

# CANYON RIM PHASE 2

## A REPLAT OF BLOCK 3 LOT 5 AND TRACT D, CANYON RIM PHASE 1

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**STATEMENT OF OWNERSHIP AND DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, South Camp Properties, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described as Reception No. 1346137 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:

Lot 5 Block 3 and Tract D, Canyon Rim Phase 1, according to the plat thereof recorded at Reception No. 2031745 in the office of the Mesa County Clerk and Recorder, situated in Section 19, Township 1 South, Range 1 West of the 11th Meridian, County of Mesa, State of Colorado.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as CANYON RIM PHASE 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

\* All streets, roads, and rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever.

\* 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.

\* Sanitary Sewer easement dedicated to the City of Grand Junction as a perpetual easement for the installation, operation, maintenance and repair of sanitary sewer and appurtenances.

\* All irrigation easements are to be granted by separate instrument to the Canyon Rim Homeowners Association as perpetual easements for the installation, operation, and maintenance by the Homeowners Association of private irrigation systems, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 3112 at Page 818.

\* All drainage easements are to be granted by separate instrument to the Canyon Rim Homeowners Association 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 3112 at Page 822.

\* Use Water easement is to be granted by separate instrument to the Use Water Conservancy District as a perpetual easement for the installation, operation, and maintenance of underground water lines. Grant recorded in Book 3112 at Page 826.

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:

South Camp Properties, LLC., a Colorado Limited Liability Company.

By John M. Thomas  
John M. Thomas

State of Colorado )  
County of Mesa )

This Statement of Ownership and Dedication was acknowledged before me by John M. Thomas on this 1st day of July, 2002 for the aforementioned purposes.

Notary Public Aharon Tibbets  
My Commission Expires January 25, 2005

My Commission expires: 01-25-06

NOTE: Driveways on Lot 1, Block 1 and Lot 7, Block 2 are not allowed on Canyon Rim Drive.

NOTE: Foundations in this subdivision require design by a licensed engineer, based upon a site specific soils examination.

NOTE: The covenants, conditions, and restrictions for this subdivision contain building setback requirements that are stricter than City of Grand Junction zoning. Consult the covenants, conditions and restrictions for setbacks that differ from City zoning.

NOTE: Courses shown hereon are based upon grid north of the Mesa County Local Coordinate System and existing survey markers accepted as best evidence of the original boundary location, and therefore may differ from the record. All markers defining the boundaries of this property have been set in concrete.

LAND USE SUMMARY		
LOTS	38.742 ACRES	96.61%
STREETS	1.780 ACRES	4.39%
TOTAL	40.522 ACRES	100%

**RATIFICATION OF LIENHOLDER**

The undersigned, having security interest in this property, do hereby ratify and affirm this plat.

By: Debra Gore  
Bank of Colorado Senior vice president

State of Colorado )  
County of Mesa )

The foregoing statement was acknowledged before me by Stephen C. Love, Sr. V.P. of the Bank of Colorado on this 1st day of July, 2002 for the aforementioned purposes.

Notary Public Aharon Tibbets

My Commission expires: 01-25-06

**CITY APPROVAL**

This plat of CANYON RIM PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 23 day of July, 2002.

By: Christy Ann Martz  
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 11:30 o'clock A. M., this 24 day of July, 2002, and is duly recorded in Plat Book No. 19, Page 78-80 as Reception No. 2067582, Drawer No. MM-48.  
Fees \$30.00

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 3112 at Page 822.

**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 CANYON RIM PHASE 2, 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 Registered Professional Land Surveyor  
No. 67702

