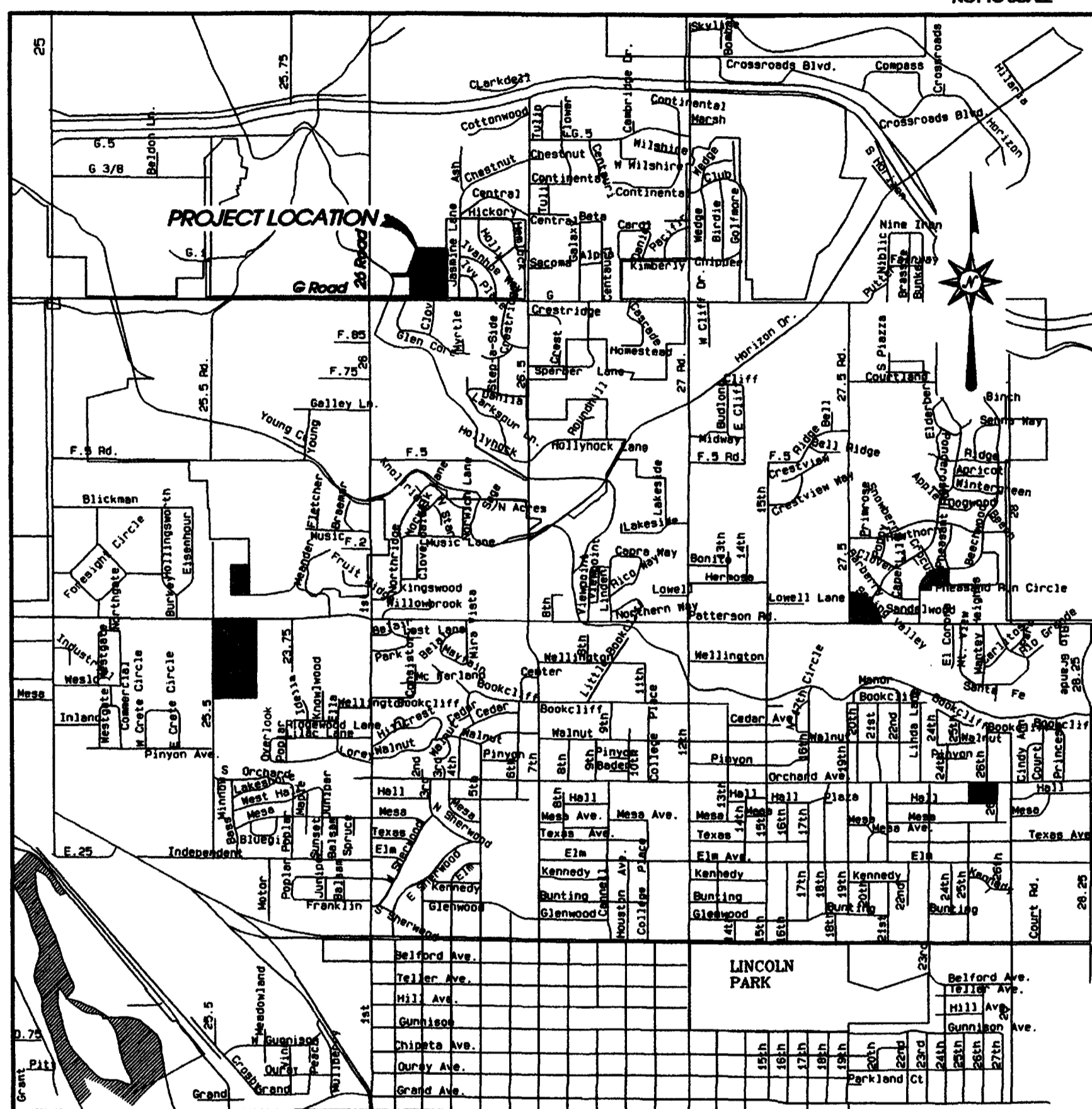


# 2620 G ROAD

A SUBDIVISION OF THE SW1/4 SW1/4 OF SECTION 35, T.1 N., R.1 W., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## VICINITY MAP



LAND USE SUMMARY		
LOTS	7,548 ACRES	67.2%
STREETS	1,906 ACRES	17.0%
OPEN SPACE TRACTS	1,782 ACRES	15.8%
<b>TOTAL</b>	<b>11,236 ACRES</b>	<b>100%</b>

NOTE: All residential structures are to have a foundation underdrain system connected to the project underdrain with the exception of Lots 12 through 15 of Block 2 and Lots 5 and 6 of Block 1. The foundation drains for structures on these lots are to be "daylighted" to the open space.

