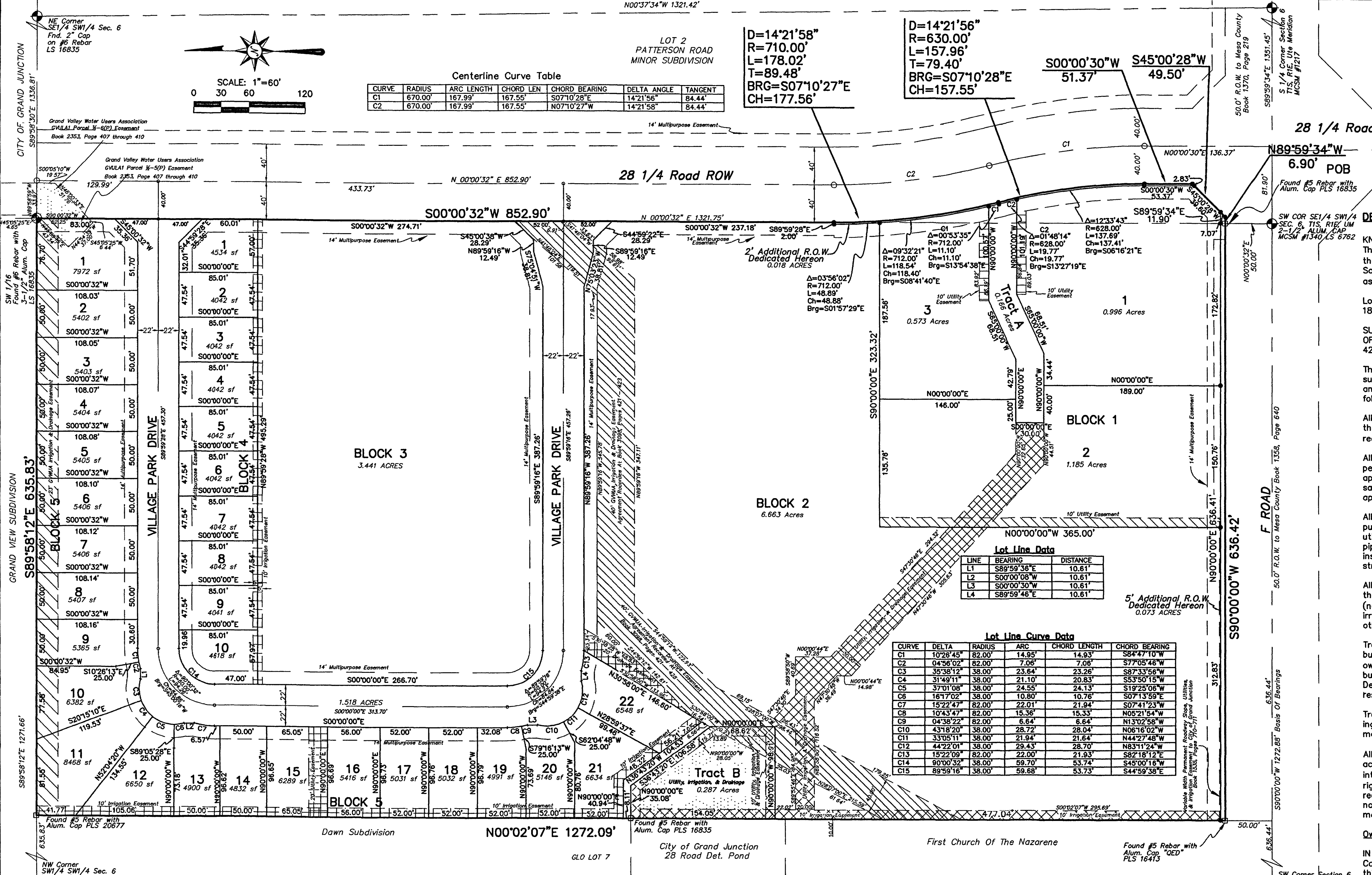


# VILLAGE PARK

## A REPLAT OF LOT 1 PATTERSON ROAD MINOR SUBDIVISION CITY OF GRAND JUNCTION MESA COUNTY, COLORADO



Centerline Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	670.00	167.99	167.55	S07°10'28"E	142°1'58"	84.44
C2	670.00	167.99	167.55	N07°10'27"W	142°1'58"	84.44

D=14'21'58"  
R=710.00'  
L=178.02'  
T=89.48'  
BRG=S07°10'27"E  
CH=177.56'

D=14'21'56"  
R=630.00'  
L=157.96'  
T=79.40'  
BRG=S07°10'28"E  
CH=157.55'

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Patterson Road Development, L.L.C., a Colorado Limited Liability Company, are the owners of that real property located in part of the Southwest Quarter (SW1/4) of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Book 2951, Page 370)

Lot 1 of Patterson Road Minor Subdivision, as shown on the plat recorded in Plat Book 15, Page 188 of the Mesa County Records.

