

MAHLERES SUBDIVISION

CITY OF GRAND JUNCTION
A PART OF SEC. 2, T1S, R1W, U.M.
MESA COUNTY, COLORADO
A REPLAT OF BLOCK 1, THE GLEN AT HORIZON DRIVE SUB.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:
NICK AND HELEN MAHLERES ARE THE OWNERS OF THE REAL PROPERTY LOCATED WITHIN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO. SAID PROPERTY BEING BLOCK 1, THE GLEN AT HORIZON DRIVE SUBDIVISION AS SHOWN IN PLAT BOOK 16 AT PAGES 157 & 158 OF THE RECORDS OF THE MESA COUNTY CLERK & RECORDER'S OFFICE & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED WITHIN THE SW1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND BEING BLOCK 1 OF THE PLAT OF THE GLEN AT HORIZON DRIVE SUBDIVISION. SAID PLAT BEING OF RECORD AT THE MESA COUNTY CLERK AND RECORDERS OFFICE IN PLAT BOOK 16, PAGE 157, RECEPTION NUMBER 1844205. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, WHENCE THE EAST LINE OF THE SE1/4 SW1/4 OF SAID SECTION 2 BEARS N00°00'00"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00°00'00"E ALONG THE EAST LINE OF THE SE1/4 SW1/4 OF SAID SECTION 2, A DISTANCE OF 657.34 FEET; THENCE S89°54'45"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N00°00'00"E, A DISTANCE OF 100.12 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 2 OF THE AFORE REFERENCED PLAT OF THE GLEN AT HORIZON DRIVE; THENCE EASTERLY, NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 2, THE FOLLOWING 7 COURSES;

1. N87°58'50"E, 149.41 FEET;
 2. N89°22'31"E, 83.88 FEET;
 3. N83°31'53"E, 86.77 FEET;
 4. N80°08'30"E, 49.10 FEET;
 5. N43°29'56"E, 49.75 FEET;
 6. N75°37'02"E, 79.19 FEET;
 7. S81°53'58"E A DISTANCE OF 111.62 FEET TO THE WESTERLY LINE OF THE GRAND VALLEY MAINLINE CANAL AS SHOWN ON THE ABOVE REFERENCED PLAT OF THE GLEN AT HORIZON DRIVE SUBDIVISION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID GRAND VALLEY MAINLINE CANAL THE FOLLOWING 2 COURSES:
1. S12°37'36"W, 57.43 FEET;
 2. S06°55'49"E A DISTANCE OF 110.19 FEET; THENCE N89°54'45"W, A DISTANCE OF 131.12 FEET; THENCE S60°06'00"W, A DISTANCE OF 49.45 FEET; THENCE N89°54'00"W, A DISTANCE OF 126.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 24.69 FEET; THENCE N89°54'45"W, A DISTANCE OF 290.02 FEET TO THE POINT OF BEGINNING.
- SAID PARCEL CONTAINING 1.83 ACRES AS DESCRIBED.

ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER. BEFORE ACCEPTANCE OF A DEDICATION OF ANY STREET OR RIGHT-OF-WAY, THE CITY MAY REQUIRE PROOF OF ACCEPTABLE ENVIRONMENTAL CONDITION BY E.G. A "PHASE I" ENVIRONMENTAL AUDIT.

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, TELEPHONE LINES, EQUIVALENT OTHER PUBLIC PROVIDERS AND APPURTENANCE FACILITIES.

ALL MULTI-PURPOSE EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED: UTILITIES AND PUBLIC PROVIDERS 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, TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND OWNER DOES HEREBY DEDICATE ALL GRAND VALLEY PROJECT EASEMENTS TO THE GRAND VALLEY WATER USERS ASSOCIATION/USA, THEIR SUCCESSORS AND ASSIGNS, AND TO THE CITY ON BEHALF OF THE PUBLIC, FOR NON-VEHICULAR USE OF CANAL ROADS AND BANKS AND FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF THE GRAND VALLEY PROJECT IRRIGATION FACILITIES.

IN WITNESS WHEREOF SAID OWNERS NICK AND HELEN MAHLERES HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 25th DAY OF February, A.D., 2002
Nick Mahleres *Helen Mahleres*
 NICK MAHLERES HELEN MAHLERES

NOTARY CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF February, A.D., 2002 BY NICK AND HELEN MAHLERES.