Engineered foundations will be required for this subdivision. Refer to Covenants, Conditions, and Restrictions for 2620 G Road to foundation requirements.

No access to any lot is to be permitted from G Road or Cloverdrive Drive

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, covenants, and other documents that may affect the quality of title to this property is from a title commitment prepared by Western Colorado Title Company, Order No. 99-09-161V, dated October 1, 1999.

### STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Harold R. Heath, Samuel J. Baldwin, Ted J. Clavonne, Craig G. Roberts, and Merritt L. Sibley are the owners of that real property in the County of Mesa, State of Colorado, described in Book 2677 of Pages 814/ 815 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the West one-eighth corner on the South line of Section 35, Township 1 North, Range 1 West of the Ute Meridian; Thence along the South line of the SW1/4 SW1/4 of said Section 35, North 89°55'57" West, a distance of 403.40 feet; Thence along the East line of a parcel of land described in an instrument recorded in Book 574 of Page 8, North 00°04'45" East, a distance of 382.00 feet; Thence North 89°55'57" West, a distance of 319.50 feet to the Easterly right-of-way line of the Grand Valley Canal; Thence along said right-of-way line, North 20°06'56" West, a distance of 11.14 feet; Thence South 89°00'13" East, a distance of 273.08 feet; Thence North 18°53'32" East, a distance of 455.16 feet to the South line of a parcel of land described in an instrument recorded in Book 662 of Page 327 of the Mesa County records; Thence along the South line of said parcel of land, South 89°55'36" East, a distance of 506.11 feet to the East line of the SW1/4 SW1/4 of said Section 35; Thence South 00°01'29" West, a distance of 822.76 feet to the Point of Beginning.

Containing 11,236 acres, more or less.

That said Owners have by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as 2620 G ROAD, a subdivision of the City of Grand Junction, Mesa County, Colorado, and do hereby make the following dedications and grants:

\* All streets shown hereon, 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.

\* All multi-purpose easements dedicated 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 thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

\* All Pedestrian Easements are hereby dedicated to the City of Grand Junction as perpetual easements for ingress and egress and use by the public.

\* All Sanitary Sewer easements dedicated to the City of Grand Junction for the benefit of the Perigo 201 Sewer System as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines and appurtenances thereto.

\* Landscape Easements are to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, as perpetual easements for the planting and maintenance of landscaping, including irrigation systems; subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 2012 at Page 442.

\* All Irrigation easements are to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 2012 at Page 442.

\* All drainage easements are to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 2012 at Page 442.

\* Tracts A, B and D are to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for recreational and aesthetic purposes as determined appropriate by said owners, subject to terms set forth in said instrument, and subject to the covenants, conditions and restrictions for 2620 G Road. Deed of conveyance recorded in Book 2012 at Page 442.

\* Tracts C and E are to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for the purpose of conveying runoff water which originates from the property hereby platted, or from upstream areas, through natural or man-made facilities above or below ground; and for recreational and aesthetic purposes as determined appropriate by said owners, subject to terms set forth in said instrument and subject to the covenants, conditions and restrictions for 2620 G Road. Deed of conveyance recorded in Book 2012 at Page 442.

All easements include the right of ingress and egress on, along, over, under, 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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

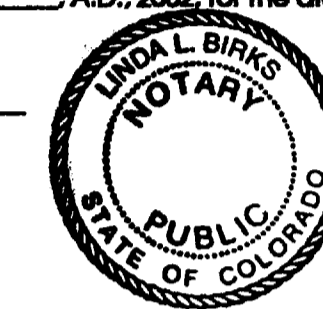
By Harold R. Heath  
Harold R. Heath

State of Colorado,  
County of MESA )

This Statement of Ownership and Dedication was acknowledged before me by Harold R. Heath on this 23<sup>RD</sup> day of MAY, A.D., 2002, for the aforementioned purposes.

