S76 *51 35 E	17.02
LB	512 °52 '24 "W	
L9	S04 °04 '32 "W	6.06
L10		3.13
L11 L12	the second s	7.79
L 12		20.11 7.32
L14		14.73
L 15		3.37
L 16		
L17	S27 "51 31"E	8.58
L18		
L19	N09 °09 26 "W	25.41
L20		12.04
L21		
L22	<u>S16 53 12 W</u>	5.41
L23 L24	N25 *27 '47 "W N73 *06 '48 "W	
	N16 "53 12"E	27.00 7.39
L25 L26	540 °32 '40 W	42.17
L27	S07 "53 37"W	13.85
L28	S23 03 23 W	6.36
L29	NO2 "34 '05 "W	
L30	S65 *47 58 E	25,79
L31	N33 20 05 E	5.56
L32	S52 '43 53 W	111.06
L33	S52 43 53 W	72.78
L34	S52 43 53 W	
	N52 43 53 E N52 43 53 E	<u>56.65</u> 54.41
L37	S82 15 49 E	
L38	N61 *42 '43 "W	5.36
L39	N43 *16 '18 E	25.69
L40	S83 •13 32 E	7.70
L41	N83 *13 '32 "W	20.00
L42	583 °13 '32 "E	7.43
L43	S37 •15 11 E	25.06
L44	NO6 *46 28 E NO6 *46 28 E	7.40
L45 L46	S68 "59 58 "E	7.40 27.83
L47	N56 *59 '39 "W	12.00
L48	N56 *59 39 W	12.00
L49	S76 *25 12 "W	68.10
_L50	\$76 *25 '12 "W	68.10
L51	N76 25 12 E	15.80
L52 L53	N76 25 12 E	52.30
<u></u>	N74 *46 58 E	17.14 12.38
L54 L55	582 °24 '09 'E 555 °08 '20 'E	12.38 2.00
 	N55 '08 20 W	
L57	S55 08 20 E	2.27
L58		12.06
L59	N34 51 40 E	67.11
L60	S34 °51 '40 "W	67.11
L61	505 *18 22 E	15.99
L62	549 *41 01 E	30.71
_ <u></u>	N49 41 01 W	38.45
<u></u>	N51 48 29 W	81.03
 	N86 *45 49 W S86 *45 49 E	<u>10.36</u> 10.36
 L67		10.36 20.00
L68	N86 *45 49 W	20.55
L69	S86 *45 *49 *E	42.51
L70	535 °45 '38 "W	41.80
L71	S64 *38 '44 'W	38.49
L72	N67 *51 '46 "W	58.52
L73	N32 *30 '09 'W	
L74		45.73
L75	the second s	
 	S14 *47 27 E N75 *12 33 E	<u>34.09</u>
 	N21 00 02 E	57.73 24.00
L79	N68 '59 58 W	51.59
L80	S33 '00 '21 "W	31.80
L81	N33 °00 '21 'E	24.02
L82	S50 *55 36 E	37.46
L83	N50 *55 '36 "W	47.53
L84	N50 "55 36 "W	40.60
L85	500 °46 '19"E	40.60
L86	N00 46 19 W	42.79
 	N00 45 19 W	33.88
68 689		7.63 62.08
L90		12.84
		28.30
L91	S40 *32 '40 "W	2010

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Redlands Mesa, LLC, a Colorado limited liability company, is the owner of certain real property in the County of Mesa, State of Colorado, being situated in portions of Section 20. Township 1 South, Range 1 West of the Ute Meridian, described in Book 2391 Page 157 of the records of the Mesa County Clerk and Recorder, and as shown hereon, said property being more particularly described as follows:

distance of 4816.01 feet: East, a distance of 31.56 feet: northwest radial to said line:

Containing 116.148 acres, more or less.

Said Owner has by these presents laid out, platted and subdivided the abovedescribed real property into Lots, Blocks and Tracts as shown hereon, and designates the same as Redlands Mesa Filing 3, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

All streets shown hereon, being Iron Horse Court, West Ridges Boulevard, 1. and Meridian Court, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes. In accordance with applicable City regulations, all such dedicated street rights-ofway, and any improved pathways that may be located within said dedicated street rights-of-way, shall be subject to the rights of the undersigned Owner, the Owners and Occupants of Lots in Redlands Mesa, the Redlands Mesa Master Association (hereafter the "Master Association"), and the owner of the "Golf Land" as platted on the recorded Final Plat of Redlands Mesa Filing 1, to use said street rights-of-way for access, egress and ingress to their respective properties, and for the installation, operation and maintenance of underground utility lines serving such lands, and for the operation of golf carts.

2. A perpetual, non-exclusive easement over the entirety of Tract 10-8, as shown hereon, is hereby granted to the Master Association and reserved to the undersigned Owner for purposes of private golf cart access to and from the Golf Land, subject to the easements dedicated and granted on this Final Plat

3. A perpetual, non-exclusive easement is hereby granted to the City of Grand Junction over the portion of Tract 11-4 lying westerly of the golf cart path as constructed and in use, for the installation, operation, maintenance, and repair/ replacement of a public pedestrian and bicycle trail. No motorized uses shall be allowed

4. Perpetual, non-exclusive easements over the entirety of Tracts 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 10-8, 10-9, 11-2, 11-3 and 11-5, respectively, as shown hereon, are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of underground utilities.

