

# FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Fountain Greens, L.L.C., a Colorado Limited Liability company, is the owner of that real property located in part of the Southeast Quarter of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2433, Pages 918 and 919.)

Block 5, Fountain Greens Subdivision, Filing No. Two, as recorded in Plat Book 18, Pages 269 - 271 of Mesa County records.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as Fountain Greens Subdivision, Filing No. Three, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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 Easements to the Fountain Greens Master Association, Inc., a Colorado Non-Profit Corporation, for the benefit of the owners, 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 2223, Page 74, Mesa County records.

All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities, as shown in document recorded at Book 2223, Page 74, Mesa County records.

Tracts A, B, C, and D are dedicated to the Fountain Greens Master Association, Inc., a Colorado Non-Profit Corporation, as Private Drives, being perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s), and also for use by public service providers and utilities, including but not limited to: postal service, trash collection, fire, police and emergency vehicles and all utility services. Deed of conveyance recorded at Book 2223, Page 74, subject to further conditions and restrictions as may be set forth in that instrument.

Tract E is dedicated to the Fountain Greens Master Association, Inc., a Colorado Non-Profit Corporation, as Common Area for the uses of said Association, including but not limited to: utility service lines, parking and parking access, pedestrian access, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities, signage, landscaping, and other uses as determined by said association, subject to any historical and recorded rights and usage of the Grand Junction Drainage District to install, operate, maintain and repair irrigation water transmission and/or drainage facilities. Deed of conveyance recorded at Book 2223, Page 74, subject to further conditions and restrictions as may be set forth in that instrument.

All pedestrian easements in Tract E, are hereby dedicated to the City of Grand Junction as pedestrian easements for the use of the public pedestrian.

20' wide and 16' Wide Utility Easement for the benefit of Lot FS 1-3, Fountainhead Subdivision (Lot FS 1-3 as shown on recorded plat in Plat Book 12, Page 51).

All Tracts/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, 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 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.

SAID OWNERS hereby declare there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, Fountain Greens, L.L.C., a Colorado Limited Liability company, has caused their names to be hereunto subscribed this 23rd day of July, A.D. 2002.

by: Donald J. Humphrey, MANAGER  
for Fountain Greens, L.L.C., a Colorado Limited Liability company

## NOTARY PUBLIC'S CERTIFICATE

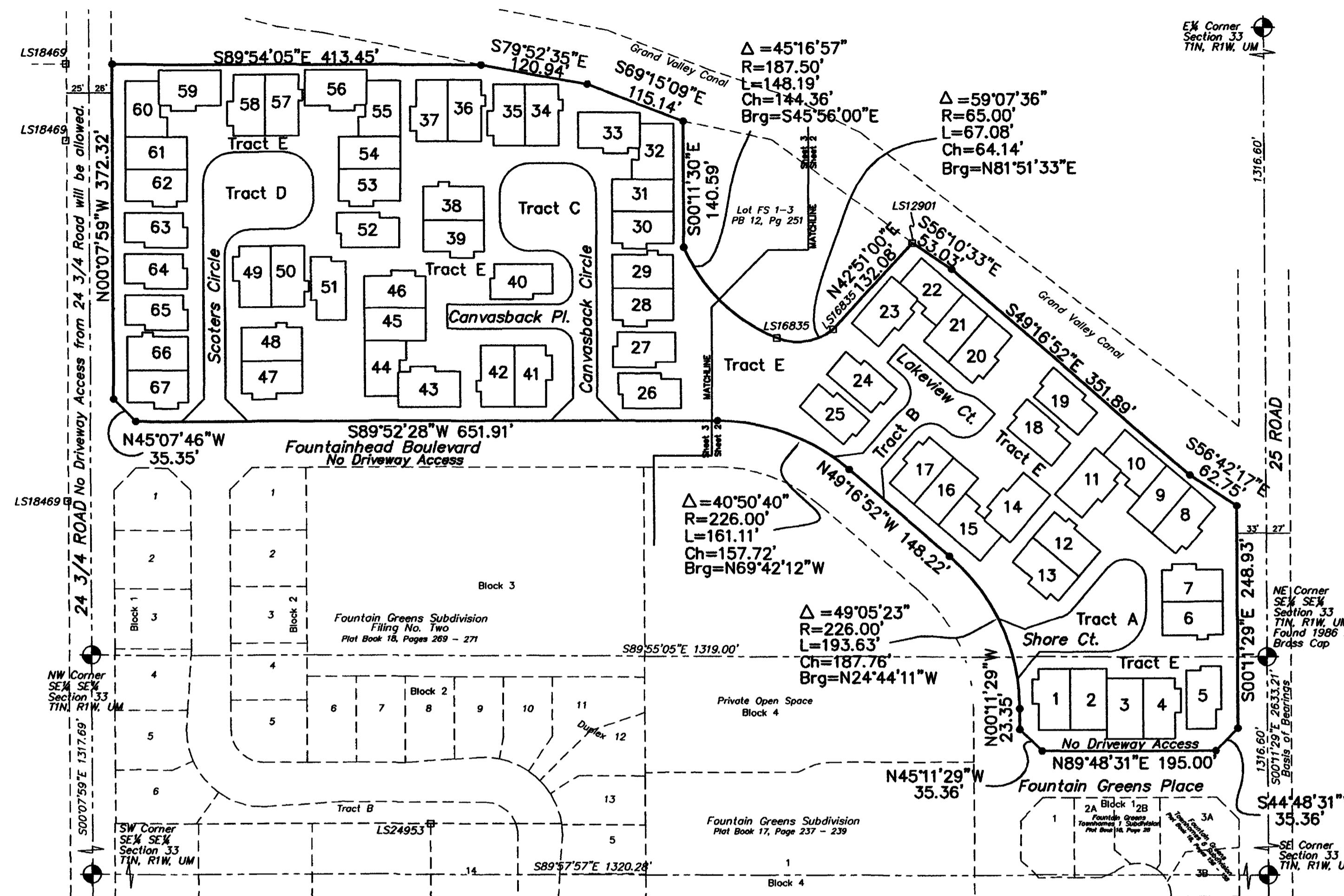
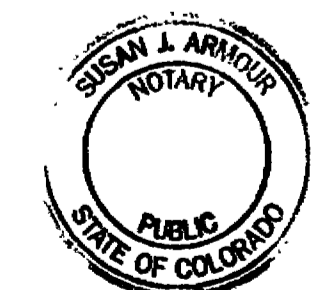
STATE OF COLORADO } ss  
COUNTY OF MESA }  
BOULDER

