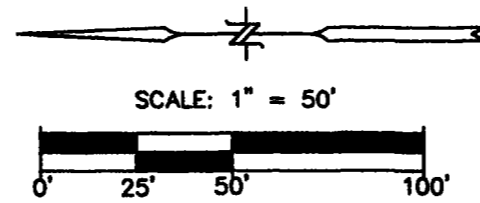
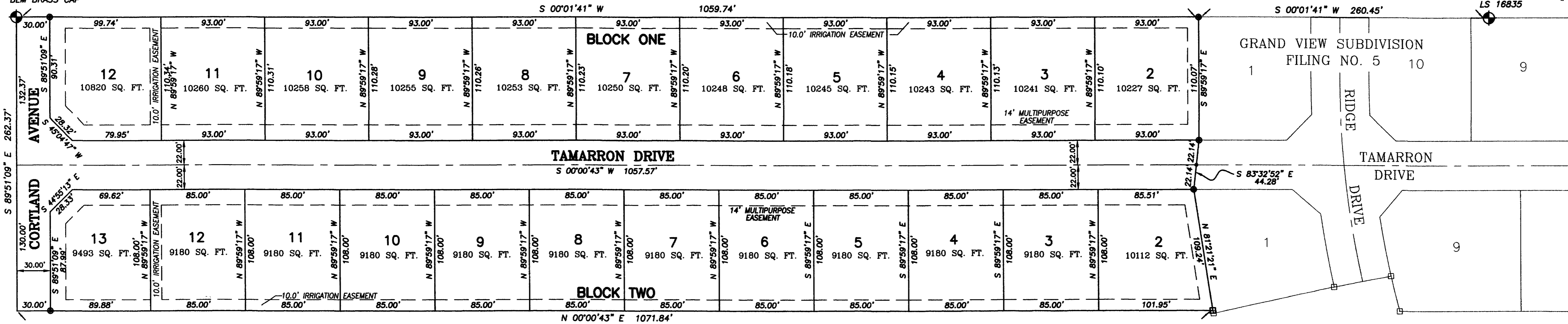


**GRAND VIEW SUBDIVISION  
FILING NO. SIX  
A REPLAT OF LOT 1, BLOCK 5  
GRAND VIEW SUBDIVISION FILING NO. FIVE**

NORTH 1/16 WEST LINE  
SECTION 6, T15, R1E, U.M.  
BLM BRASS CAP

CENTER WEST 1/16 CORNER  
SECTION 6, T15, R1E, U.M.  
2" ALUM CAP ON #6 REBAR  
LS 16835



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT DONADA, INC. A COLORADO CORPORATION IS THE OWNER OF THAT REAL PROPERTY LOCATED IN PART OF THE NW1/4SW1/4 (WHICH IS ALSO KNOWN AS GOVERNMENT LOT 6) AND THE SW1/4NW1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ORIGINAL WARRANTY DEED BOOK 15, PAGES 174 & 175 RECEPTION #1773043.)

LOT 1, BLOCK 5, GRAND VIEW SUBDIVISION FILING NO FIVE

THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS GRAND VIEW SUBDIVISION FILING NO. SIX, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO, THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED AS THE ACCOMPANYING PLAT OF GRAND VIEW SUBDIVISION FILING NO. FIVE AS FOLLOWS:

ALL STREETS AND RIGHT-OF-WAY TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER;

ALL MULTIPURPOSE EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES AS PERPETUAL NON-EXCLUSIVE 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, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, STREET TREES AND GRADE STRUCTURES;

ALL IRRIGATION EASEMENTS AS SET FORTH ON THIS PLAT TO THE GRAND VIEW HOMEOWNERS ASSOCIATION, AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS; DEED OF CONVEYANCE RECORDED IN BOOK 215, AT PAGE 312, SUBJECT TO FURTHER CONDITIONS AND RESTRICTIONS AS MAY BE SET FORTH IN THAT INSTRUMENT.

ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, AND 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 OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS OR TRACTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

IN WITNESS WHEREOF, SAID OWNERS, DONADA, INC. A COLORADO CORPORATION, HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 5<sup>th</sup> DAY OF April, A.D., 2002

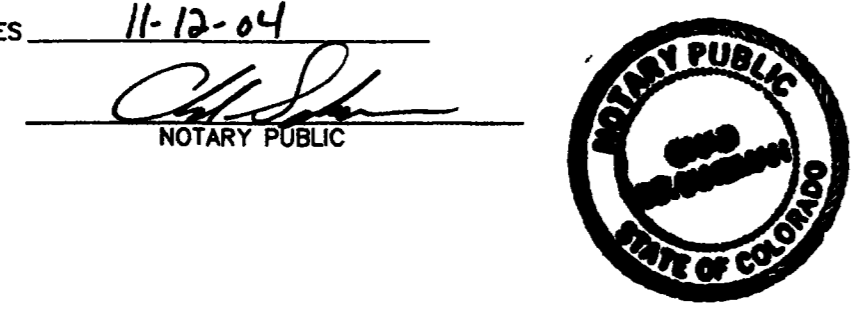
BY: Don D. Dela Motte  
DON D. DELA MOTTE  
PRESIDENT