WITNESS MY HAND AND OFFICIAL SEAL Judy Miller
 MY COMMISSION EXPIRES: 3/25/02



CLERK AND RECORD'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:26 O'CLOCK THIS 18th DAY OF March, A.D., 2002 AND WAS DULY RECORDED

AS RECEPTION NUMBER 2046207 IN PLAT BOOK 18 AT PAGE 365 THRU _____ INCLUSIVE. FEE \$10.00 DRAWER LL-116

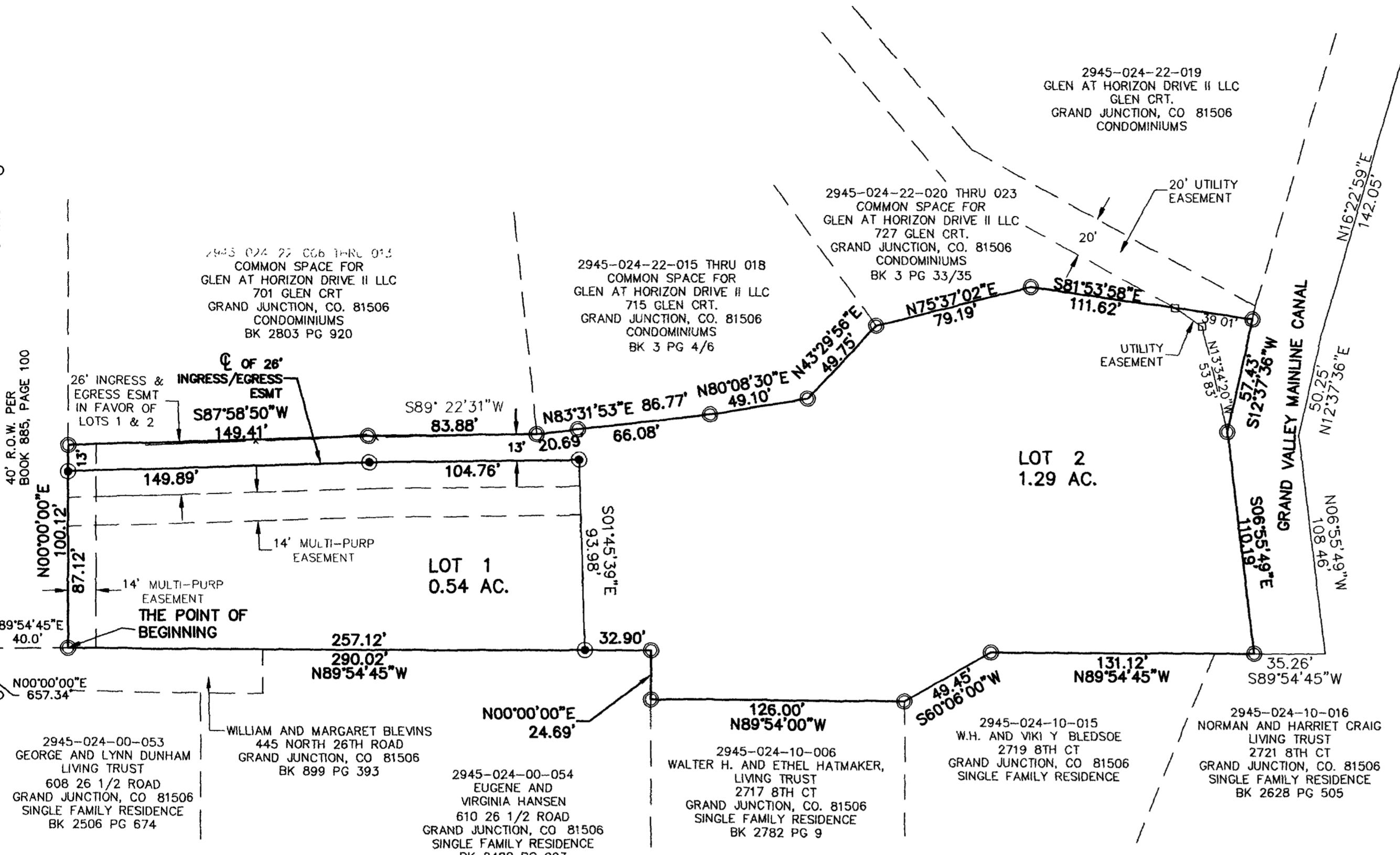
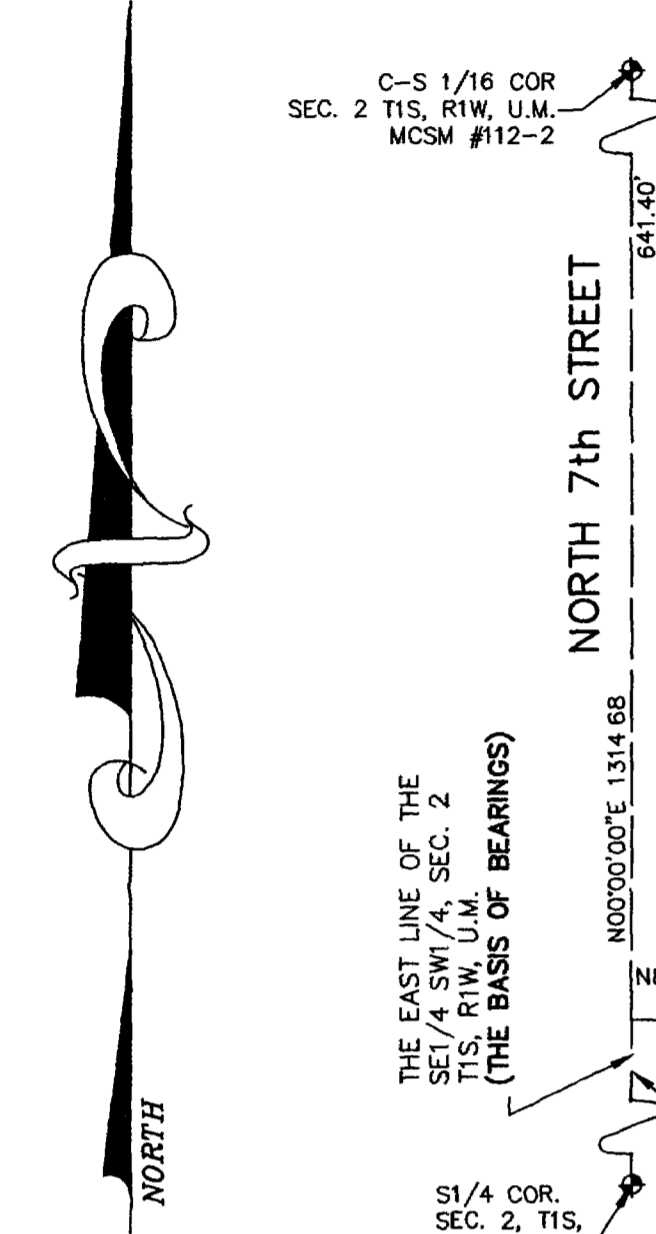
CLERK AND RECORDER _____ DEPUTY _____