The foregoing instrument was acknowledged before me by Donald J. Humphrey, Mgr. for Fountain Greens, L.L.C., a Colorado Limited Liability company this 23rd day of July, A.D., 2002.

Witness my hand and official seal:

Susan J. Armauer  
Notary Public

My Commission Expires 1/22/2004



## CITY OF GRAND JUNCTION APPROVAL

This plat of Fountain Greens Subdivision, Filing No. Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 5th day of December, A.D., 2002.

City Manager [Signature]

Mayor Cindy Lewis-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 4:04 o'clock  
P.M., December 6, A.D., 2002, and was duly recorded in Plat Book 19,  
181,184,183,184  
Page No. 2091851 Reception No. 2091851 Drawer No. NN-14 Fees: \$40.00 + \$4.00

Clerk and Recorder

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

## SURVEYOR'S CERTIFICATION

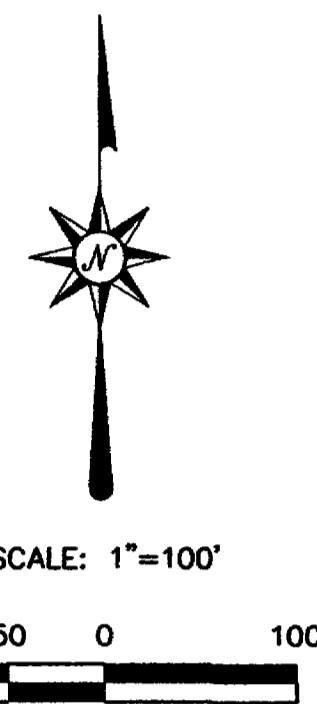
I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Subdivision, Filing No. Three, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified JULY 24, 2002

**FOUNTAIN GREENS SUBDIVISION**  
**FILING NO. THREE**  
REPLAT OF BLOCK 5  
FOUNTAIN GREENS SUBDIVISION, FILING NO. TWO  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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

PROJ. NO. 2001-98	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2002		RSK		1	4



## LEGEND

- ALLOT SURVEY MARKER, AS NOTED
  - FOUND/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

## GENERAL NOTES

- Basis of bearings is the East line of the SE1/4 of Section 33, T1N, R1W, UM, which bears South 00 degrees 11 minutes 29 seconds East, a distance of 2633.21 feet. Both monuments on this line are as shown on the face of 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 First American Title Company, Commitment No. 00143121.
- The Declaration of Covenants and Restrictions are recorded at Book 3223, Page 29, Mesa County Records.
- Part of Fountainhead Boulevard, as platted in Fountain Greens Subdivision, Filing No. Two, has been vacated by separate document as recorded in Book 3072, Page 64, Mesa County Records.
- Part of 25 Road, as platted in Fountainhead Subdivision, has been vacated by separate document as recorded in Book 3072, Page 64, Mesa County Records.
- Part of the Grand Junction Drainage District Easements, as platted in The Replat of Fountainhead Subdivision, has been vacated by separate document as recorded in Book 3072, Page 64, Mesa County Records.

## AREA SUMMARY

LOTS	=	4.015 Acres	41.81%
TRACTS A - D	=	1.226 Acres	12.77%
TRACT E	=	4.362 Acres	45.42%
<b>TOTAL</b>	=	<b>9.603 Acres</b>	<b>100.00%</b>

## Setback Requirements:

(from structure to perimeter property lines):

North Property Line (adjacent to Grand Valley Canal and northern boundary of Tract E)	10.0'
24-3/4 Road, Fountainhead Blvd., & Fountain Greens Place	15.0'
25 Road	20.0'
Minimum Garage Setback	19.5'
Minimum Building Separation	10.0'
Minimum Standard Setback	5.0'

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.

# FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE

$\Delta=45^{\circ}16'57''$   
 $R=187.50'$   
 $L=148.19'$   
 $Ch=144.36'$   
 $Brg=S45^{\circ}56'00''E$

$\Delta=59^{\circ}07'36''$   
 $R=65.00'$   
 $L=67.08'$   
 $Ch=64.14'$   
 $Brg=N81^{\circ}51'33''E$

$\Delta=40^{\circ}50'40''$   
 $R=226.00'$   
 $L=161.11'$   
 $Ch=157.72'$   
 $Brg=N69^{\circ}42'12''W$

**Curve Data**

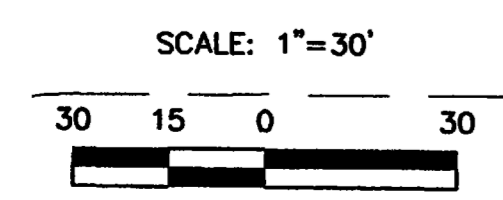
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	08°16'02"	88.50'	12.77'	12.76'	N44°51'09"E
C2	08°16'02"	23.00'	39.45'	34.79'	S00°08'51"E
C3	08°16'02"	75.00'	10.82'	10.81'	S44°51'09"W
C4	08°16'02"	75.00'	10.82'	10.81'	N44°51'09"E
C5	08°16'02"	61.50'	8.87'	8.87'	N44°51'09"E
C6	21°49'30"	8.00'	3.05'	3.03'	N60°11'37"W
C7	90°00'00"	18.00'	28.27'	25.46'	S44°52'28"W
C8	90°00'00"	18.00'	28.27'	25.46'	S45°07'32"E