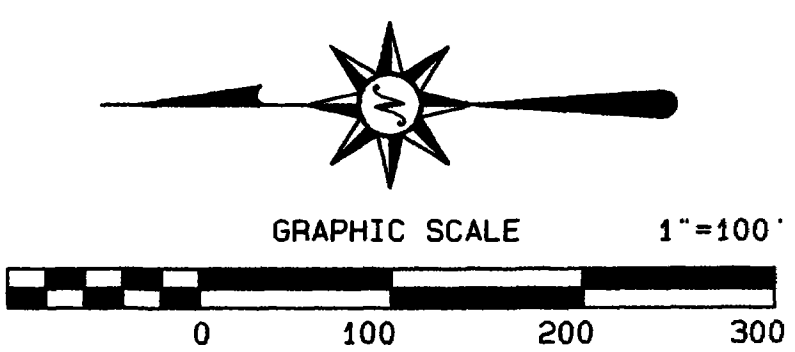
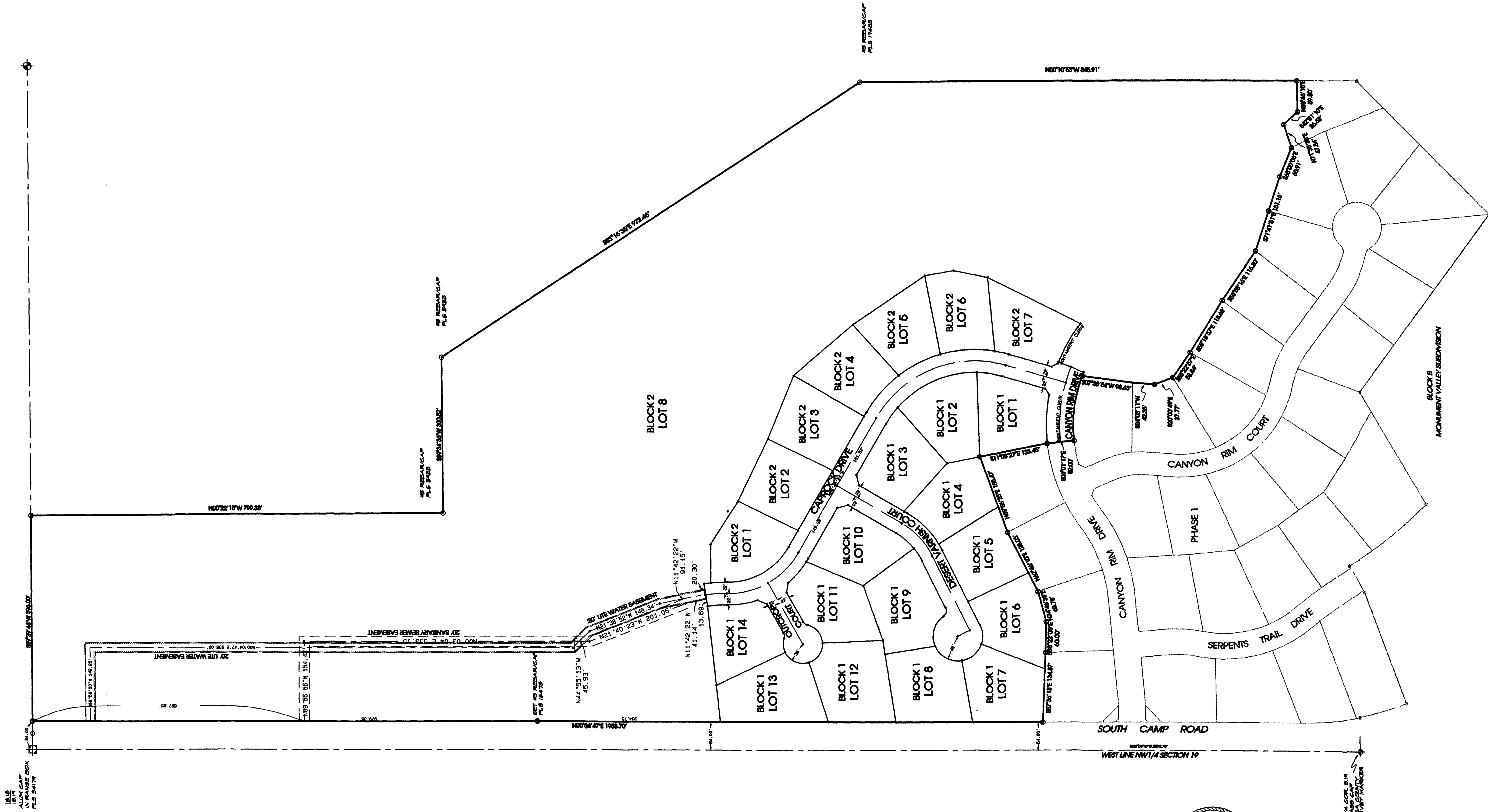
## CANYON RIM PHASE 2

SOUTH CAMP PROPERTIES LLC

SECTION: N41/4, S41/4 S.19	TOWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tlo@tlowest.com			
S:\Survey\0208 thomas\018\platPH2.pro			Job No. 0208-018
Drawn: BKB	Checked: DRS	Date: Jun 27, 2002	Sheet 1 of 3