5. Perpetual, non-exclusive Multi-Purpose Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance. and repair/replacement of underground utility lines and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation water lines, and are further granted to the City of Grand Junction for the installation, operation, maintenance, and repair/replacement of traffic control facilities, street lighting, street trees and necessary utility structures.

6. Perpetual, non-exclusive Utility Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of underground utilities and irrigation water lines.

7. Perpetual, non-exclusive Drainage Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of drainage facilities 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.

All of the easements described in Paragraphs 2-7 above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots. Blocks. or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

Block 10, Redlands Mesa Filing 1, according to the Final Plat thereof recorded July 17, 2000 at Reception No. 1957570 in the Office of the Clerk and Recorder of Mesa County, Colorado,

EXCEPT that portion dedicated as right-of-way by Redlands Mesa Filing 2 plat, recorded at Reception No. 1996348 and described as follows: Beginning at point common to Block 10 and Block 11 of said Redlands Mesa Filing 1 whence the East quarter corner of Section 20, Township 1 South, Range 1 West of the Ute Meridian bears North 72'25'39" East, a

Thence North 19'58'59" West, a distance of 66.00 feet to the beginning of a 274.00 foot radius curve concave to the northwest radial to said line; Thence easterly and northeasterly 31.57 feet along the arc of said curve. through a central angle of 6'36'09", with a chord bearing North 66'42'56"

Thence radial to said curve, South 26'35'08" East, a distance of 66.00 feet to the beginning of a 340.00 foot radius curve concave to the

Thence southwesterly and westerly 39.18 feet along the arc of said curve, through a central angle of 6'36'09", with a chord bearing South 66'42'56" West, a distance of 39.16 feet; to the Point of Beginning

### PLAT NOTES

1. The lands within Redlands Mesa Filing 3 are subject to the terms and conditions of the Development Improvements Agreement for Redlands Mesa Filing 3 recorded December 17, 2001 in Book 2982 at Page 808 in the Office of the Clerk and Recorder of Mesa County, Colorado, as said Agreement may be amended from time to time.

2. The lands within Redlands Mesa Filing 3 are subject to the terms and conditions of the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa (including the Declarant's reserved rights under Article 6 thereof) recorded July 17, 2000 in Book 2730 at Page 66 in the Office of the Clerk and Recorder of Mesa County, Colorado, the First Supplemental Declaration to Master Declaration for Redlands Mesa recorded May 16, 2001 in Book 2851 at Page 9 of said records, and the Second Supplemental Declaration to Master Declaration for Redlands Mesa recorded December 17. 2001 in Book 2982 at Page 320 of said records, as said Master Declaration and/or First Supplemental Declaration and/or Second Supplemental Declaration may be amended from time to time. This Final Plat of Redlands Mesa Filing 3 constitutes a Supplemental Plat as defined in Section 2.52 of said Master Declaration.

3. Redlands Mesa is subject to that certain Declaration of Golf Course and Community Area Easements recorded July 17, 2000 in Book 2730 at Page 44 in the Office of the Clerk and Recorder of Mesa County, Colorado, as said Declaration may be amended from time to time, which instrument establishes certain easements and restrictions on Redlands Mesa for the benefit of the Golf Land and certain easements and restrictions on the Golf Land for the benefit of Redlands Mesa, all as more specifically set forth in said Declaration.

4. Tracts 10-1, 10-3, 10-4, 10-5, 10-7, 10-8, 10-9, and 11-2 as shown hereon, shall be conveyed to the Master Association for open space purposes. subject to the various easements granted on this Final Plat. All Tracts owned by the Master Association shall constitute Common Area under the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa.

5. Tracts 11-1, and 11-4 as shown hereon, shall be conveyed to the "Golf Land" Owner for golf cart path purposes, and the installation, operation, maintenance, and repair/replacement of an underground irrigation line, subject to the various easements granted on this Final Plat.

6. Tract 10-2 is subject to that Auto Court Declaration as recorded in Book 2982 Page 832 for the benefit of Lots 9, 10, 11, 12, and 13. Block 2. Redlands Mesa Filing 3.

7. Tract 10-6 is subject to that Auto Court Declaration as recorded in Book 2982 Page 835 for the benefit of Lots 16 and 17, Block 2, Redlands Mesa Filing 3.

8. Tract 11-3 is subject to that Auto Court Declaration as recorded in Book 2982 Page 838 for the benefit of Lots 14, 15, 16, and 17, Block 4, Redlands Mesa Filing 3.

9. Tract 11-5 is subject to that Auto Court Declaration as recorded in Book 2982 Page 841 for the benefit of Lots 21, 22, 23, and 24, Block 4, Redlands Mesa Filing 3.