Private Open Space  
Block 4

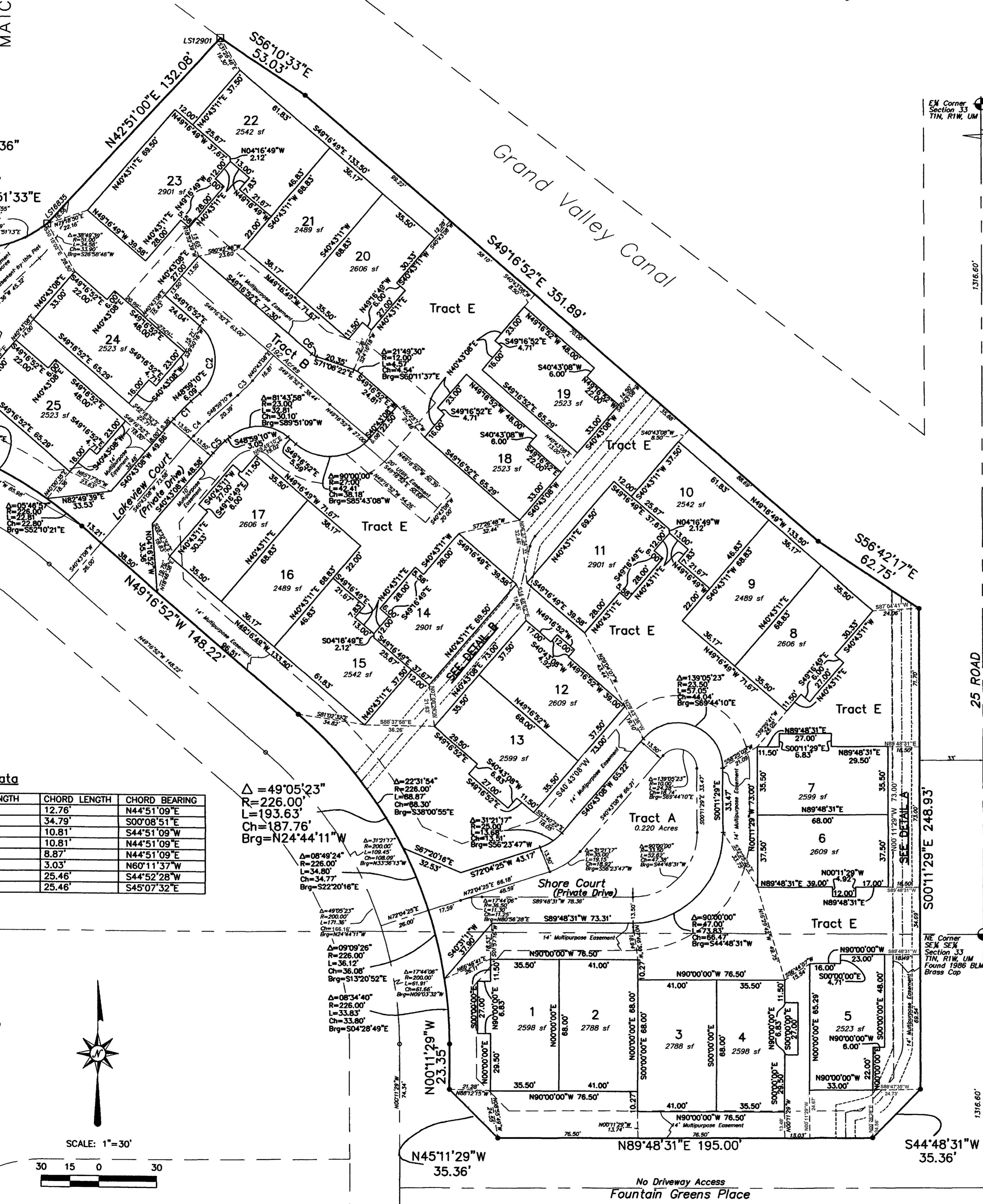
**AREA SUMMARY**

LOTS = 4.015 Acres 41.81%  
 TRACTS A - D = 1.226 Acres 12.77%  
 TRACT E = 4.362 Acres 45.42%

