

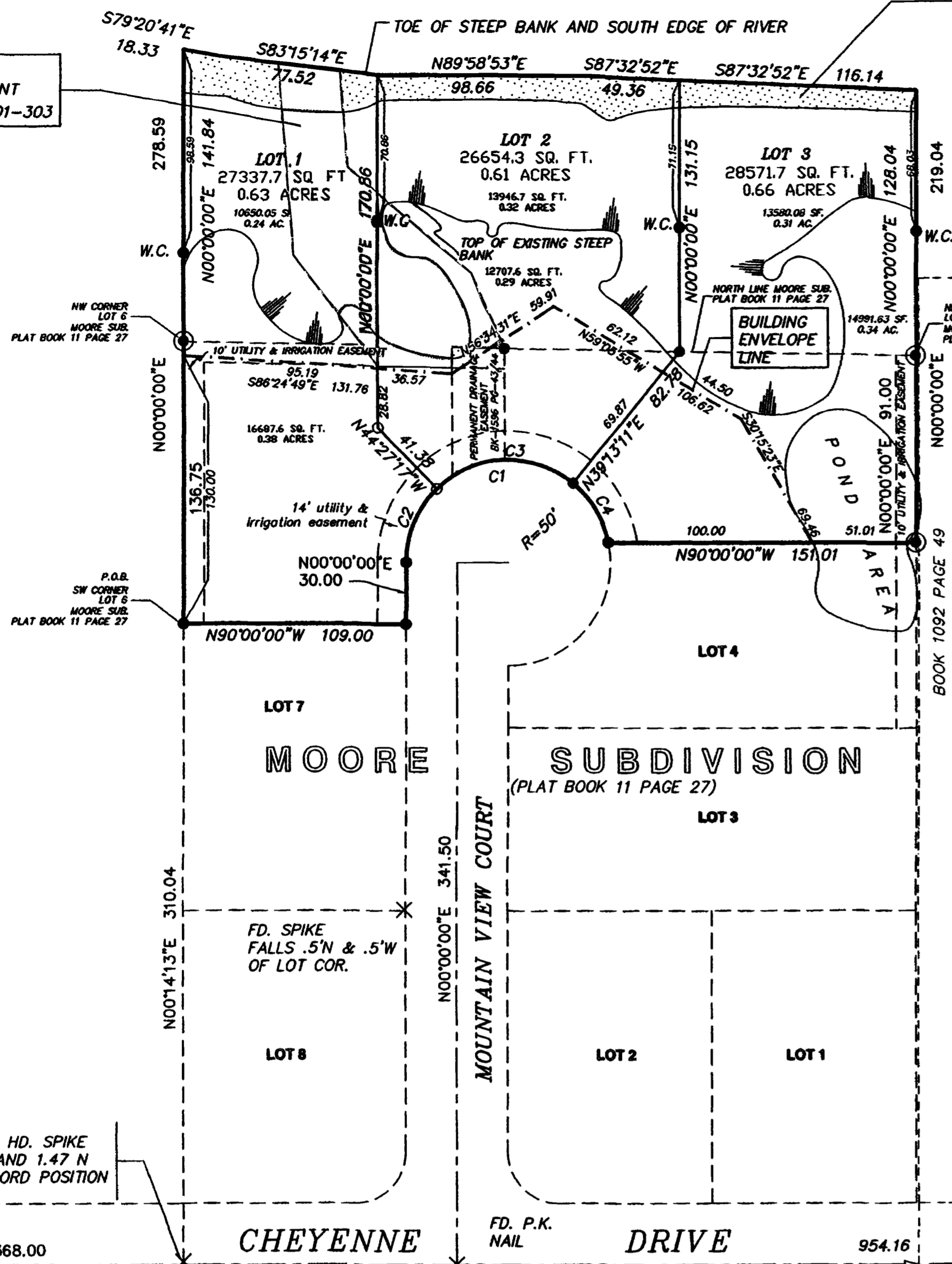
COLORADO RIVER

EAGLE RIM 2 SUBDIVISION

A REPLAT OF EAGLE RIM SUBDIVISION

100 YEAR FLOOD ZONE - AE  
BASED ON "FIRM" FLOOD INSURANCE RATE MAP  
CITY OF GRAND JUNCTION, COLORADO, MESA COUNTY  
COMMUNITY-PANEL NUMBER 080117 0009 E  
MAP REVISED JULY 15, 1992

SEE DETAIL  
OF DRAINAGE EASEMENT  
BOOK 3081 PAGES 301-303



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY L.S. 23877 NO. 5 RE-BAR W/CAP
  - ⊙ FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR NO CAP
  - SET NO. 5 RE-BAR W/CAP L.S. 16413
  - ◆ FOUND MESA COUNTY SURVEY MARKER
1. A "Department of Army" permit will be required for the excavation or discharge of fill material below the "Top of Grade Break", or the existing pond as marked on this plat.
  2. All outer monuments set in concrete.