10. The five (5) Common Driveway Easements shown on Sheet 3 hereof are subject to the terms and provisions of that certain Common Driveway Declaration recorded in Book 2982 at Page 827 for the use and benefits of the five (5) pairs of adjoining Lots in Redlands Mesa Filing 3 burdened by said Common Driveway Easements.

11. The undersigned Owner reserves the right from time to time, but shall have no obligation, to further subdivide and/or develop all or portions of Blocks 3 and 5, Filing 3, as shown hereon, by the filing of Supplemental Plats or Maps and Supplemental Declarations or otherwise, all pursuant to the Outline Development Plan for Redlands Mesa approved by the City of Grand Junction. Said future filings may include less than all of a platted Block or Blocks. All Supplemental Plats or Maps or other subdivisions of a platted Block shall be approved by the City of Grand Junction.

12. The undersigned Owner reserves the right from time to time to alter the boundary lines common to Blocks 3 and/or 5, Filing 3, as platted hereon and adjoining lands previously platted on the Final Plat of Redlands Mesa Filing 1 to accommodate adjustments necessary for safety and/or newly discovered conditions or circumstances as development proceeds. In such event, the then Owner shall propose the changes to the Plat or legal descriptions to the City of Grand Junction, and no further public hearings shall be required by the City in order to approve and implement such minor adjustments, which shall be accomplished administratively.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 13th day of December

COUNTY OF MESA



Redlands Mesa, LLC, a Colorado

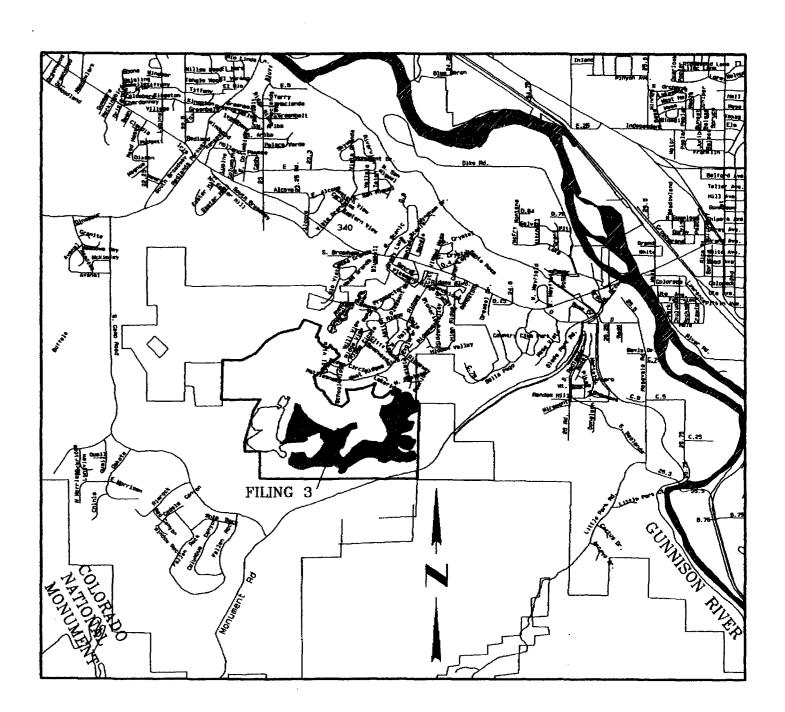
David R. Slemon, Manage

The foregoing instrument was acknowledged before me this  $13^{-1}$  day of Durber, 2001, by David R. Slemon as Manager of Redlands Mesa, LLC,

a Colorado limited liability company.

Witness my hand and official seal

My commission expires \_02/17/02



### SURVEYOR'S STATEMENT

I. Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of REDLANDS MESA FILING 3, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief.

Kenneth Scott Thompson. Colorado PLS 18480



### CITY OF GRAND JUNCTION APPROVAL

This Plat of REDLANDS MESA FILING 3, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 14th day of Occember, 2001.