TOTAL = 9.603 Acres 100.00%



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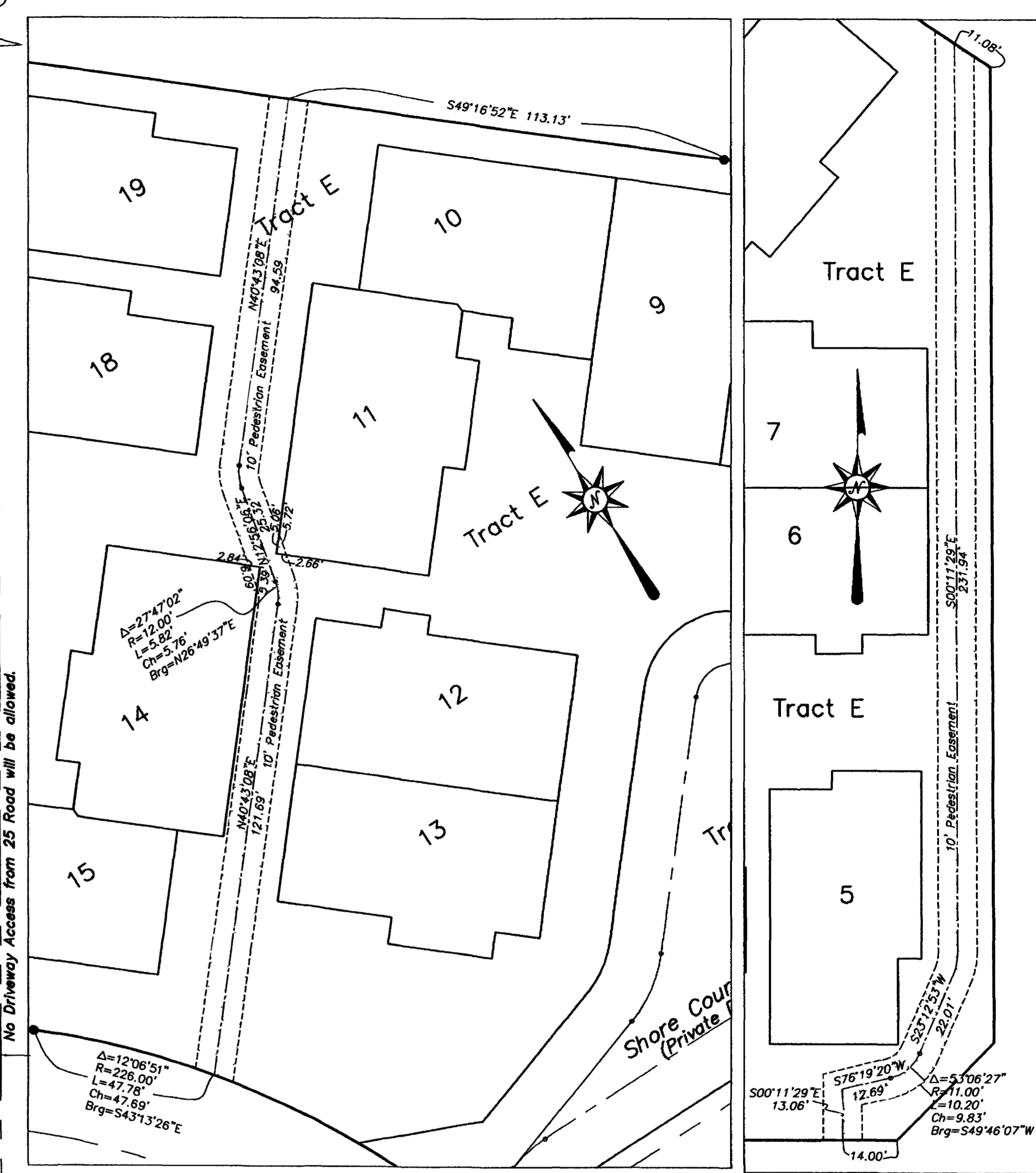
EM Corner Section 33 T1N, R1W, UM

25 ROAD  
No Driveway Access from 25 Road will be allowed.

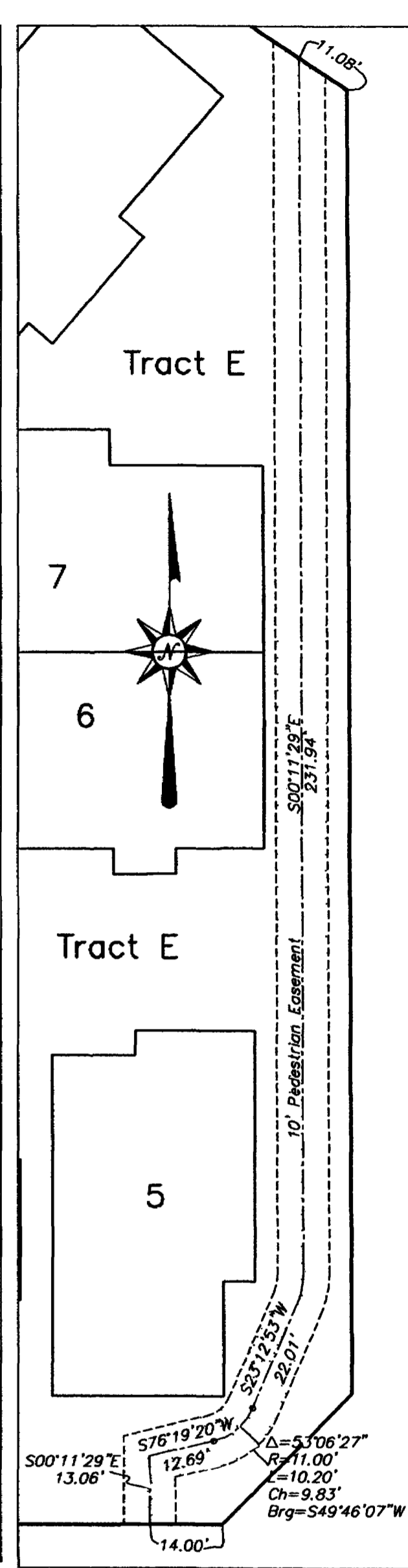
SEE DETAILS

NE Corner Section 33 T1N, R1W, UM Found 1986 BLM Brass Cap

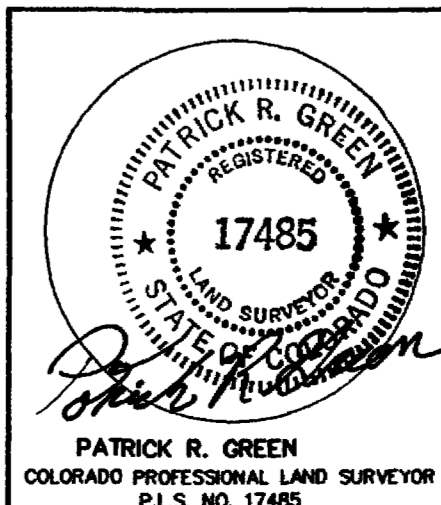
Boots of Bearings



EASEMENT DETAIL B N.T.S.