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.

NOTICE: Reference to geotechnical report Subsurface Soils Exploration, Mountain View Court, Grand Junction, Colorado, prepared for Enno Heuscher by Lincoln-DeVore, Inc., June 6, 1996 on file in #RP-96-42 at the Grand Junction Community Development Department and Colorado Geological Survey letter dated July 17, 1996, recorded herewith, regarding construction and irrigation details in this subdivision is advised.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Enno F. Heuscher and Pauline Heuscher are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1523 at Pages 504-507, Book 1571 at Page 545, and Book 2158 at Pages 896 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 SE1/4 NE1/4 Section 24, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the Southwest corner of Lot 6 of MOORE SUBDIVISION FIRST ADDITION, and considering the South line of Lot 7 of Section 24, Township 1 South, Range 1 West of the Ute Meridian to bear N90°00'00"W and all bearings contained herein to be relative thereto; thence N00°00'00"E 136.75 feet to the Northwest corner of Lot 6 of MOORE SUBDIVISION FIRST ADDITION; thence N00°00'00"E 141.84 feet to the South bank of the Colorado River; thence along the South line of the Colorado River the following four courses; (1) S79°20'41"E 18.33 feet; (2) S83°15'14"E 77.52 feet; (3) N89°58'53"E 98.66 feet; (4) S87°32'52"E 165.50 feet; thence leaving the South bank of the Colorado River S00°00'00"W 128.04 feet to the Northeast corner of Lot 5 of MOORE SUBDIVISION FIRST ADDITION; thence S00°00'00"W 91.00 feet to the Southeast corner of Lot 5 of MOORE SUBDIVISION FIRST ADDITION; thence N90°00'00"W 151.01 feet along the South line of Lot 5 of MOORE SUBDIVISION FIRST ADDITION to the Easterly Right-of-Way of Mt. View Court; thence leaving the South line and along the Easterly Right-of-Way along the arc of a curve to the left 147.01 feet, with a radius of 50 feet, and whose chord bears S84°13'53"W 99.49 feet; thence S00°00'00"W 30 feet to the Southeast corner of Lot 6 of MOORE SUBDIVISION FIRST ADDITION; thence N90°00'00"W 109.00 feet along the South line of Lot 6 of MOORE SUBDIVISION FIRST ADDITION to the POINT OF BEGINNING. Containing 1.90 acres as described.

That said owners have caused the said real property to be laid out and surveyed as EAGLE RIM 2 SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. 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.
2. 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 grade structures.
3. All Irrigation Easements to an association if formed now or later for the benefit of the owners, or if not 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. ~~Government, conditions, or restrictions or other conveyance thereof recorded at Book \_\_\_\_\_ Page \_\_\_\_\_~~

All Tracts/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, and in Drainage and 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 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.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 18<sup>th</sup> day of October, A.D., 2002.

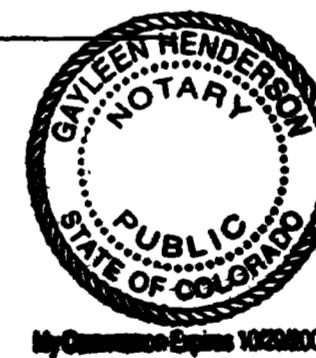
*Enno F. Heuscher*  
Enno F. Heuscher

*Pauline Heuscher*  
Pauline Heuscher

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, A.D., 2002, by Enno F. Heuscher and Pauline Heuscher.

10-29-2005  
My commission expires:



*Gayle Henderson*  
Notary Public  
Address P.O. Box 24779  
Grand Junction, CO 81502

CLERK AND RECORDERS CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 12:52 o'clock P.M. this 28<sup>th</sup> day of October, A.D., 2002, and is duly recorded in Plat Book No. 19, Page 149 Fee \$10.00 + \$1.00

Reception No. 2083722 Drawer No. MM-97

CITY OF GRAND JUNCTION APPROVAL

This plat of EAGLE RIM 2 SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 24<sup>th</sup> day of October, A.D. 2002.

*[Signature]*  
City Manager

*Cindy Enns-Marty*  
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EAGLE RIM 2 SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

*Max E. Morris*  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

10/18/2002  
Date

EAGLE RIM 2 SUBDIVISION  
A REPLAT OF EAGLE RIM SUBDIVISION

FINAL PLAT		
SITUATED IN THE SE1/4 SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: HEUSCHER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: RM DS
SCALE: 1" = 50' FT		DRAWN BY: DM MEM
DATE: 10/18/2002		ACAD ID: ER25fm
		SHEET NO.
		FILE: 2002-094

