

NOTE: PROPERTY IS ZONED RSF-4

LAND USE SUMMARY		
LOTS	10.050 ACRES	72.68%
RIGHT-OF-WAY	2.501 ACRES	18.09%
TRACTS	1.277 ACRES	9.23%
TOTAL	13.828 ACRES	100.00%

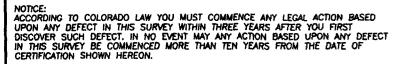
LINE TABLE

NUM	DISTANCE	BEARING
L1	35.36'	N44'39'37"E
L2	35.36'	N44'39'37"E
L3	35.36'	S45'20'23"E
L4	36.68'	S42'37'22"W
L5	35.36'	N45'20'23"W
L6	35.36'	N44'39'37"E
L7	33.97'	S47'44'07"E
L8	28.78'	N60'38'23"W
L9	36.68'	N10"15'26"E
L10	50.00'	S32*42'29"E
L11	18.02	N0'20'23"W
L12	45.30'	N54°04'06"W
L13	42.17	N37'24'08"W
L14	35.92'	N0'20'23"W
L15	32.67'	N0°20'23"W
L16	98.32	S0'20'23"E
L17	39.72'	S0'20'23"E
L18	27.99'	N0'20'23"W
L19	23.27'	N89*39'37"E

		CURVE	TABLE		
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90'00'00"	73.83'	47.00'	N44'39'37"E	66.47'
C2	36"16'16"	43.68'	69.00'	N17'47'46"E	42.95'
C3	16'39'58"	20.07'	69.00'	N44*15'53"E	20.00'
C4	37'03'45"	44.63'	69.00'	N71'07'45"E	43.86'
C5	90'00'00"	108.38'	69.00'	N44*39'37"E	97.58'
C6	5915'52"	465.46'	450.00'	N60*01'26*E	444.99'
C7	32'07'33"	68.41'	122.00'	N16*24'09"W	67.51'
C8	22'10'52"	47.23'	122.00'	N11'25'49"W	46.94'
C9	9'56'40"	21.18'	122.00'	N27*29'35"W	21.15'
C10	32'22'06"	56.49'	100.00'	N16'31'26"W	55.75'
C11	31*59'20"	43.55'	78.00'	N16*20'03"W	42.99'
C12	7'00'51"	55.09'	450.00'	N33'53'56"E	55.06'
C13	26'54'00"	211.27'	450.00'	N43'50'30"E	209.34'
C14	32*21'51"	254.19'	450.00'	N73"28'27"E	250.82'
C15	8*51'21"	65.54'	424.00'	N34*49'11"E	65.47'
C16	7'37'41"	63.37'	476.00'	N3412'21"E	63.33'
C17	3*36'26"	29.97'	476.00'	N39'49'25"E	29.96'
C18	9 * 59'52"	83.06'	476.00'	N46'37'34"E	82.96'
C19	9"23'32"	78.03'	476.00'	N67"39'17"E	77.94'
C20	11*38'20"	96.69'	476.00'	N7810'13"E	96.53'
C21	11*46'04"	87.09'	424.00'	N77*24'28"E	86.93'
C22	18'04'10"	133.72'	424.00'	N62*29'20"E	133.16'
C23	14'22'16"	106.35'	424.00'	N46'16'07"E	106.07
C24	8'41'27"	64.32'	424.00'	N34'44'14"E	64.25'
C25	5 * 23'57"	44.86'	476.00'	N33'05'29"E	44.84'

BASIS OF BEARINGS

Basis of bearings between the SW Corner NW1/4 SW1/4 Section 18 and the SW Corner Section 18 is derived from Warranty Deed recorded at Book 1531 Page 369 Mesa County Records that value is NO0°22'W Monuments on the line are Mesa County Marker and a Private Survey Marker as shown hereon