Notary Public Linda L. Birks

My Commission expires 11-12-2005



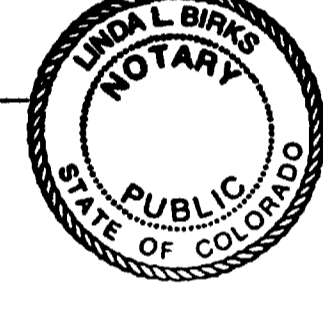
By Samuel J. Baldwin  
Samuel J. Baldwin

State of Colorado,  
County of MESA )

This Statement of Ownership and Dedication was acknowledged before me by Samuel J. Baldwin on this 23<sup>RD</sup> day of MAY, A.D., 2002, for the aforementioned purposes.

Notary Public Linda L. Birks

My Commission expires 11-12-2005



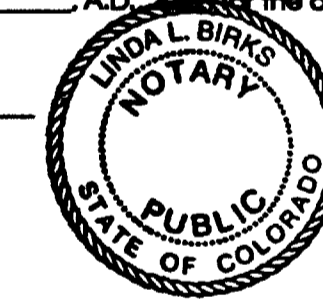
By Ted J. Clavonne  
Ted J. Clavonne

State of Colorado,  
County of MESA )

This Statement of Ownership and Dedication was acknowledged before me by Ted J. Clavonne on this 23<sup>RD</sup> day of MAY, A.D., 2002, for the aforementioned purposes.

Notary Public Linda L. Birks

My Commission expires 11-12-2005



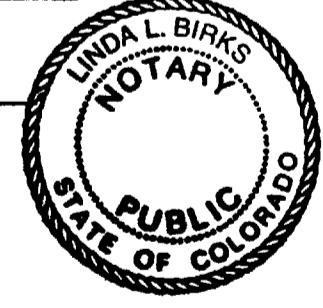
By Craig G. Roberts  
Craig G. Roberts

State of Colorado,  
County of MESA )

This Statement of Ownership and Dedication was acknowledged before me by Craig G. Roberts on this 23<sup>RD</sup> day of MAY, A.D., 2002, for the aforementioned purposes.

Notary Public Linda L. Birks

My Commission expires 11-12-2005



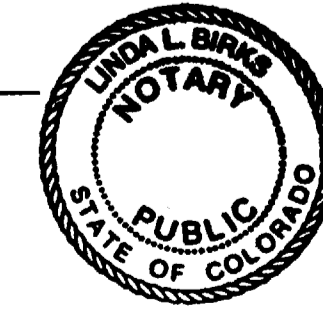
By Merritt L. Sibley  
Merritt L. Sibley

State of Colorado,  
County of MESA )

This Statement of Ownership and Dedication was acknowledged before me by Merritt L. Sibley on this 23<sup>RD</sup> day of MAY, A.D., 2002, for the aforementioned purposes.

Notary Public Linda L. Birks

My Commission expires 11-12-2005



### CITY APPROVAL

This plat of 2620 G ROAD, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 19<sup>TH</sup> day of June, 2002.

By Cindy Evans Maury  
City Manager Mayor

### 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 2:01 o'clock P.M., this 10<sup>TH</sup> day of June, 2002, and is duly recorded in Plat Book No. 19, Page: 441 Reception No. 2660361, Drawer No. MM-25 Fees 42.00

Clerk and Recorder of Mesa County

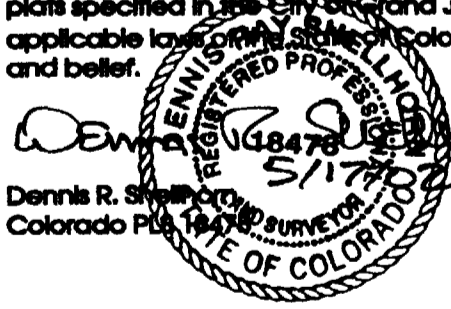
### DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 2017 at Page 16.

### SURVEYOR'S STATEMENT

I, Dennis R. Shelton, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of 2620 G ROAD, 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.