SUBJECT to easement rights of GRAND VALLEY WATER USERS ASSOCIATION AND THE UNITED STATES OF AMERICA as set forth in that agreement dated June 4, 2002, and recorded in Book 3098, Pages 421 through 427, Mesa County Records.

That said owners have caused the real property to be laid out and platted as Village Park, 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 Village Park as follows:

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 appurtenant facilities.

All Multipurpose 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 grade structures.

All Irrigation and Drainage Easements to an association, if formed now or later, for the benefit of the owners, or if not, to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water, Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 3161 Page 965

Tract A to the Village Park Homeowners Association for the purposes of said Association including, but not limited to ingress and egress and utility purposes, and for the use of the surrounding Lot owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 3161, Page 965, subject to further conditions and restrictions as may be set forth in that instrument.

Tract B to the City of Grand Junction for the purposes of the City including, but not limited to ingress and egress and utility purposes and as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage & Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts 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.

Owner hereby declares there are no lienholders to herein described real property.

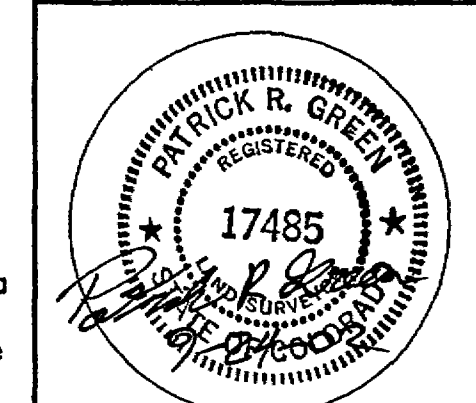
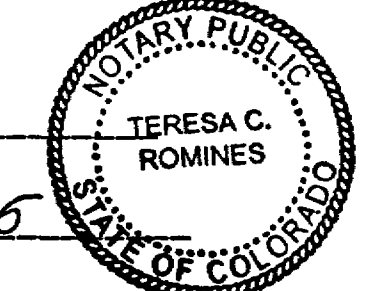
IN WITNESS WHEREOF, said owners, Patterson Road Development, L.L.C., a Colorado Limited Liability Company, a Colorado Limited Liability Company, have caused their names to be hereunto subscribed this 25<sup>th</sup> day of September, A.D. 2002.

by: Alan Patterson  
for: Patterson Road Development, L.L.C., a Colorado Limited Liability Company

### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Alan Patterson for Patterson Road Development, L.L.C., a Colorado Limited Liability Company this 23<sup>rd</sup> day of September, A.D., 2002.  
Witness my hand and official seal:  
Debra C. Romines  
Notary Public  
My Commission Expires 8/27/2005



**VILLAGE PARK**  
A REPLAT OF LOT 1  
PATTERSON ROAD MINOR SUBDIVISION  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO.	SURVEYED	DRAWN	CHECKED	SHEET	OF
NO. 2000-21	RM	RSK	FRG	1	1

**NOTES:**  
The Declaration of Covenants and Restrictions are recorded at Book 3163 Pages 1 through 35 Mesa County Records.

Basis of bearings is the South line of the SW1/4 of Section 6 which bears South 90 degrees 00 minutes 00 seconds West, a distance of 1272.88 feet. Both monuments on this line are Mesa County Survey Markers, as shown on this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Policy No. 00905728-C2, dated June 28, 2001.

### NOTE REQUIRED BY COUNTY:

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the Mesa County Land Development Code, a site specific development plan has been approved by Mesa County and shall result in a vested right for a period of three (3) years from Jan. 3, 2002.

NOTE: 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.