BEING A REPLAT OF BLOCKS 5 AND 6 OF THE RENAISSANCE IN THE REDLANDS

OWNERS STATEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the real owners of that real property situated in Section 18, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. Known as RENAISSANCE IN THE REDLANDS Blocks 5, 6, and Tract A of Block 6, as described in Plat Book 17, Pages 169 and 170 Reception No. 1920909 Drawer No. HH39 of the Mesa County Records and being further described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter Section 18, Township 1 South, Range 1 West of the Ute Meridian, from whence the Southwest Corner of said Section 18 bears S00°22'00"E 1324.71 feet for a Basis of Bearing with all bearings contained hereon relative thereto, thence N 0°22'00" W a distance of 873.49 feet; thence N 89°59'51" E a distance of 660.31 feet to the Point of Beginning; thence N 0°21'43" W a distance of 668.58 feet; thence N 89'45'50" E a distance of 668.58 feet; thence N 89'45'50" E a distance of 700.65 feet; thence S 09'11'58" E a distance of 130.22 feet; thence S 39'32'58" E a distance of 111.67 feet; thence S 89'47'13" W a distance of 135.25 feet; thence S 00'29'29" E a distance of 632.51 feet; thence S 89'38'09" W a distance of 138.50 feet; thence S 73'25'11" W a distance of 45.83 feet; thence S 89'41'31" W a distance of 109.95 feet; thence S 57'27'18" W a distance of 109.95 feet; thence N 54'13'48" W a distance of 95.85 feet; thence N 80'03'20" W a distance of 58.64 feet; thence N 40'21'44" W a distance of 129.50 feet; thence N 12°58'40" E a distance of 143.86 feet to the Point of Beginning, Said parcel contains 13.828 acres as described.

That said owners have caused the real property to be laid out and platted as RENAISSANCE IN THE REDLANDS FILING TWO, a subdivision of the city of Grand Junction, Mesa County, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of RENAISSANCE IN THE REDLANDS FILING TWO as follows:

All Streets, Roads and Rights-of-Way to the City of Grand Junction for the use of the public forever;

All Multi-purpose Easements 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 the utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All Utility Easements 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 including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and telephone lines, equivalent other public providers and appurtenant facilities;

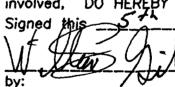
All Drainage Easements to the Homeowners Association for the benefit of the owners of the lots and tracts hereby platted, as perpetual easements for the installation, operation, maintenance and repair of drainage systems and for conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

Tract A is dedicated to the Homeowners Association, hereby platted as a perpetual easement for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below around: (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of storm waters; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 3011, Pages 335-6, subject to further conditions and restrictions as may be set forth in that instrument.

SURVEYOR'S CERTIFICATION

I, Vincent A. Popish, do hereby certify that the accompanying plat of RENAISSANCE IN THE REDLANDS FILING TWO, 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 application laws of the State of Colorado. Vincent a- Lopish 1-30-02 Date certified

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this ______ day of ______, A.D. 2002. for COBBLE RIDGE CONSTRUCTION INC. NOTARY PUBLICS CERTIFICATE STATE OF COLORADO) COUNTY OF MESA The foregoing instrument was acknowledged before me by <u>Stanluy L. Jeligman</u> V.P. COBBLE RIDGE CONSTRUCTION, Inc., this <u>sta</u> day of <u>Zelizuary</u> A.D. 2002. Witness my hand and official seal. Alta M. Northrage My Commission Expires September 18, 2004 CLERK AND RECORDERS CERTIFICATE My Commission Expires 09/18/200 STATE OF COLORADO COUNTY OF MESA I hereby certify that this instrument was filed in my office at 10.33 oclock <u>A.M., February 8</u>, A.D. 2012, and was duly recorded in Plat Book <u>18</u>, Page, No. 341-342 Reception No. 2039893 Drawer No. 11-98 Fees: #20.00 Clerk and Recorder By:____ Deputy CITY OF GRAND JUNCTION APPROVAL This plat of RENAISSANCE IN THE REDLANDS FILING TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of ______, A.D. 2002. City Manager_ President of City Council ______ (and / LIENHOLDERS RATIFICATION OF PLAT THE UNDERSIGNED, having property interests in or encumbrances upon the real property nvolved, DO HEREBY RATIFY AND AFFIRM the RENAISSANCE IN THE REDLANDS FILING TWO, day of February , 2002. NOTARY PUBLIC CERTIFICATION STATE OF COLORADO COUNTY OF MESA The foregoing instrument was acknowledged before me by William Gippon this ______ day of ______, A.D. 2002 Witness my hand and official seal W Commercion Expires 03/31/2003 W VNNVBO RENAISSANCE IN THE REDLANDS FILING TWO FINAL PLAT SITUATED IN NW1/4 SW1/4 SEC. 18, T1S, R1W, UTE MER. Client: COBBLE RIDGE CONST. INC Date: 01/29/2002 NDEPENDENT Scale: NO SCALE Survey Drawn by: VAP Checked by: PWC Vincent A. Popisk, pls







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SHEET 1 OF 2

133 N. 8th Street Ph (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409

File No.: 200059

File Name: NEWPLAT