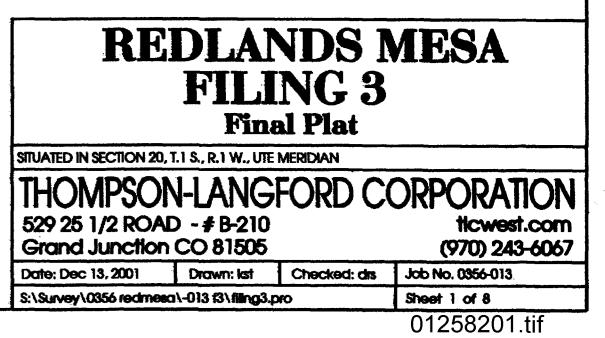
President of City Council

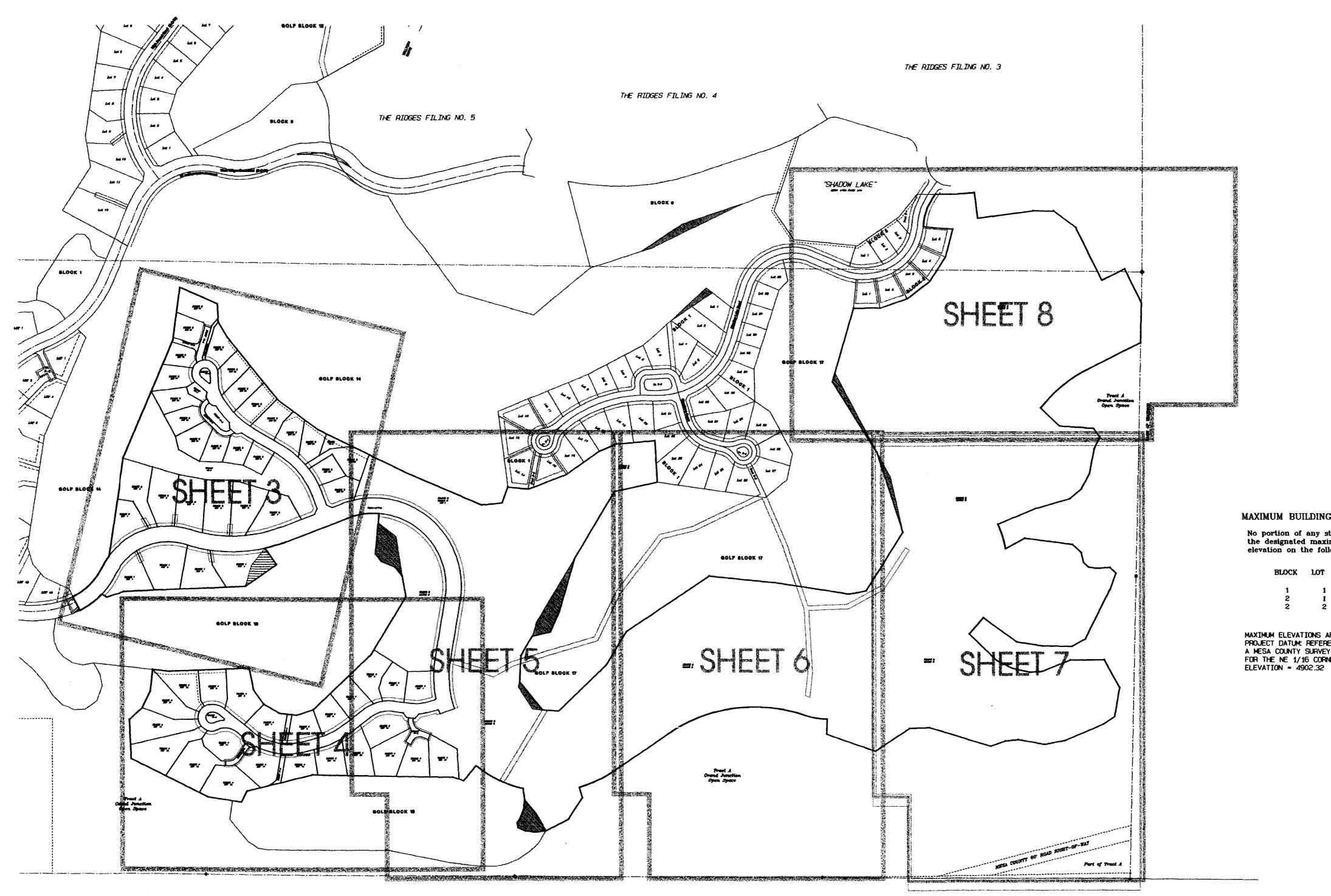
### COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 10.51 o'clock A M., this 17.4 day of December, 2001, and is duly recorded in Plat Book No. 18, Pages 298 299.300.301.202.303.304 and 305 at Reception No. 20.31159 Drawer No. LL-74 Fee: \$ 80.00

Clerk and Recorder of Mesa

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.





## BULK STANDARDS

Minimum Lot Area Maximum Lot Coverage Minimum Street Frontage Maximum Structure Height Minimum Side Yard Setback	– 35% – 20 feet – 32 feet except as otherwise noted
	<ul> <li>20 feet from r-o-w (path side)</li> <li>30 feet from r-o-w (non-path side)</li> <li>Note: pathside is that side 40 feet from control line shown inside r-o-w.</li> </ul>
	<ul> <li>20 feet from r-o-w (all others unless otherwise depicted on this plat)</li> </ul>
Minimum Rear Yard Setback	<ul> <li>- 30 feet from property line (common rear yard lot lines)</li> <li>- 20 feet from property line (adjacent to golf or open space)</li> <li>- 30 feet from property line in Block 2 for multi-story structures</li> <li>- 20 feet from property line in Block 2 for single-story structures</li> </ul>
Lots 13 and 16. Block 4	<ul> <li>30 feet for a single story structure</li> <li>50 feet for a two story structure</li> </ul>
Lot 15, Block 4	<ul> <li>35 feet for a single story structure</li> <li>55 feet for a two storey structure</li> </ul>
	Note: Deviations from Bulk Standards,

including setbacks, for selected lots are shown on this plat.

NOTE: That portion of each lot located outside the building envelope is subject to the conveyance of runoff water which originates within the lot or areas upstream through natural or man-made facilities above ground.

NOTE: The construction of a driveway across a natural, existing drainage will require the installation of a culvert adequate to allow the drainage to continue unrestricted at the expence of the Lot Owner.