CITY OF GRAND JUNCTION APPROVAL

STATE OF COLORADO } ss
COUNTY OF MESA

THIS PLAT OF MAHLERES EXEMPTION SURVEY, AN EXEMPTION SURVEY WITHIN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND

ACCEPTED THIS 13th DAY OF March, A.D., 2002
William S. Maurer *Cindy Lynn Martz*
 CITY MANAGER MAYOR



NOTES:
 1. PER CITY OF GRAND JUNCTION, WHEN LOT 1 IS DEVELOPED, INGRESS/EGRESS EASEMENT WILL NEED TO BE IMPROVED AND WATER AND SEWER LINES WILL NEED TO BE ADDED.

ACCEPTED BY THE CITY OF GRAND JUNCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

CITY OF GRAND JUNCTION _____ DATE _____
 PUBLIC WORKS REPRESENTATIVE

COMMUNITY DEVELOPMENT _____ DATE _____

LIENHOLDER'S RATIFICATION OF PLAT
 THE UNDERSIGNED HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE MAHLERES SUBDIVISION

SIGNED THE _____ DAY OF _____ A.D., 2002
 BY: _____ OF _____

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
COUNTY OF MESA

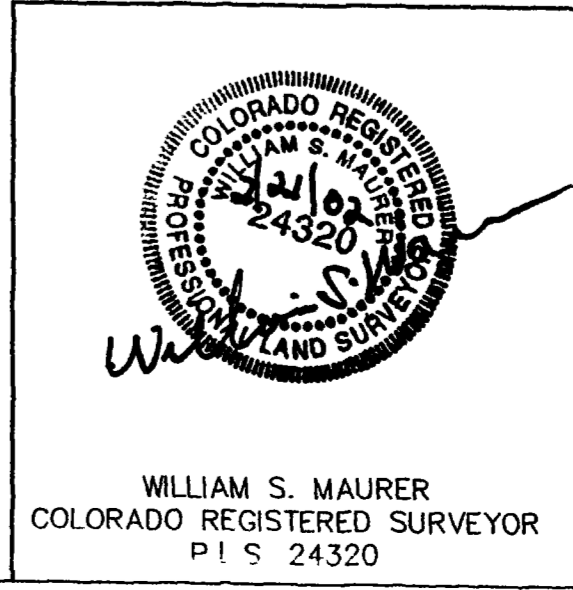
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS _____ DAY OF _____ 20 _____