EASEMENT DETAIL A N.T.S.



**FOUNTAIN GREENS SUBDIVISION FILING NO. THREE**

REPLAT OF BLOCK 5  
 244 NORTH 7th STREET  
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

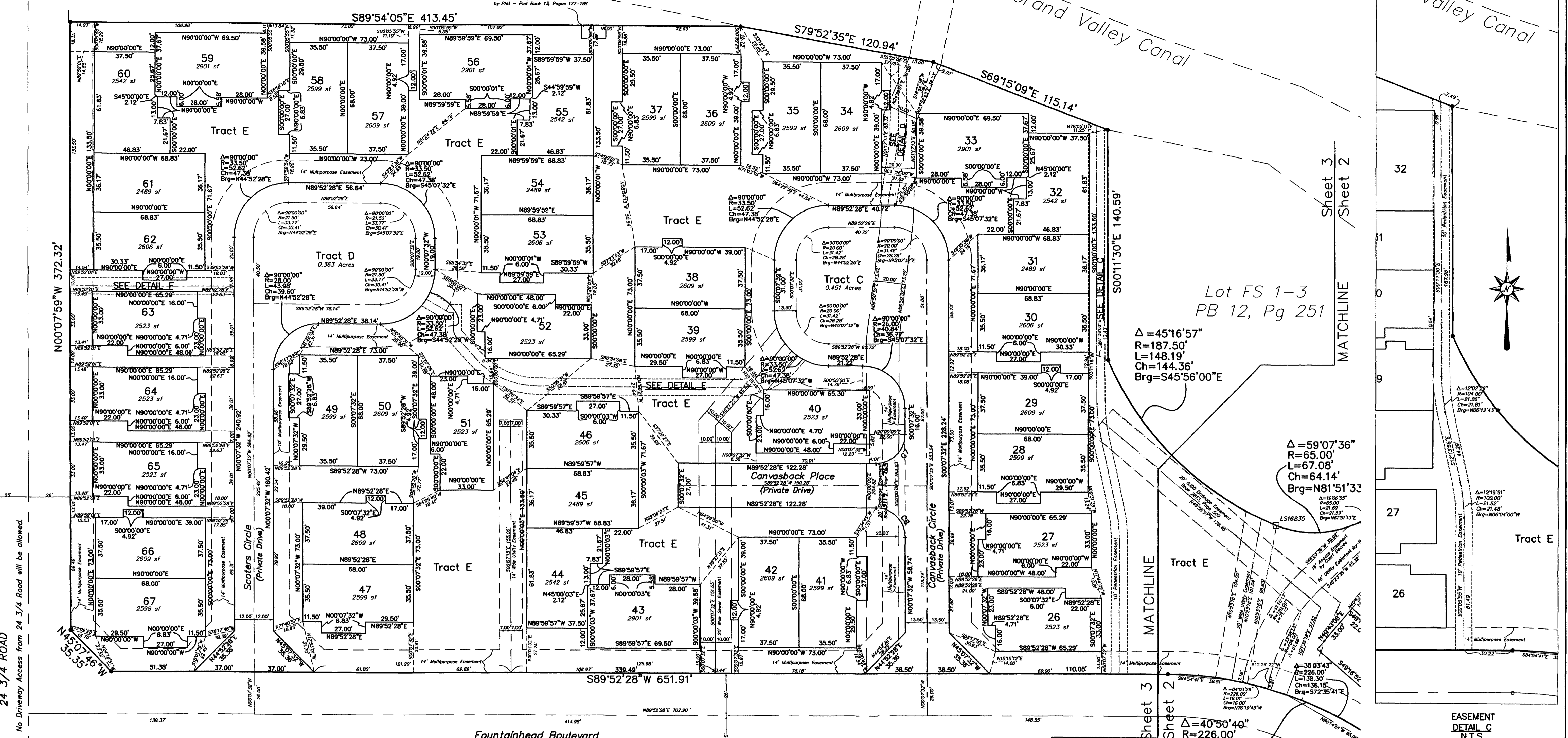
**LANDesign**  
 ENGINEERS SURVEYORS PLANNERS  
 COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 17485

PROJ. NO. 2001-98	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2002	RSK			2	4

# FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE

Pump House Easement  
by Plat - Plat Book 13, Pages 177-188

Grand Valley Canal  
and Valley Canal



$$\Delta = 45^{\circ}16'57''$$

$$R = 187.50'$$

$$L = 148.19'$$

$$Ch = 144.36'$$

$$Brg = S45^{\circ}56'00''E$$

$$\Delta = 59^{\circ}07'36''$$

$$R = 65.00'$$

$$L = 67.08'$$

$$Ch = 64.14'$$

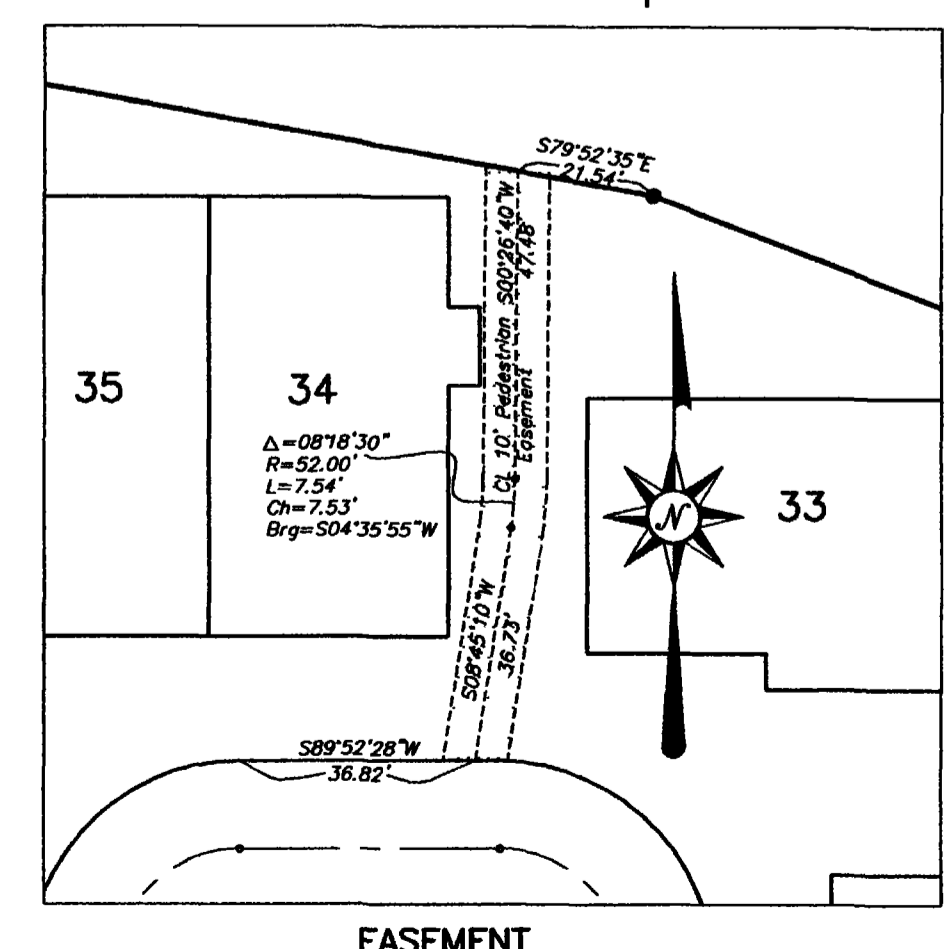
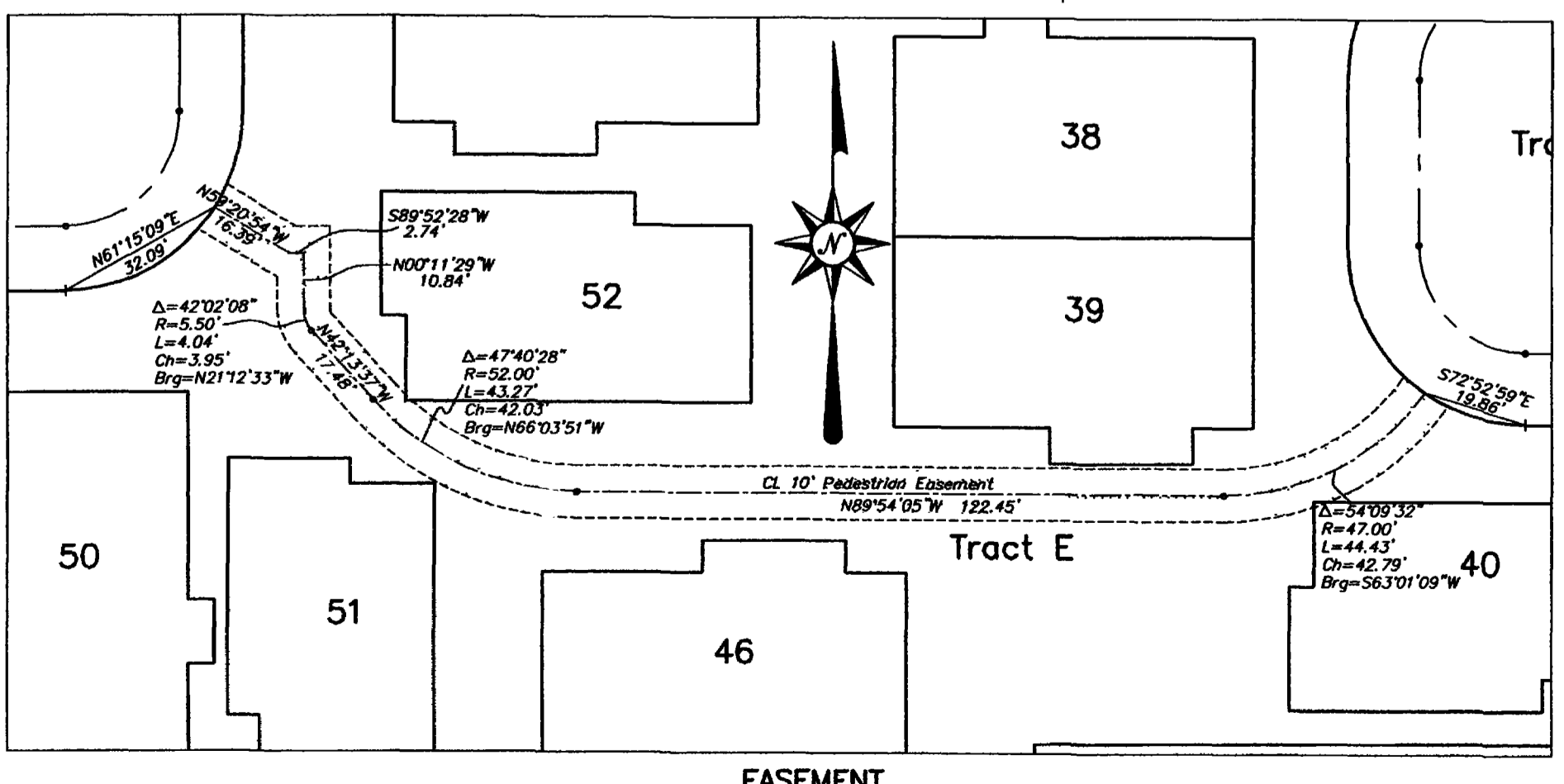
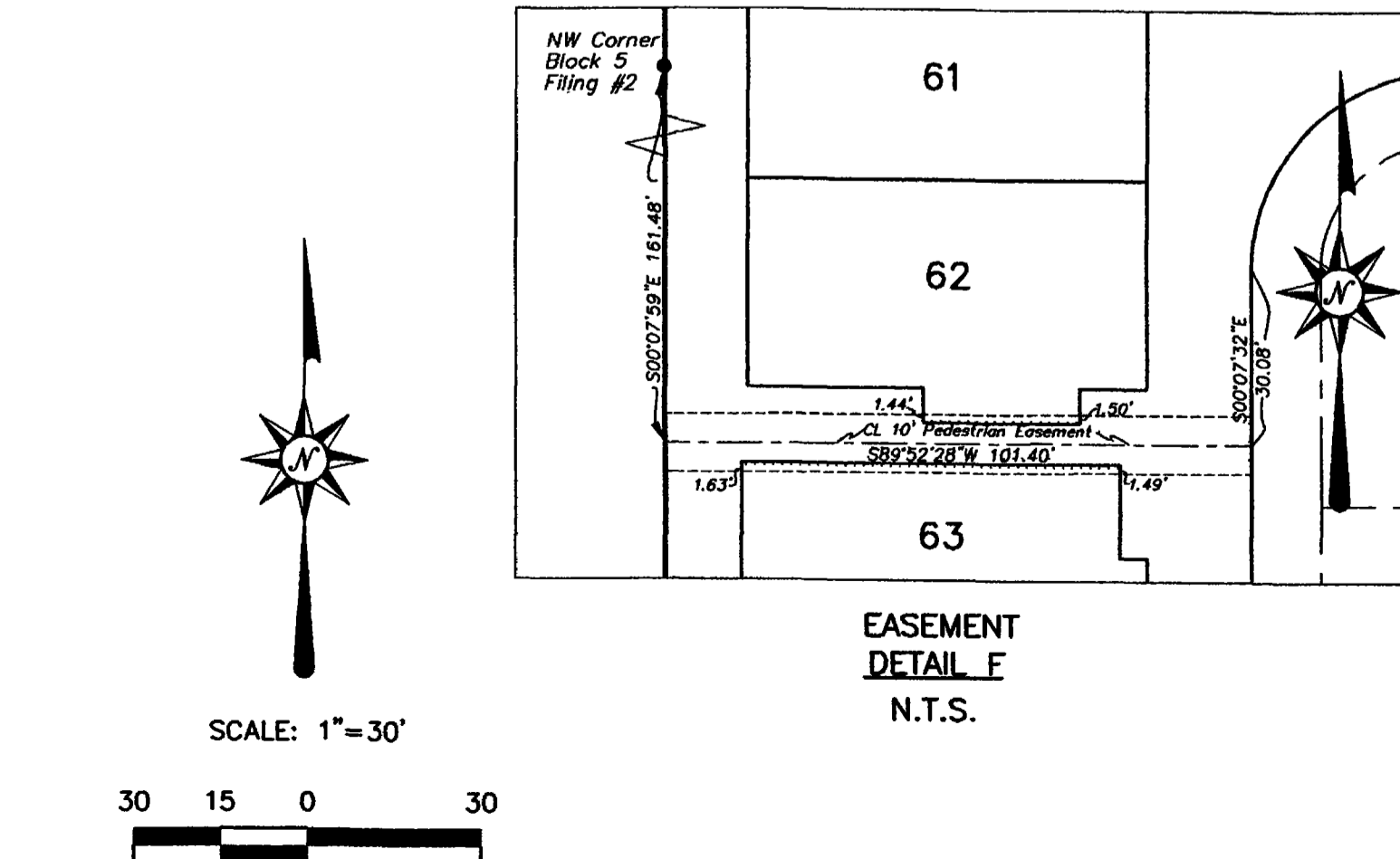
$$Brg = N81^{\circ}51'33''$$