NOTE: The installation of Individual sewer liftstations may be required at the Lot Owner's expense on some lots dependent on the location and design of the residence.

MAXIMUM BUILDING HEIGHT ELEVATION No portion of any structure shall exceed the designated maximum building height elevation on the following lots:

BLOCK LOT ELEVATION

1	4976
1	4968
2	4952

MAXIMUM ELEVATIONS ARE BASED UPON THE PROJECT DATUM: REFERENCE CAN BE MADE TO A MESA COUNTY SURVEY MARKER BRASS CAP FOR THE NE 1/16 CORNER OF SECTION 19;

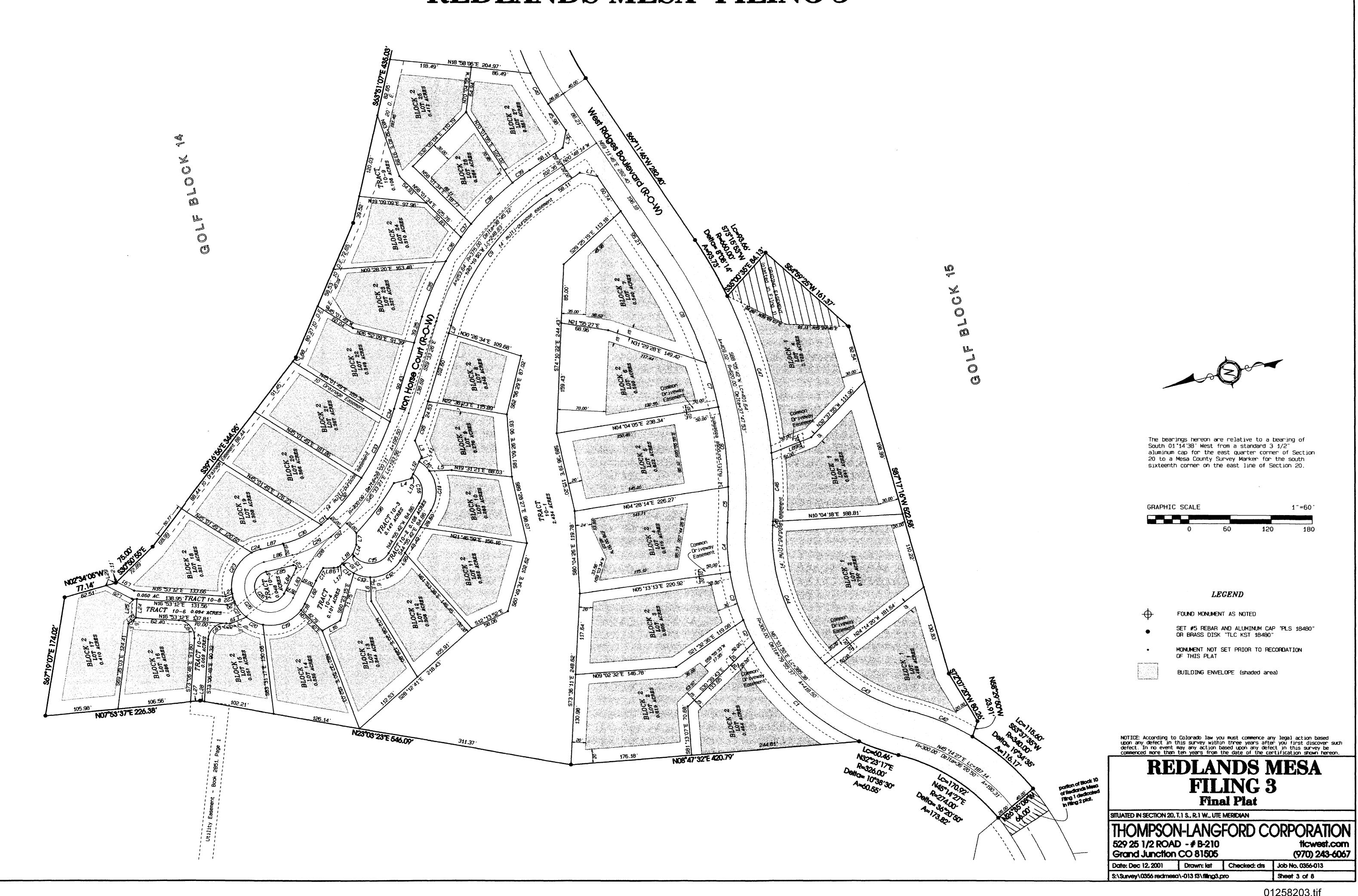


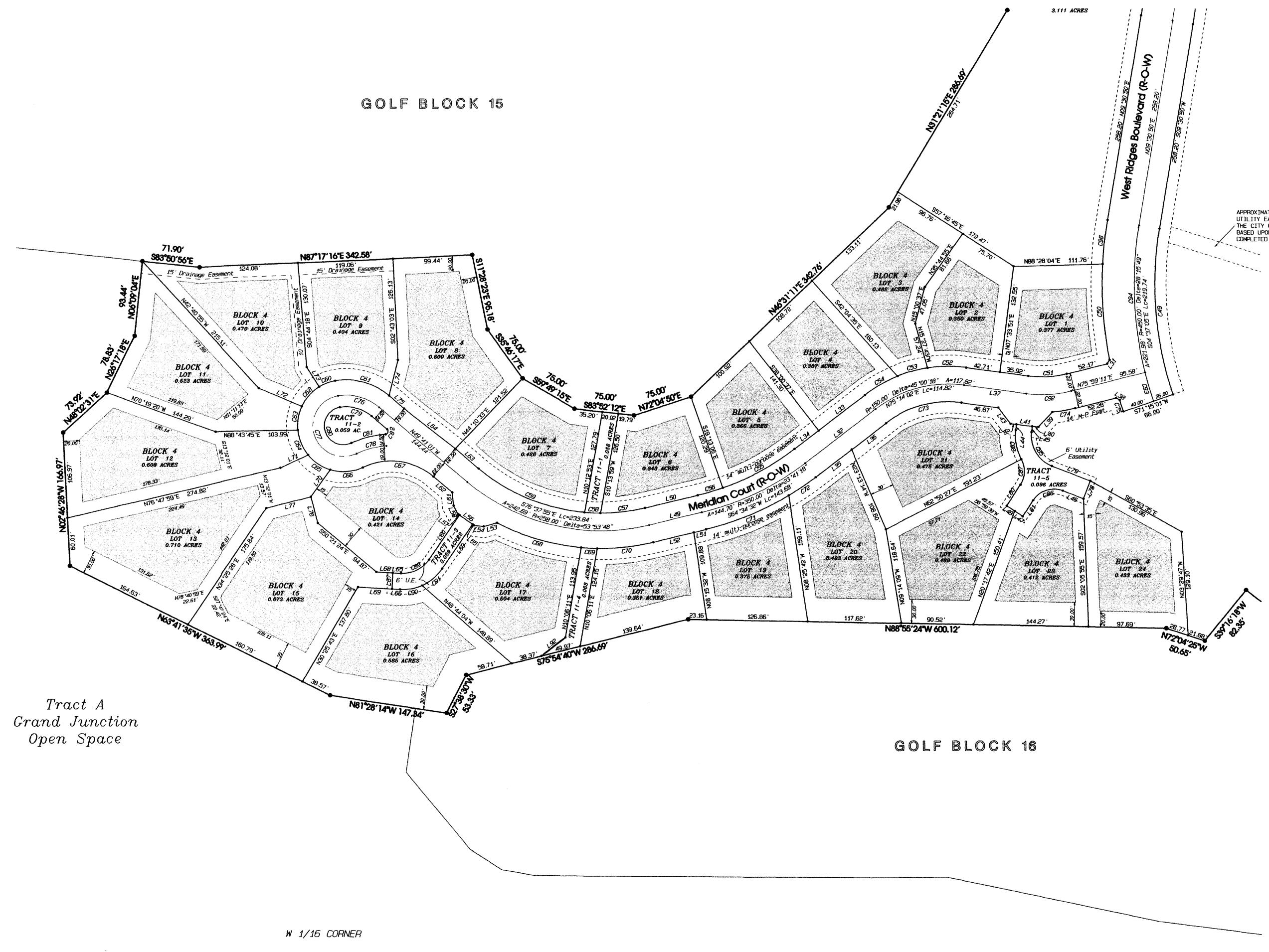
The bearings hereon are relative to a bearing of South 01\*14'38' West from a standard 3 1/2" aluminum cap for the east quarter corner of Section 20 to a Mesa County Survey Marker for the south sixteenth corner on the east line of Section 20.

	GRAPHIC SCAL	E 1	=250
0	250	500	750

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.









The bearings hereon are relative to a bearing of South 01 \*14 38' West from a standard 3 1/2" aluminum cap for the east quarter corner of Section 20 to a Mesa County Survey Marker for the south sixteenth corner on the east line of Section 20.



APPROXIMATE LOCATION OF PROPOSED UTILITY EASEMENT TO BE GRANTED TO THE CITY OF GRAND JUNCTION ET AL. BASED UPON ASBUILTS OF THE COMPLETED UTILITY LINES.

GRAPHIC SCALE 1 "=60 ' 60 120 180 0

SET #5 REBAR AND ALUMINUM CAP "PLS 18480" OR BRASS DISK "TLC KST 18480"