By Dennis R. Shelton  
Dennis R. Shelton  
Colorado Professional Surveyor



## 2620 G ROAD

Clavonne & Associates

SECTION: SW1/4 SW1/4 S.36 T1N1R1W UTE MERIDIAN

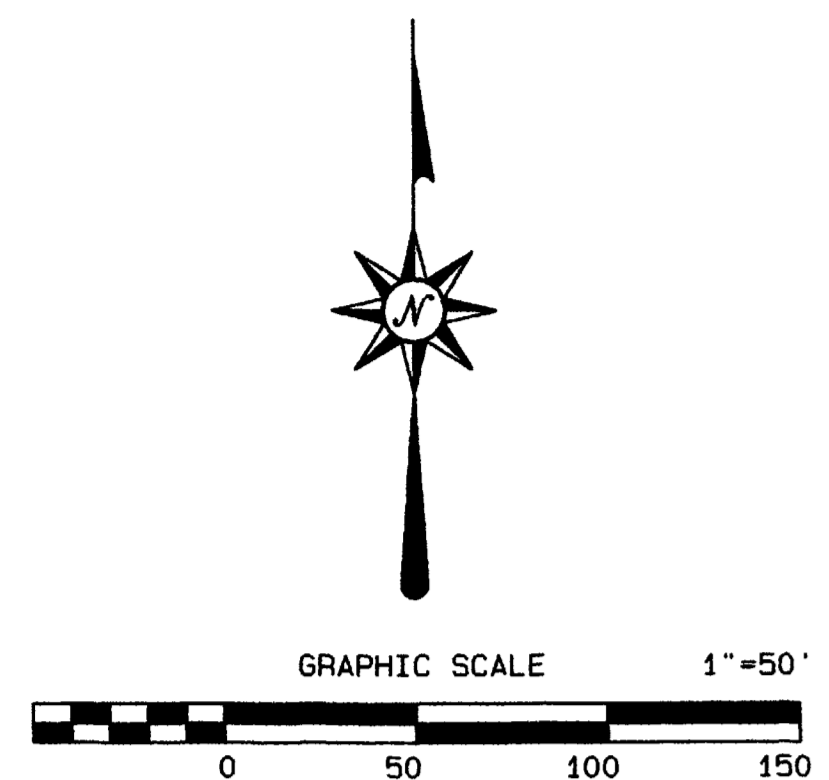
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210 (970) 243-8067  
Grand Junction CO 81505 [tlo@tlowest.com](mailto:tlo@tlowest.com)

S:\Survey\10006 clavonne\042\plat.pro Job No. 0006-042  
Drawn: DRS Checked: KST Date: May 17, 2002 Sheet 1 of 2

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.