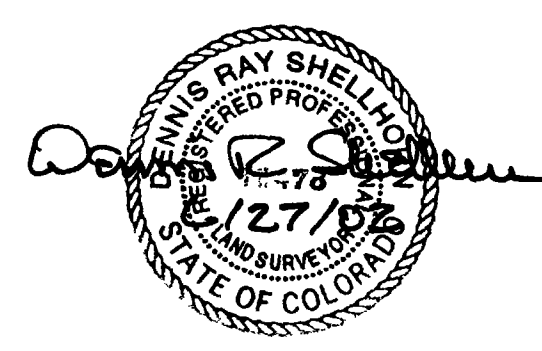
# CANYON RIM PHASE 2

A REPLAT OF BLOCK 3 LOT 5 AND TRACT D, MONUMENT VALLEY SUBDIVISION  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



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, actions, and other documents that may affect the quality of title to this property is from title commitments issued by Lawyers Title Insurance Corporation, Commitment No. 's, 903397, 903399, 903400, all dated January 6, 2000, and Commitment No. 904258, dated July 14, 2000. See exceptions listed on Sheet 1.

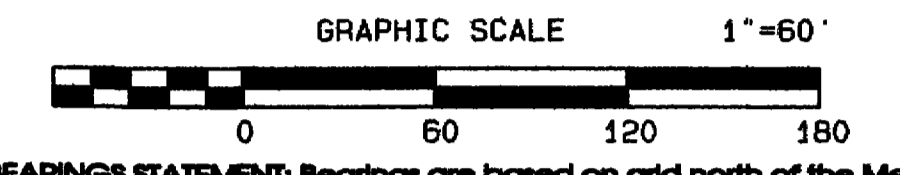
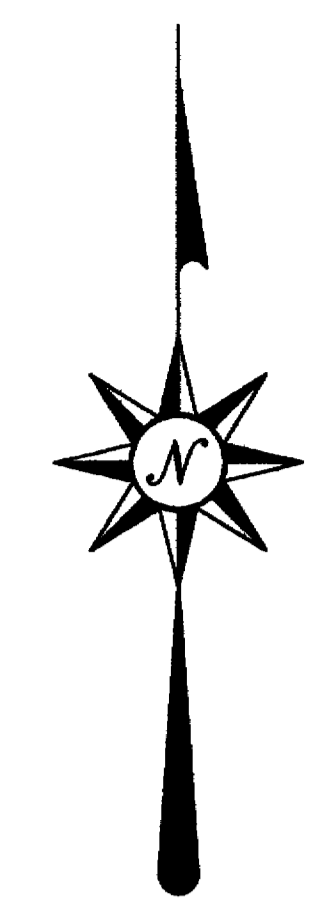
Courses shown hereon are based upon grid north of the Mesa County Local Coordinate System and existing survey markers accepted as best evidence of the original boundary location, and therefore may differ from the record. All markers defining the boundaries of this property have been set in concrete.



<b>CANYON RIM PHASE 2</b>			
<b>SOUTH CAMP PROPERTIES LLC</b>			
SECTION: NM1/4, SW1/4 S.19	TWNSHP: 1 South	RANGE: 1 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 <a href="mailto:tlo@tlcwest.com">tlo@tlcwest.com</a>			
S:\Survey\0208 thomas\018\platPH2.pro		Job No. 0208-018	
Drawn: BKB	Checked: DRS	Date: Jun 27, 2002	Sheet 2 of 3

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.

# CANYON RIM PHASE 2

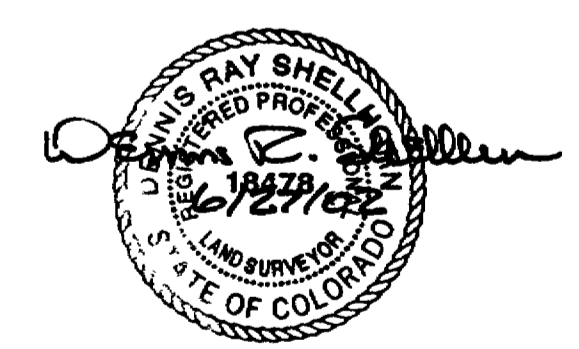


**BASIS OF BEARINGS STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, determined by GPS observations on the Mesa County Survey marker at the West one-quarter corner of Section 19 and the aluminum cap PLS 34179 at the Northwest corner of Section 19, as described hereon. The measured bearing of this line is North 00°04'47" East.