MONUMENT NOT SET PRIOR TO RECORDATION

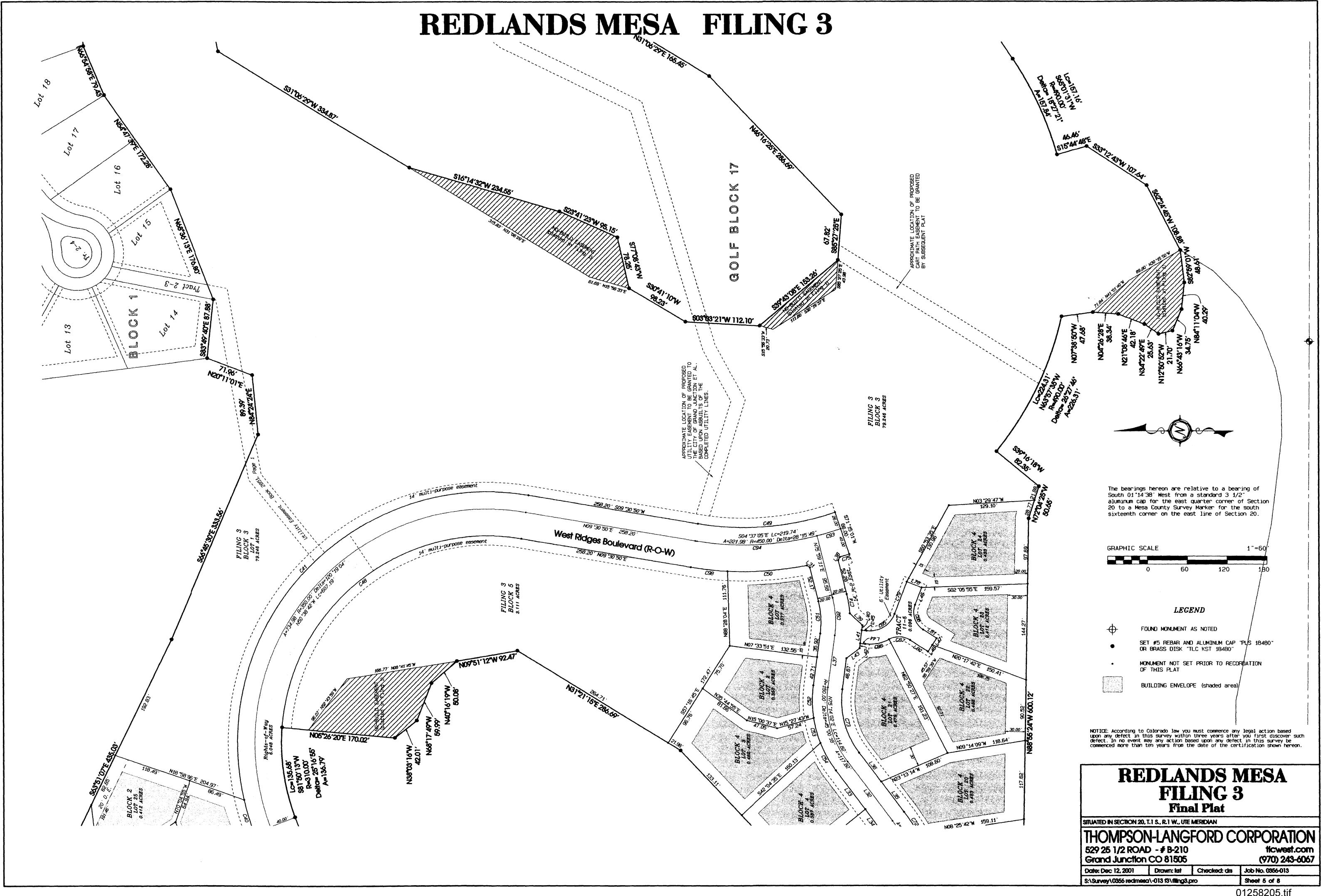
BUILDING ENVELOPE (shaded area)

