

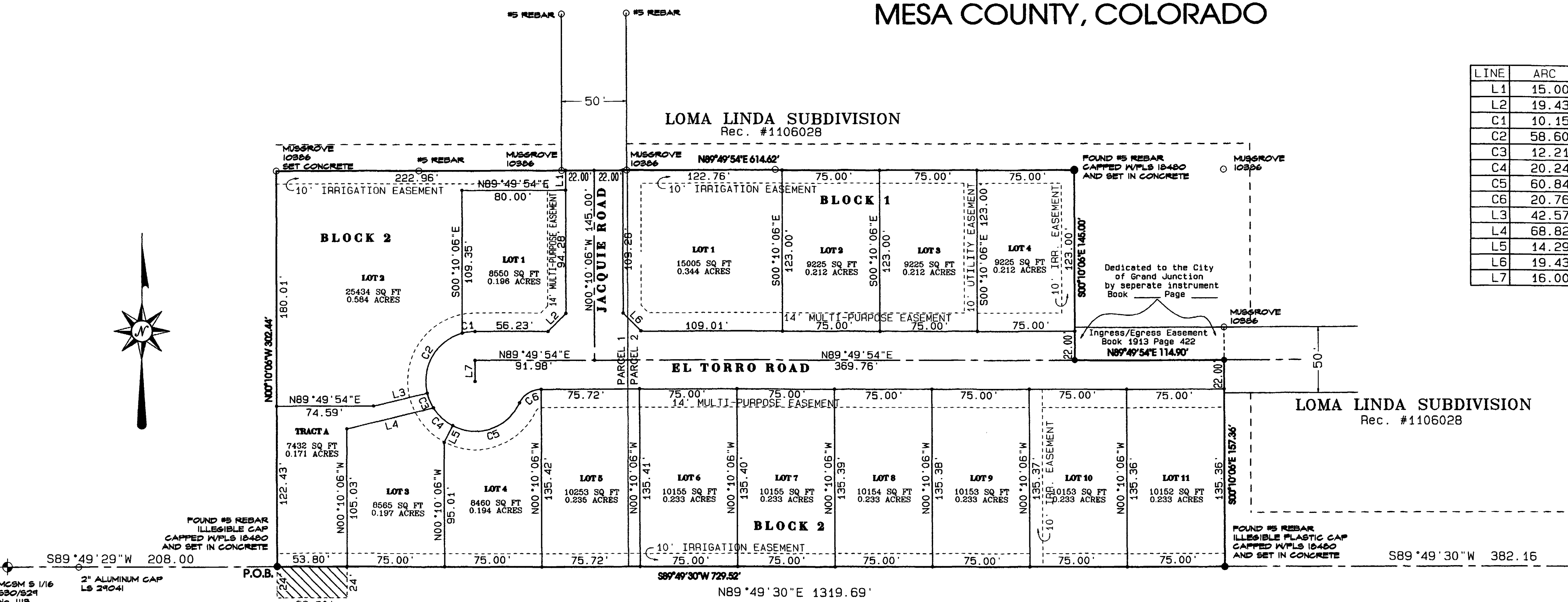
JURENDA SUBDIVISION

NW1/4 SW1/4 SECTION 29 T1S R1E U.M.

MESA COUNTY, COLORADO

LINE CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	15.00'			S00°10'06"E	
L2	19.43'			S44°53'05"W	
C1	10.15'	38.00'	15°17'47"	N82°11'00"E	10.11'
C2	58.60'	38.00'	88°20'56"	N30°21'39"E	52.96'
C3	12.21'	38.00'	18°24'31"	N23°01'05"W	12.16'
C4	20.24'	38.00'	30°30'54"	N47°28'47"W	20.00'
C5	60.84'	38.00'	91°43'59"	S71°23'46"W	54.55'
C6	20.76'	18.50'	64°18'07"	S57°40'50"W	19.69'
L3	42.57'			S76°11'11"W	
L4	68.82'			N76°11'11"E	
L5	14.29'			N27°15'46"E	
L6	19.43'			N45°13'17"W	
L7	16.00'			S00°10'06"E	