● FOUND/SET #6 REBAR/CAP THOMPSON-LANGFORD CORP PLS 18478 IN CONCRETE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	115.75'	294.51'	22°31'07"	S85°01'48"E	115.01'
C2	31.81'	294.51'	6°11'19"	S70°40'38"E	31.79'
C3	291.24'	220.00'	75°50'57"	N21°50'56"W	270.43'
C4	40.99'	250.00'	9°23'36"	N03°58'07"W	40.94'
C5	86.54'	150.00'	33°03'17"	S46°45'14"W	85.34'
C6	94.49'	320.51'	16°53'32"	N87°49'17"W	94.15'
C7	50.41'	198.00'	14°35'19"	S08°46'53"W	50.26'
C8	173.04'	198.00'	50°04'22"	S23°32'57"E	167.56'
C9	38.66'	198.00'	11°11'16"	S54°10'45"E	38.60'
C10	85.25'	172.00'	28°29'56"	N44°26'34"E	84.67'
C11	13.68'	172.00'	4°53'21"	N61°00'12"E	13.67'
C12	37.93'	48.00'	45°46'51"	N85°55'18"E	36.95'
C13	52.04'	48.00'	62°07'09"	S40°22'42"E	49.53'
C14	63.51'	48.00'	75°48'38"	S26°35'12"W	56.98'
C15	65.26'	48.00'	77°54'11"	N74°33'23"W	60.35'
C16	19.11'	13.50'	81°06'50"	N76°09'42"W	17.56'
C17	26.26'	128.00'	12°38'54"	S56°57'28"W	26.20'
C18	45.59'	128.00'	20°24'23"	S40°25'47"W	45.36'
C19	7.51'	180.32'	2°23'06"	S99°34'51"E	7.51'
C20	53.16'	180.32'	16°53'25"	S48°56'38"E	52.96'
C21	10.94'	13.50'	46°25'25"	N37°16'00"E	10.64'
C22	48.55'	38.00'	73°42'07"	N50°39'21"E	45.31'
C23	49.59'	38.00'	74°41'09"	S25°24'01"E	46.10'
C24	54.77'	38.00'	82°34'46"	S23°13'58"W	50.15'
C25	28.11'	38.00'	42°22'47"	S85°42'45"W	27.47'
C26	10.94'	13.50'	46°25'25"	S83°41'26"W	10.64'
C27	60.66'	180.32'	19°16'31"	S08°54'25"E	60.36'
C28	37.38'	228.00'	9°23'36"	S03°58'08"E	37.34'
C29	12.88'	272.00'	2°42'46"	N07°18'23"W	12.88'
C30	31.71'	272.00'	6°40'50"	N02°36'35"W	31.70'
C31	143.95'	136.32'	60°30'14"	N29°31'17"W	137.35'
C32	95.20'	242.00'	22°32'24"	N48°30'12"W	94.59'
C33	90.90'	242.00'	21°31'21"	N26°28'29"W	90.37'
C34	107.00'	242.00'	25°20'01"	N03°02'35"W	106.13'
C35	27.26'	242.00'	6°27'11"	N12°50'57"E	27.24'
C36	3.12'	320.51'	0°33'30"	N67°52'59"W	3.12'
C37	8.11'	268.51'	1°43'52"	S68°25'18"E	8.11'
C38	76.81'	326.00'	13°29'59"	N61°06'01"W	76.63'
C39	126.66'	268.51'	27°01'41"	S82°48'05"E	125.49'
C40	83.59'	158.32'	30°15'07"	N44°38'51"W	82.62'
C41	83.59'	158.32'	30°15'07"	N14°23'43"W	82.62'

LINE	BEARING	DISTANCE
L1	N16°04'33"E	120.82'
L2	S80°28'43"W	135.00'
L3	S30°13'36"W	144.95'
L4	S63°16'53"W	161.76'
L5	N26°43'07"W	25.00'
L6	S58°02'20"W	13.81'
L7	N11°08'27"W	64.63'
L8	N75°13'36"E	20.97'
L9	N30°13'36"E	7.64'
L10	S14°46'24"E	20.97'
L11	S79°47'54"E	49.30'
L12	N83°47'24"E	71.32'
L13	S20°45'20"W	49.30'
L14	N81°20'14"E	44.00'
L15	N69°46'24"W	9.09'
L16	S09°53'07"E	56.36'
L17	S11°40'36"W	67.66'
L18	N25°53'14"W	14.04'
L19	N54°21'02"W	9.11'
L20	N22°08'59"E	92.00'



**CANYON RIM PHASE 2**

SOUTH CAMP PROPERTIES LLC

SECTION: NW1/4, SW1/4 S.19 T19N R10W MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**

589 28 1/2 ROAD - B-210  
Grand Junction CO 81505 tlo@tlowest.com

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Drawn: BKB Checked: DRS Date: Jun 27, 2002 Sheet 3 of 3

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