$$\Delta = 40^{\circ}50'40''$$

$$R = 226.00'$$

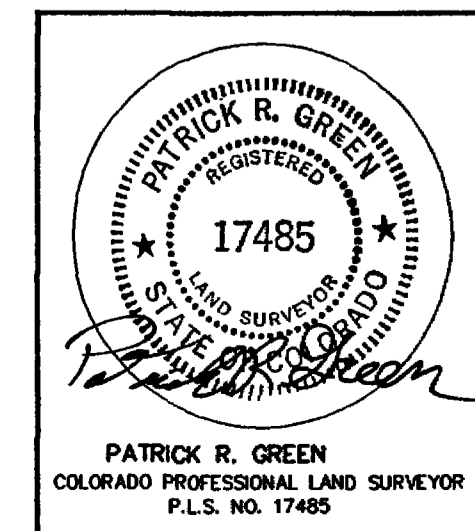
$$L = 161.11'$$

No Driveway Access from 24 3/4 Road will be allowed.



AREA SUMMARY

LOTS	=	4.015 Acres	41.81%
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<b>TOTAL</b>	<b>=</b>	<b>9.603 Acres</b>	<b>100.00%</b>



**FOUNTAIN GREENS SUBDIVISION FILING NO. THREE**  
REPLAT OF BLOCK 5  
FOUNTAIN GREENS SUBDIVISION, FILING NO. TWO  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS SURVEYORS PLANNERS  
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GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ NO. 2001-98	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2002	RSK			3	4

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.

# FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE SUPPLEMENTAL PLAT

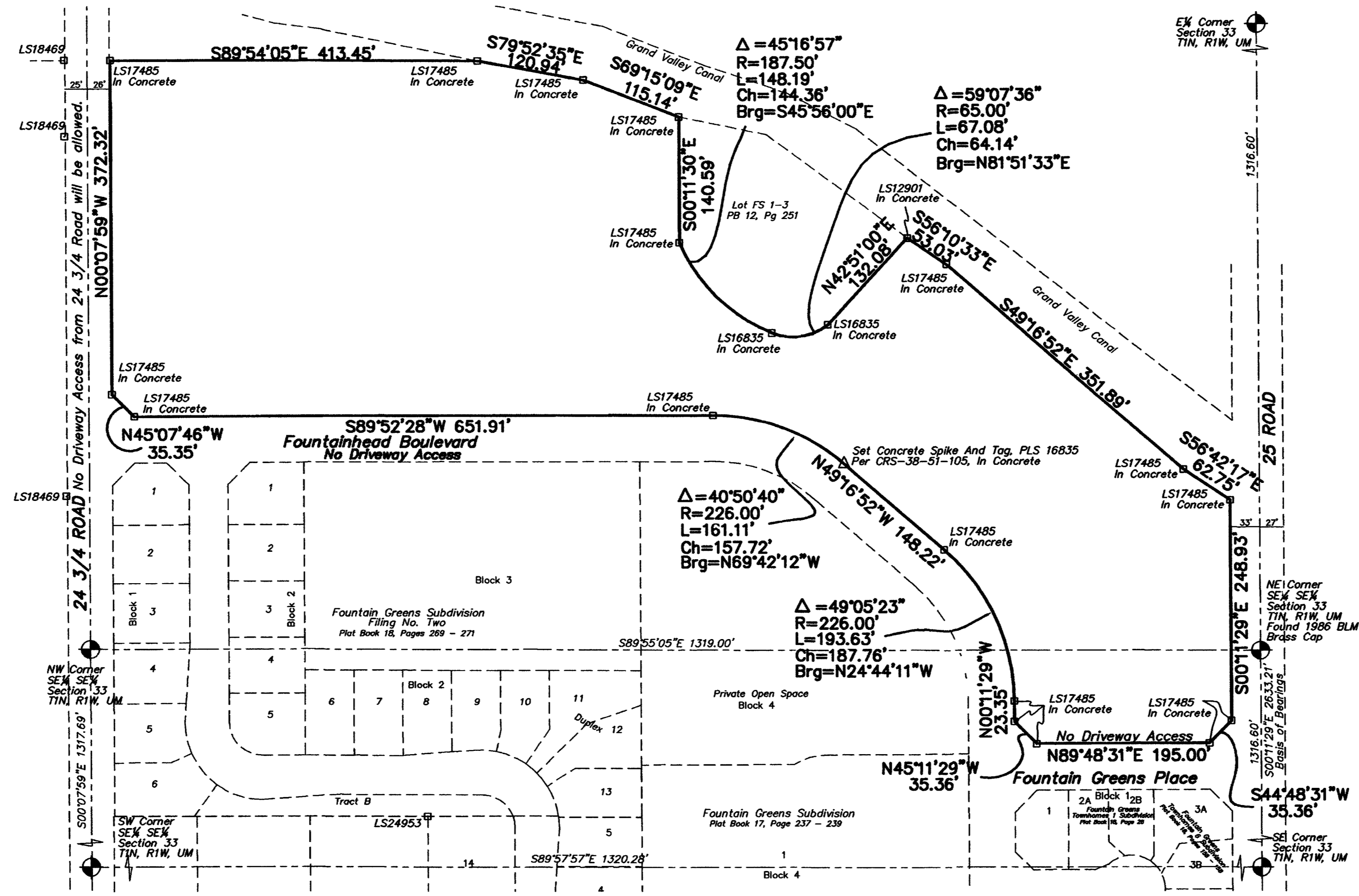


SCALE: 1"=100'



### LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- 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
- SET CONCRETE SPIKE AND TAG, PLS 16835 PER CRS-38-51-105, IN CONCRETE



### Surveyors Notice:

This supplemental plat of Fountain Greens Subdivision, Filing No. Three, is being recorded as a requirement of the City of Grand Junction. The purpose of this plat is to verify the location, and identify boundary monuments established by Patrick Green PLS, and Dennis W Johnson PLS, who have jointly established the subdivision boundaries of Filing No. Three during the completion of previous filings of Fountain Greens. All survey work on this subdivision has been completed while both surveyors were in the employment of LANDesign, LLC. All monuments were verified and identified as shown on this supplemental plat. One boundary corner was re-monumented due to disturbance during construction and overlot grading of the site, all other corners were existing or established prior to December 3, 2002.

### SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of the boundary monuments for Fountain Greens Subdivision, Filing No. Three, 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 12/3/02

	<b>SUPPLEMENTAL PLAT</b>				
	<b>FOUNTAIN GREENS SUBDIVISION</b>				
<b>FILING NO. THREE</b>					
REPLAT OF BLOCK 5					
FOUNTAIN GREENS SUBDIVISION, FILING NO. TWO					
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO					
<b>LANDesign</b>					
ENGINEERS SURVEYORS PLANNERS					
244 NORTH 7th STREET					
GRAND JUNCTION, COLORADO 81501 (970) 245-4099					
PROJ NO. 2001-98	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Dec., 2002		RSK		4	4

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.