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

SURVEYOR'S CERTIFICATION
 I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF MAHLERES EXEMPTION, 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 PLAT SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.
William S. Maurer
 WILLIAM S. MAURER
 DATE FEB. 21, 2002

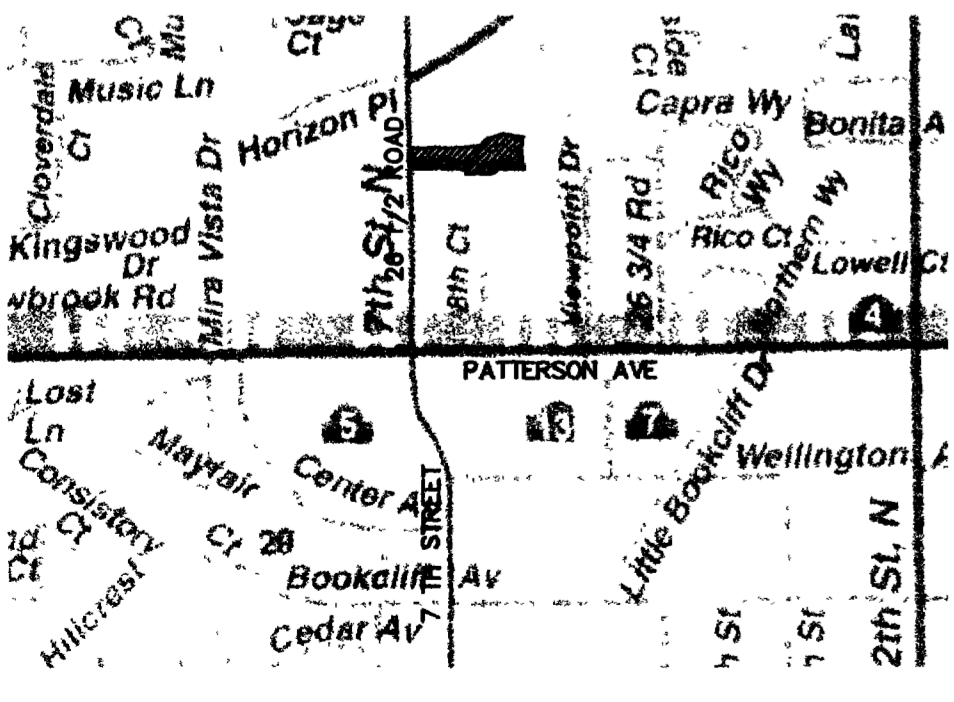


MAHLERES SUBDIVISION			
A REPLAT OF BLOCK 1, THE GLEN AT HORIZON DRIVE SUBDIVISION CITY OF GRAND JUNCTION PART OF SEC.2, T1S, R1W, U.M. MESA COUNTY, CO			
		1227 23rd Street, #103 Grand Junction, CO 81501 Ph: (970) 248-3559 Fax: (970) 248-9069	
DATE: 9/10/01	SURVEYED BY:	CHECKED BY: WSM	
REVISION:	JOB NO.: 201059	SCALE: 1"=50'	SHEET 1 OF 1

LOT SUMMARY

LOT 1 =	.54 acres =	29.34%
LOT 2 =	1.29 acres =	70.66%
TOTAL =	1.83 acres =	100%

- LEGEND
- ⊕ DENOTES FOUND MCSM OR AS NOTED
 - DENOTES FOUND #5 REBAR W/ALUM CAP STAMPED PLS 18480
 - DENOTES SET #5 REBAR W/ ALUM CAP STAMPED AES PLS 24320.



LOCATION MAP
SCALE: 1" = 1000'

BASIS OF BEARINGS: THE EAST LINE OF THE SE1/4 SW1/4 OF SECTION 2, T1S, R1W, U.M. IS ASSUMED TO BEAR N00°00'00"E.

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 CERTIFICATION SHOWN HEREON.