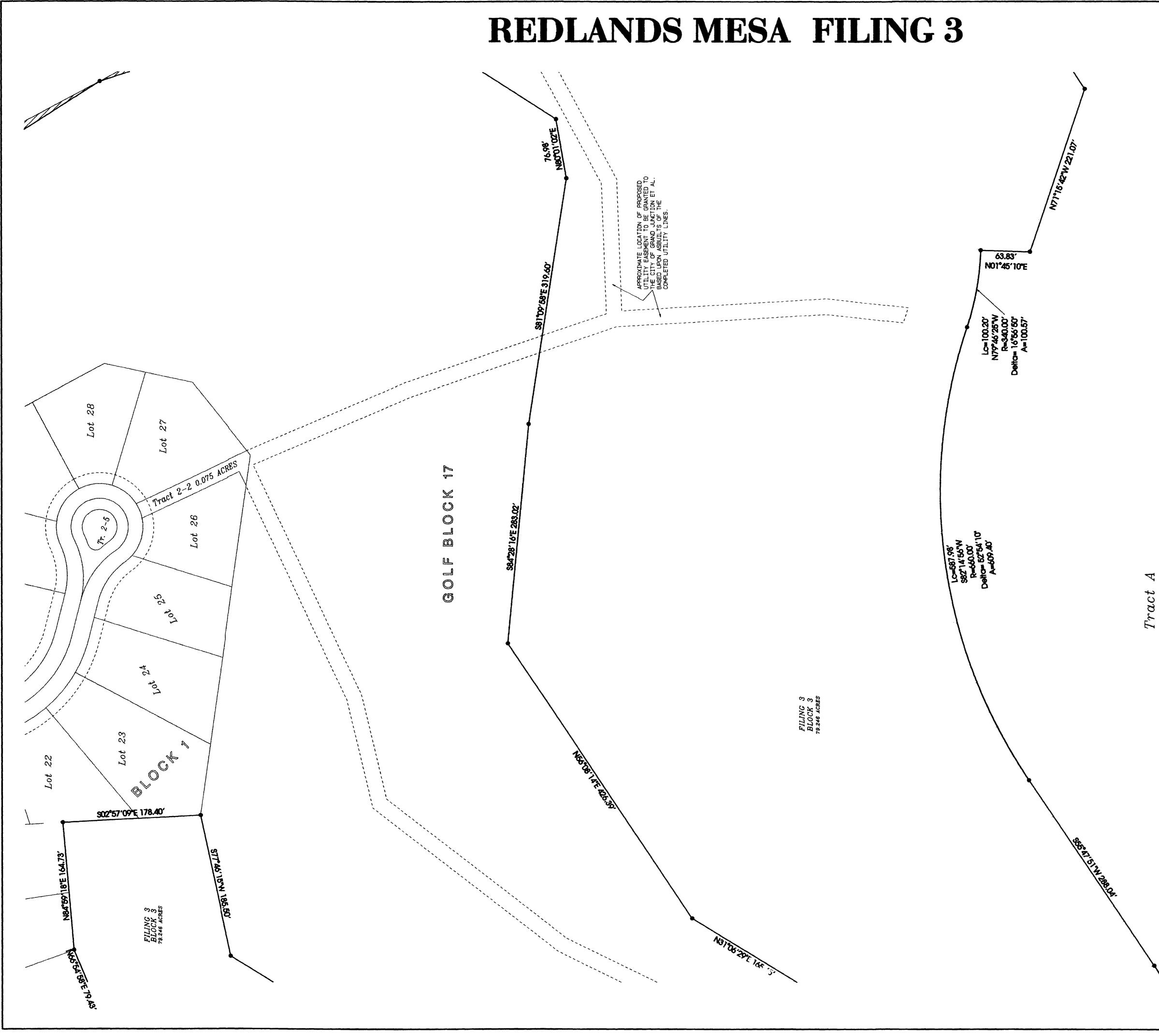
LEGEND

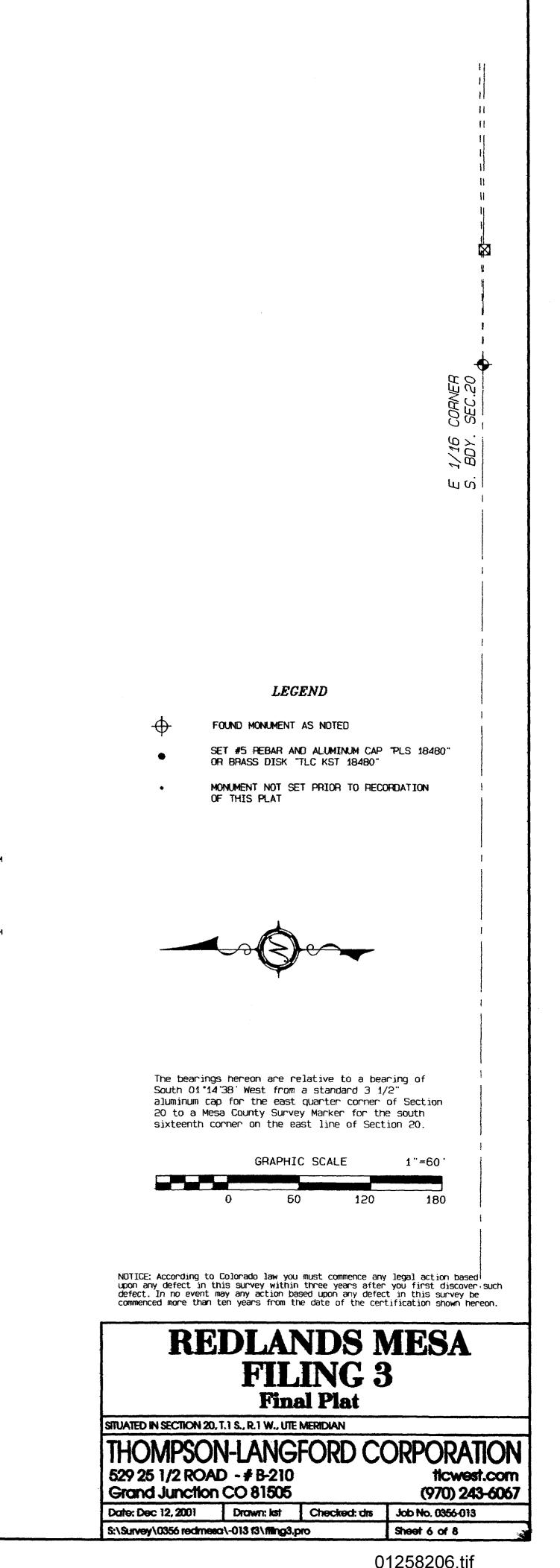
FOUND MONUMENT AS NOTED

OF THIS PLAT

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Tract A Grand Junction Open Space