LAND USE SUMMARY

TRACTS	0.171 ACRES	3.7%
LOTS	3.784 ACRES	80.8%
STREETS	0.727 ACRES	15.5%
TOTAL	4.682 ACRES	100.0%

DEDICATION CHIPETA GOLF COURSE

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Daniel R. Feix (parcel 1) and Judy Davis (parcel 2), are the owners of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the northwest one-quarter of the southwest one-quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, described by deed in (parcel 1) Book 1269 at Page 114 and (parcel 2) Book 3134 at Page 290 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:

Beginning at a point on the south line of said northwest quarter of the southwest quarter of said Section 29 whence the southwest corner of said northwest quarter of the southwest quarter bears South 89°49'30" West, a distance of 208.00 feet;

Thence North 00°10'06" West, a distance of 302.44 feet to the southwest corner of Block Two of Loma Linda Subdivision, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 1106028;

Thence along the boundary of said Loma Linda Subdivision North 89°49'54" East, a distance of 614.62 feet;

Thence departing said boundary South 00°10'06" East, a distance of 145.00 feet;

Thence North 89°49'54" East, a distance of 114.90 feet to the boundary of said Loma Linda Subdivision;

Thence along said boundary South 00°10'06" East, a distance of 157.36 feet to the south line of the northwest quarter of the southwest quarter of Section 29;

Thence along said south line South 89°49'30" West, a distance of 729.52 feet to the Point of Beginning.

Containing 4.682 acres, more or less.

* Irrigation Easements are to be conveyed by separate instrument to the adjoining water users or their Association as perpetual easements for the installation and maintenance of irrigation facilities.

* Tract A to be conveyed by separate instrument to the Jurenda Homeowners Association as common open space, and for the installation and maintenance of utilities and drainage facilities and landscaping; subject to the public multi-purpose easements dedicated hereon and further restrictions as may be set forth in said instrument.

Book 3209 Page 221-234

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, and in Drainage and Detention/Retention easements, the right to dredge; 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.

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

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 10th day of December, A.D., 2002.

Daniel R. Feix
Daniel R. Feix

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Daniel R. Feix this 10th day of December, A.D., 2002.

Witness my hand and official seal:
Deyleen Henderson
Notary Public
My commission expires 10/29/2005
Address 250 North 5th St. Grand Junction, CO 81501

Judy Davis
Judy Davis

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Judy Davis this 9th day of December, A.D., 2002.

Witness my hand and official seal:
Deyleen Henderson
Notary Public
My commission expires 10/29/2005
Address 250 North 5th St. Grand Junction, CO 81501

LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS NOTED
- SET #5 REBAR WITH ALUMINUM CAP PLS 18480 IN CONCRETE
- CORNER MONUMENT NOT SET PRIOR TO PLATTING

NOTE: Due to seasonal high water table basement and/or crawl space construction may not be feasible.

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

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of JURENDA SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. To the best of my knowledge and belief this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code (2000) and the applicable laws of the State of Colorado. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
Colorado PLS 18480

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.

CITY APPROVAL

This plat of JURENDA SUBDIVISION, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 10th day of December, A.D., 2002.

By: [Signature] City Manager
Attest: Cindy Ennos Mary President of City Council

DECLARATION OF COVENANTS

This property is subject to covenants, conditions, and restrictions contained in an instrument recorded in Book 2329 at Page 429 et seq. of the Mesa County records.

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 2:48 o'clock P. M., this 16th day of December 2002, and is duly recorded in Plat Book No. 19, Page 195 as Reception No. 2093334 Drawer No. NN-23 NN-23

Clerk and Recorder of Mesa County

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations at the Mesa County Survey marker for the South 1/16 Section 30/29 corner and the aluminum cap WEL for the Southwest 1/16 corner of Section 29. The measured bearing of this line is South 89°49'30" West.

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, adjoiners, and other documents that may affect the quality of title to this property is from a non-concurrent title commitment prepared by Security Union Title Insurance Company of Mesa County, Inc., No. 55052, dated February 21, 2002.

JURENDA SUBDIVISION

SECTION: 29 Township 1 South, Range 1 East, Ute Meridian

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tl@tlcwest.com

S:\Survey\0535 Jurenda\plat.pro Job No. 0535-001
Drawn: bkb Checked: kst Date: Nov 27, 2002 Sheet 1 of 1