- LEGEND**
- ALQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
  - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
  - GRAND VALLEY WATER USERS ASSOCIATION/USA EASEMENT, AS RECORDED IN BOOK 3098 PAGES 421 THROUGH 427, MESA COUNTY RECORDS

### CITY OF GRAND JUNCTION APPROVAL

This plat of Village Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 25<sup>th</sup> day of September, A.D., 2002.

City Manager David A. Valdez

City Mayor Cindy Evans-Marty

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M., Sept. 25, A.D., 2002, and was duly recorded in Plat Book 19, Page No. 125, 126  
Reception No. 2078105 Drawer No. MM-79 Fees: 20.00 1.00 sc

Monika Todd  
Clerk and Recorder

Ginny Baughman  
Deputy

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

**AREA SUMMARY**

LOTS	= 6.648 Acres	35.36%
BLOCK 2	= 6.663 Acres	35.44%
BLOCK 3	= 3.441 Acres	18.30%
TRACT A	= 0.152 Acres	0.81%
TRACT B	= 0.287 Acres	1.53%
ROAD ROW	= 1.609 Acres	8.56%
<b>TOTAL</b>	<b>= 18.800 Acres</b>	<b>100.00%</b>

### SURVEYOR'S CERTIFICATION

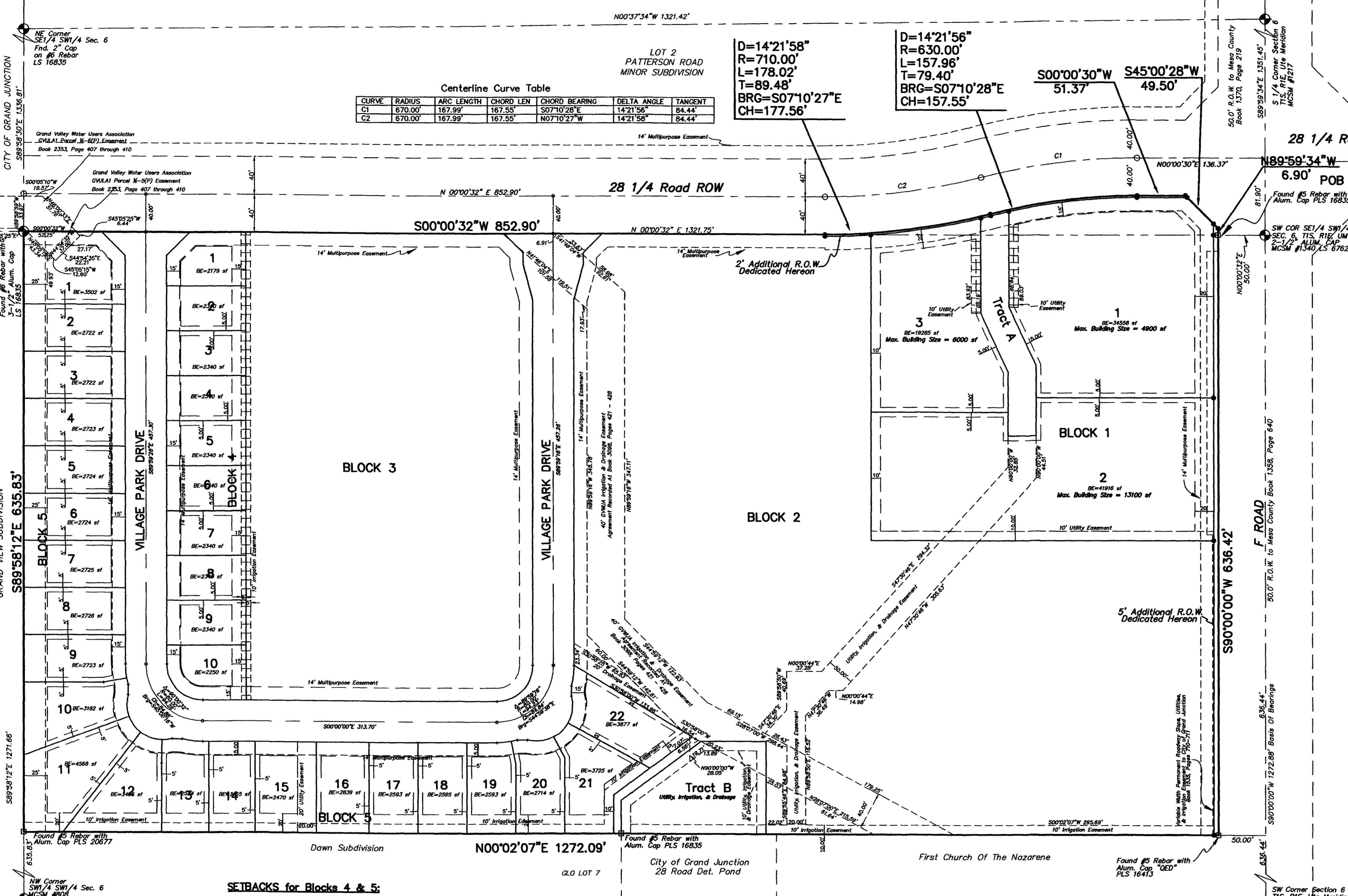
I, Patrick R. Green, do hereby certify that the accompanying plat of Village Park, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified SEPTEMBER 24, 2002