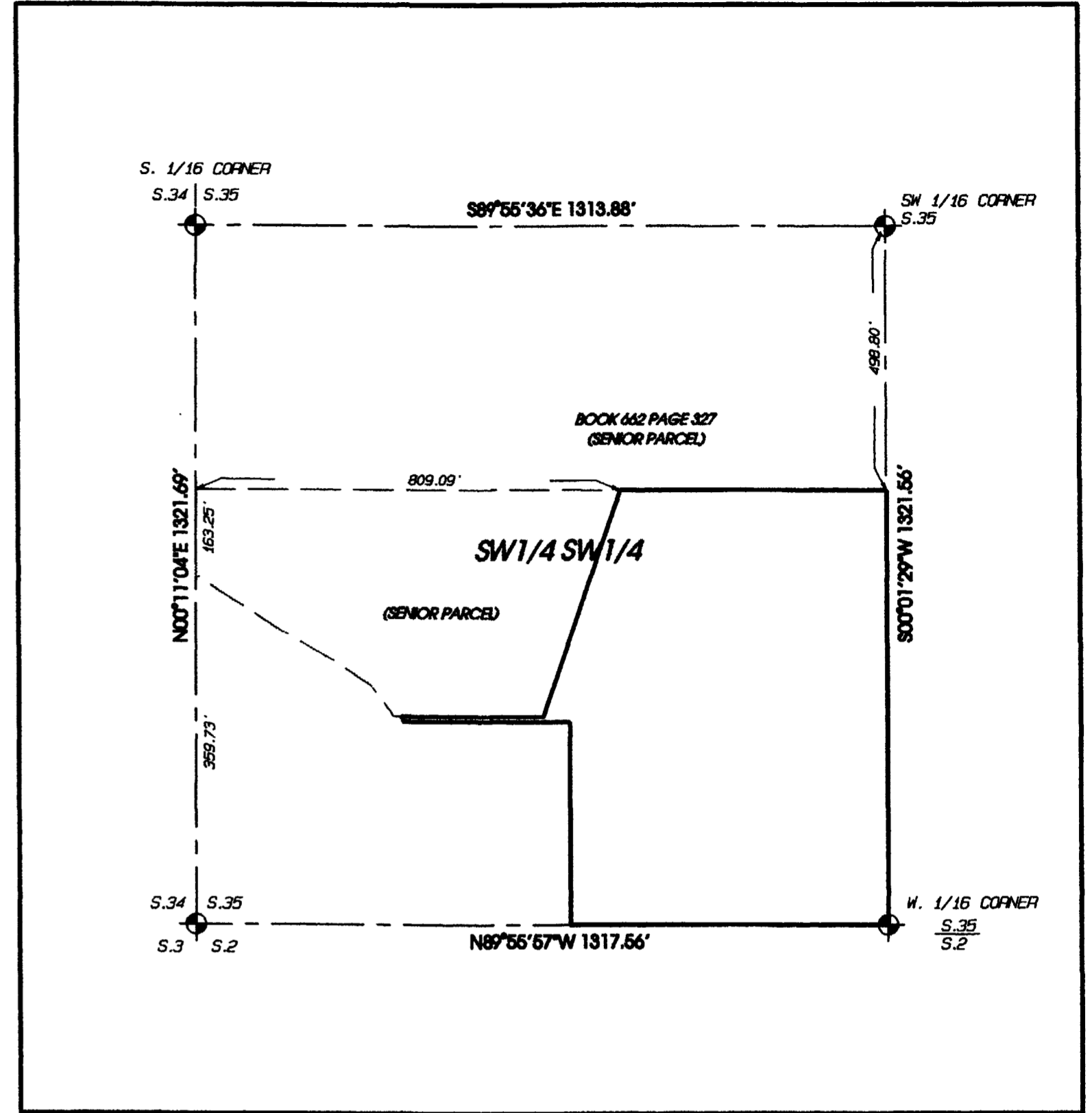
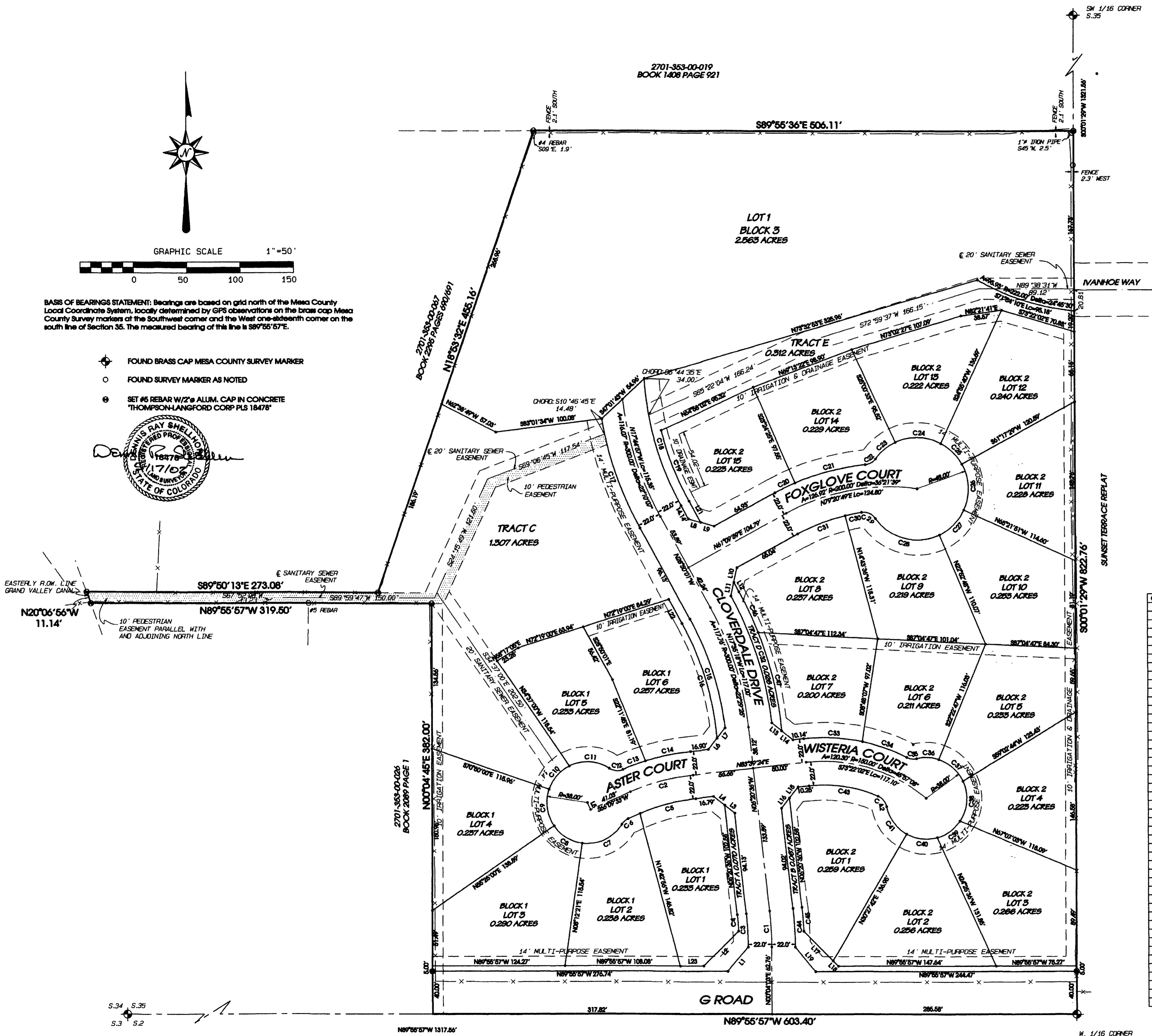
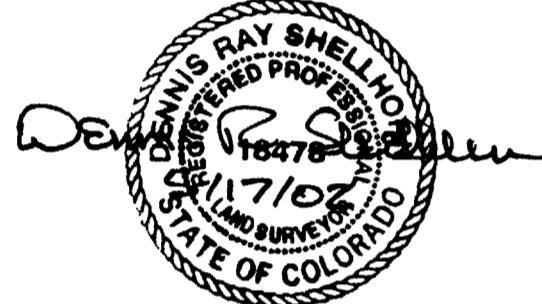
# 2620 G ROAD