BY: Ada M. Dela Motte  
ADA M. DELA MOTTE  
SECRETARY

STATE OF COLORADO )  
COUNTY OF MESA ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DON D. DELA MOTTE, PRESIDENT AND ADA M. DELA MOTTE, SECRETARY ON, THIS 5<sup>th</sup> DAY OF April, A.D., 2002

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES 11-12-04



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:20 O'CLOCK A.M.,

July 24, A.D., 2002 AND WAS DULY RECORDED

IN PLAT BOOK NO. 19 PAGE NO. 31-32. Reception 2067587 Drawer MM-49

CLERK AND RECORDER

**CITY OF GRAND JUNCTION APPROVAL**

THIS PLAT OF GRAND VIEW SUBDIVISION FILING NO. FIVE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS

8<sup>th</sup> DAY OF May, A.D., 2002

CITY MANAGER [Signature] PRESIDENT OF CITY COUNCIL [Signature]

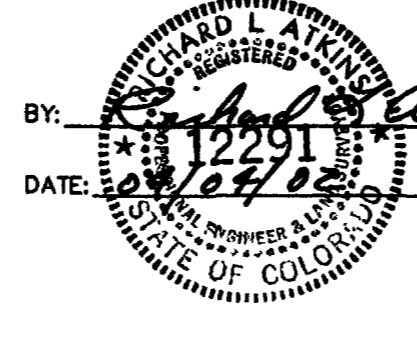
**BASIS OF BEARINGS**

BASIS OF BEARING ASSUMES THE WEST LINE OF THE NW1/4SW1/4 OF SECTION 6, T15, R1E, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR S00°03'34"W, 1322.65 FEET BETWEEN THE WEST 1/4 CORNER (A 2" ALUMINUM CAP L.S.16835) OF SAID SECTION 6 AND THE SOUTHWEST CORNER (MESA COUNTY SURVEY MARKER) OF SAID NW1/4SW1/4.

**SURVEYOR'S CERTIFICATE**

I, RICHARD LOYD ATKINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GRAND VIEW SUBDIVISION FILING NO. FIVE, 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 APPLICABLE LAWS OF THE STATE OF COLORADO.

BY: [Signature]  
DATE: 06/27/02



SIGHT TRIANGLES SHALL APPLY TO ALL CORNER LOTS IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION'S TDS MANUAL  
NOTE: DRIVEWAY ACCESS FOR BLOCK 1, LOT 12 AND BLOCK 2, LOT 13 IS NOT ALLOWED ON CORTLAND AVENUE.