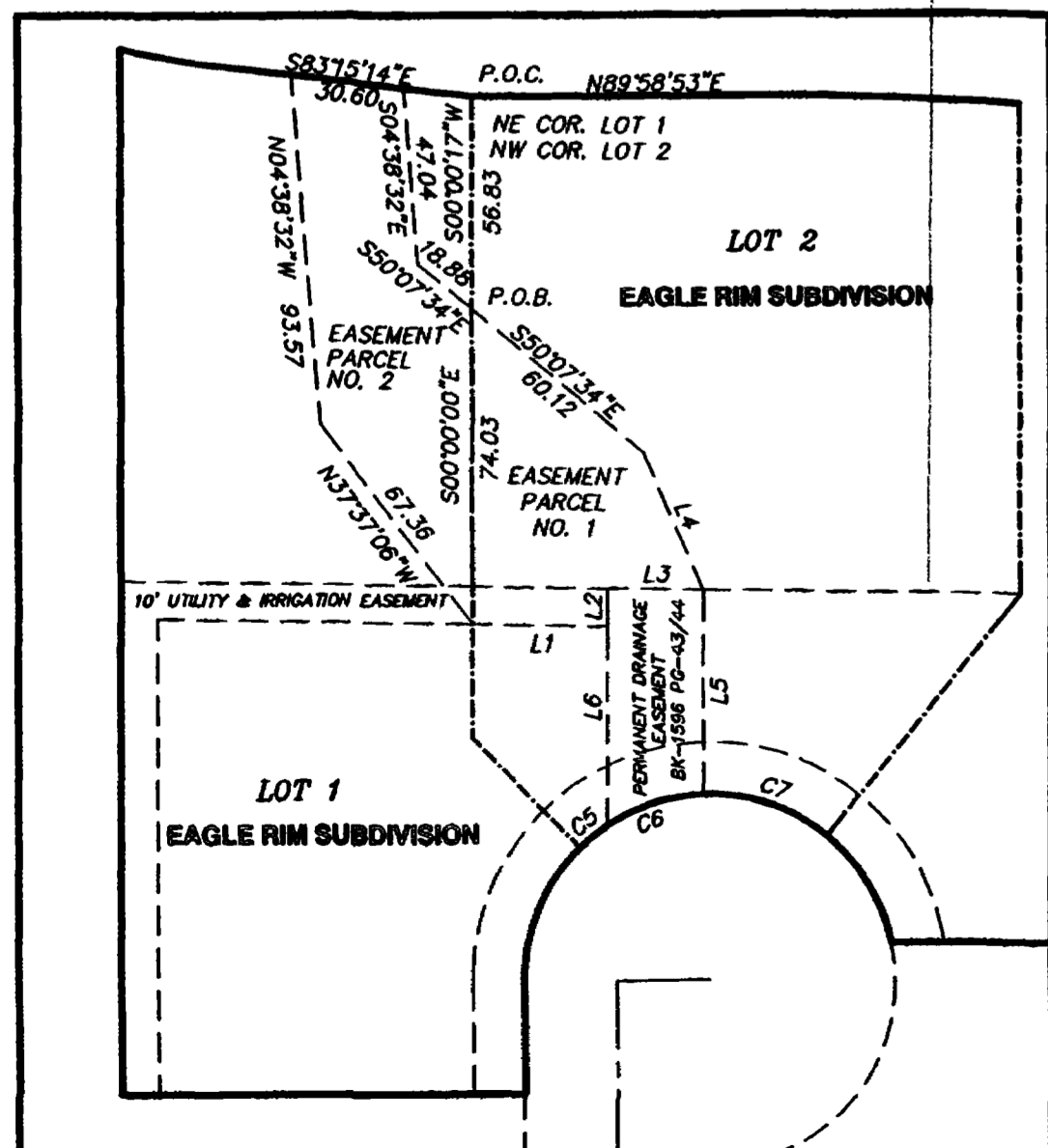
Basis of Bearings:  
Bearings are based on the South line of the NW1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, which bears N90°00'00"E (assumed) and monumented by Mesa County Survey Markers No. 254 and 1281

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	147.01	50.00	99.49	N84°13'53"E	168°27'47"	494.95
C2	39.75	50.00	38.71	N22°46'22"E	45°32'43"	20.99
C3	73.03	50.00	66.71	N87°23'25"E	83°41'24"	44.78
C4	34.23	50.00	33.57	S31°09'03"E	39°13'40"	17.82
C5	9.68	50.00	9.66	N51°05'21"E	11°05'16"	4.85
C6	27.37	50.00	27.03	N72°18'49"E	31°21'41"	14.04
C7	35.99	50.00	35.22	S71°23'07"E	41°14'28"	18.81

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°05'00"E	36.50
L2	N00°00'00"E	10.00
L3	S89°05'00"E	25.75
L4	N23°48'06"W	39.88
L5	N00°00'00"E	54.26
L6	N00°00'00"E	62.89



DETAIL OF DRAINAGE EASEMENTS  
BOOK 3081 PAGES 301-303  
BOOK 1596 PAGES 43-44