## CONTROL DIAGRAM



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey markers at the Southwest corner and the West one-sixteenth corner on the south line of Section 35. The measured bearing of this line is S89°55'57"E.

- FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS NOTED
- SET #5 REBAR W/2" ALLUM. CAP IN CONCRETE 'THOMPSON-LANGFORD CORP PLS 18478'



**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	33.67°	300.00'	6°24'39"	N03°08'16"W	33.65'
C2	61.08°	300.00'	12°29'51"	S74°54'29"W	60.84'
C3	31.11°	278.00'	6°24'39"	N03°08'16"W	31.09'
C4	18.54°	269.83'	3°18'48"	N04°42'45"W	18.54'
C5	64.34°	178.00'	12°29'51"	S74°54'29"W	64.16'
C6	7.99°	13.80'	3°58'43"	S87°12'16"W	7.87'
C7	49.26°	38.00'	6°51'30"	S64°51'34"W	49.94'
C8	31.80°	38.00'	4°56'52"	N68°33'26"W	30.88'
C9	36.68°	38.00'	6°54'49"	N07°42'30"W	34.36'
C10	29.70°	38.00'	4°47'02"	N41°33'31"E	28.98'
C11	39.09°	38.00'	6°56'28"	S86°34'46"E	37.39'
C12	13.26°	13.80'	3°06'14"	S88°13'40"E	12.73'
C13	22.69°	222.00'	4°01'26"	N69°34'82"E	22.68'
C14	43.19°	222.00'	8°02'52"	N78°06'00"E	43.12'
C15	107.39°	278.00'	22°07'57"	N17°46'02"W	106.72'
C16	112.69°	269.83'	23°07'26"	N16°51'18"W	111.87'
C17	108.70°	322.00'	19°20'33"	N19°09'44"W	108.19'
C18	124.19°	278.00'	26°58'46"	S16°02'08"E	123.16'
C19	71.37°	269.83'	14°10'37"	S21°14'47"E	71.17'
C20	21.03°	222.00'	3°28'38"	N49°28'47"E	21.02'
C21	68.37°	222.00'	13°28'47"	N78°24'58"E	68.10'
C22	11.40°	13.80'	2°22'16"	N40°05'13"E	11.04'
C23	24.40°	48.00'	4°20'13"	N80°28'41"E	24.13'
C24	44.22°	48.00'	8°27'16"	S89°37'04"E	42.68'
C25	28.08°	48.00'	3°30'49"	S46°28'02"E	27.68'
C26	44.69°	48.00'	6°30'30"	S02°02'12"E	43.10'
C27	33.27°	48.00'	3°42'38"	S44°29'32"W	32.61'
C28	67.32°	48.00'	8°02'19"	N78°28'30"W	61.94'
C29	14.87°	13.80'	3°05'24"	N60°50'32"W	14.13'
C30	16.83°	178.00'	3°09'58"	S79°05'48"W	16.82'
C31	47.99°	178.00'	9°26'52"	S48°53'26"W	47.85'
C32	124.74°	322.00'	26°11'54"	S17°44'03"E	123.96'
C33	65.38°	172.00'	13°24'53"	S87°07'09"E	65.34'
C34	44.01°	172.00'	9°29'43"	S70°33'51"E	43.82'
C35	9.51°	13.80'	1°42'07"	S83°24'18"E	9.31'
C36	21.23°	38.00'	3°20'24"	S87°34'28"E	20.98'
C37	31.08°	38.00'	4°48'53"	S48°09'46"E	30.10'
C38	38.98°	38.00'	6°46'32"	S04°37'57"W	37.29'
C39	26.63°	38.00'	4°00'27"	S64°01'26"W	26.00'
C40	29.89°	38.00'	4°43'57"	N83°39'51"W	28.85'
C41	33.00°	38.00'	6°46'28"	N36°28'38"W	31.97'
C42	13.00°	13.80'	3°09'38"	N39°10'42"W	12.80'
C43	66.09°	128.00'	13°26'06"	N81°33'03"W	66.36'
C44	36.09°	322.00'	6°24'39"	N03°08'16"W	36.01'
C45	22.22°	330.80'	3°51'04"	S04°25'04"E	22.21'
C46	41.93°	330.80'	7°14'05"	S26°11'58"E	41.90'
C47	94.88°	330.80'	16°28'30"	S19°22'10"E	94.28'

**LINE TABLE**

CURVE	BEARING	DISTANCE
L1	N40°02'03"E	29.70'
L2	N48°01'19"E	46.02'
L3	N61°31'06"W	11.98'
L4	N61°31'06"W	13.30'
L5	N25°02'27"W	7.34'
L6	N86°28'54"E	13.00'
L7	N86°28'54"E	12.18'
L8	S74°00'31"E	11.98'
L9	S74°00'31"E	13.30'
L10	S19°28'42"W	14.03'
L11	S19°28'42"W	12.80'
L12	N28°07'01"W	9.69'
L13	S61°31'06"E	11.89'
L14	S61°31'06"E	13.30'
L15	S38°28'54"W	13.13'
L16	S38°28'54"W	12.08'
L17	S44°02'46"E	38.88'
L18	S44°02'46"E	7.05'
L19	N39°53'56"W	29.70'
L20	N28°07'01"W	22.59'
L21	S28°50'01"E	25.33'
L22	N39°53'56"W	22.80'

NOTE: All residential structures are to have a foundation underdrain system connected to the project underdrain with the exception of Lots 12 through 15 of Block 2 and Lots 5 and 6 of Block 1. The foundation drains for structures on these lots are to be 'daylighted' to the open space.

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.

**2620 G ROAD**

**CIAVONNE & ASSOCIATES**

SECTION: SW 1/4 SW 1/4 S.35 T14N R1E W1E MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**

528 25 1/2 ROAD - B-210 (970) 243-6067

Grand Junction CO 81505 [tlc@tlowest.com](mailto:tlc@tlowest.com)

S:\Survey\0006 clavone\042.plat.pro Job No. 0006-042

Drawn: DRS Checked: KST Date: May 17, 2002 Sheet 2 of 2