# BUILDING ENVELOPE SITING PLAN

# VILLAGE PARK A REPLAT OF LOT 1 PATTERSON ROAD MINOR SUBDIVISION CITY OF GRAND JUNCTION MESA COUNTY, COLORADO



**BOUNDARY DESCRIPTION**

That real property located in part of the Southwest Quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Lot 1 of Patterson Road Minor Subdivision, as shown on the plat recorded in Plat Book 15, Page 188 of the Mesa County Records.

- NOTES:**
1. Allowed uses in Commercial Lots are B-3 uses governed by Grand Junction Zoning and Development Code as adopted July 5, 1989 and Amended May 21, 1997.
  2. All on site fences will be 4 feet in height, except 7 feet high on the North boundary (Grand View Subdivision), 6 feet high adjacent to Dawn Subdivision on the West, and a 6 feet high fence along 28-1/4 Road with a 5 foot landscaped area between the fence and the sidewalk. The 7 foot fence on the North Boundary and the 6 foot fence adjacent to Dawn Subdivision will be installed by the developer and maintained by the Homeowners.
  3. There shall be no direct residential access to 28-1/4 Road, except from Village Park Drive.
  4. Lots 1, 2, and 3, Block 1 are subject to design review by the City of Grand Junction Community Development.
  5. A maximum of two monument style signs are allowed on Block 1 of the property. The signs shall be no greater than 105 square feet each.
    - a) Lots 1 and 3 shall share the allowance of the 28 1/4 Road monument sign, with Lot 1 receiving 35 square feet and Lot 3 receiving 70 square feet.
    - b) The monument sign for Patterson Road shall be located on Lot 2 and may be allocated by the preference of that Lot owner.
    - c) Flush wall signage for each use will be determined at the time of final approval, but shall not exceed the standard allowance for flush wall signs, less the monument sign square footage.
  6. A maximum of 24000 square feet is allowed on the commercial development within Block 1. The 3 lots will be described as having:
    - a) 4900 square feet for Lot 1.
    - b) 13100 square feet for Lot 2.
    - c) 6000 square feet for Lot 3.
 A plus or minus deviation of 10 percent will be allowed, not to exceed the maximum of 24000 square feet.

**CITY OF GRAND JUNCTION APPROVAL**

This plat of Village Park, 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 \_\_\_\_\_

City Mayor \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

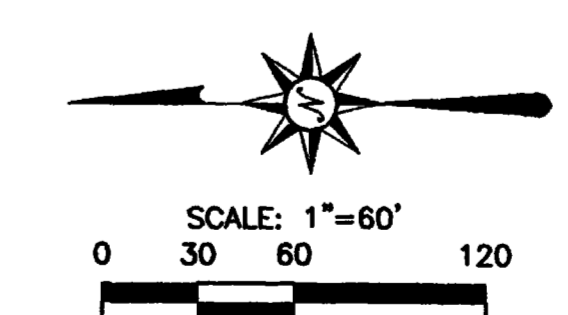
STATE OF COLORADO, ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_, A.D., 2002, and was duly recorded in Plat Book \_\_\_\_\_, Page No. \_\_\_\_\_

Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_ Fees: \_\_\_\_\_

Clerk and Recorder \_\_\_\_\_

By: \_\_\_\_\_ Deputy



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
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## BUILDING ENVELOPE SITING PLAN

**VILLAGE PARK**  
A REPLAT OF LOT 1  
PATTERSON ROAD MINOR SUBDIVISION  
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PROJ. NO. 2000-21	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2002	RM	RSK		1	1