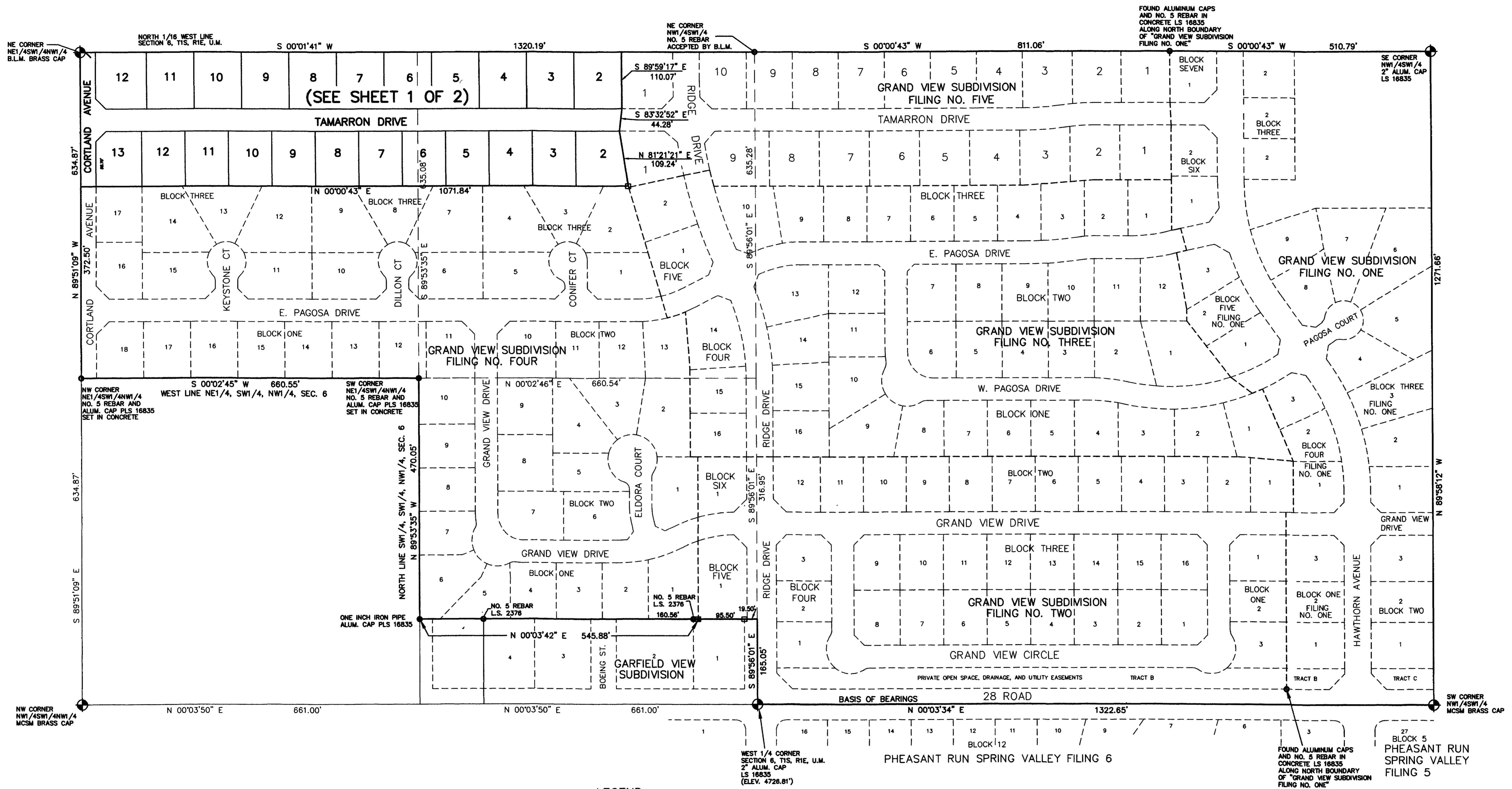
**LEGEND:**

- MESA COUNTY SURVEY MARKER, BLM BRASS CAP, OR 2" ALUMINUM MONUMENT
- FOUND SURVEY MONUMENT SET BY RLS 16835 OR AS NOTED
- SET CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
- FOUND ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291

**GRAND VIEW SUBDIVISION  
FILING NO. SIX  
REPLAT OF LOT 1, BLOCK 5  
GRAND VIEW SUBDIVISION  
FILING NO. FIVE**

ATKINS AND ASSOCIATES, INC. DRAWN BY DDC  
518 28 ROAD, SUITE B-105, P.O. BOX 2702 DATE 02/28/01  
GRAND JUNCTION, CO 81502 JOB NO.  
PH. (970) 245-6630 FAX (970) 245-2355 SHEET 1 OF 2

**GRAND VIEW SUBDIVISION  
FILING NO. SIX  
A REPLAT OF LOT 1, BLOCK 5  
GRAND VIEW SUBDIVISION FILING NO. FIVE  
LOCATED IN SECTION 6, T1S, R1E, UTE MERIDIAN**

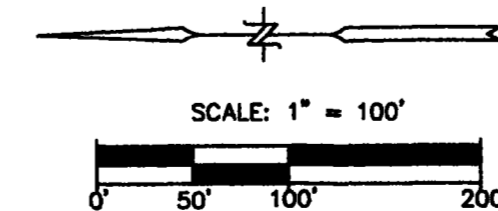


**ACREAGE SUMMARY**

23 LOTS	5.16 ACRES
ROADS	1.23 ACRES
<b>TOTAL</b>	<b>6.39 ACRES</b>

**LEGEND:**

- MESA COUNTY SURVEY MARKER, BLM BRASS CAP, OR 2" ALUMINUM MONUMENT
  - FOUND SURVEY MONUMENT SET BY RLS 18835 OR AS NOTED
  - SET ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
  - FOUND ALUMINUM CAP AND NO. 5 REBAR IN CONCRETE PE/RLS 12291
- NOTE: NO. 5 REBAR AND ALUMINUM CAP TO BE SET AT ALL INTERIOR LOT CORNERS
- NOTE: DRIVEWAY ACCESS FOR BLOCK 1, LOT 12 AND BLOCK 2, LOT 13 IS NOT ALLOWED ON CORTLAND AVENUE.



BASIS OF BEARING ASSUMES THE WEST LINE OF THE NW1/4SW1/4 OF SECTION 6, T1S, R1E, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, TO BEAR S00°03'34"W, 1322.65 FEET BETWEEN THE WEST 1/4 CORNER (A 2" ALUMINUM CAP L.S.18835) OF SAID SECTION 6 AND THE SOUTHWEST CORNER (MESA COUNTY SURVEY MARKER) OF SAID NW1/4SW1/4.



**GRAND VIEW SUBDIVISION  
FILING NO. SIX  
REPLAT OF LOT 1, BLOCK 5  
GRAND VIEW SUBDIVISION  
FILING NO. FIVE**

**ATKINS AND ASSOCIATES, INC.**  
518 28 ROAD, SUITE B-105, P.O. BOX 2702  
GRAND JUNCTION, CO 81502  
PH. (970) 245-6630 FAX (970) 245-2355

DRAWN BY	DDC
DATE	02/28/01
JOB NO.	
SHEET	2 OF 2