

CANYON RIM PHASE 3

A REPLAT OF LOT 8 BLOCK 2, CANYON RIM PHASE 2 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, South Camp Properties, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described as Reception No. 1346137 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:

Lot 8 Block 2, Canyon Rim Phase 2, according to the plat thereof recorded at Reception No. 2067582 in the office of the Mesa County Clerk and Recorder, situated in Lots 1, 2, and 3 of Section 19, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as CANYON RIM PHASE 3, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

- * All streets, roads, and rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever.
- * All multi-purpose easements dedicated 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 thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.
- * All irrigation easements are to be granted by separate instrument to the Canyon Rim Phase 3 Homeowners Association as perpetual easements for the installation, operation, and maintenance by the Homeowners Association of private irrigation systems, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 3251 at Page 711.
- * All drainage easements are to be granted by separate instrument to the Canyon Rim Phase 3 Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 3251 at Page 711.
- * Ute Water easement is to be granted by separate instrument to the Ute Water Conservancy District as a perpetual easement for the installation, operation, and maintenance of underground water lines. Grant recorded in Book 3251 at Page 714.
- * Tracts G, H, I and J are to be conveyed by separate instrument to the Canyon Rim Phase 3 Homeowners Association for recreational and aesthetic purposes as determined appropriate by said owners, subject to terms set forth in said instrument, and subject to the Covenants, Conditions and Restrictions for Canyon Rim Phase 3. Deed of conveyance recorded in Book 3251 at Page 712.
- * A multi-purpose easement over the entirety of Tracts I and J is hereby dedicated to the City of Grand Junction.
- * Tract H is to be conveyed by separate instrument to the Canyon Rim Phase 3 Homeowners Association, for the purpose of conveying runoff water which originates from the property hereby platted, or from upstream areas, through natural or man-made facilities, subject to terms set forth in said instrument and subject to the Covenants, Conditions and Restrictions for Canyon Rim Phase 3. Deed of conveyance recorded in Book 3251 at Page 712.
- * A 12' Public Trail Easement is hereby dedicated to the city of Grand Junction, for the use and benefit of the general public, a Public Trail Easement on, along, and across Tract G as a nonexclusive Perpetual Easement for ingress and egress access use for public pedestrian, bicycling and other non-motorized access.

All 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; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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 further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

South Camp Properties, LLC, a Colorado Limited Liability Company,

By David P. Bagg
David P. Bagg, Member

NOTE: Foundations in this subdivision require design by a licensed engineer, based upon a site specific soils examination. The recommendations of the report entitled "Subsurface Soils Exploration, Monument Valley Subdivision, Filing 7", by Lincoln DeVore, Inc., dated May 30, 2001, should be followed in the design of foundations and landscaping.

NOTE: The covenants, conditions, and restrictions for this subdivision contain building setback requirements that are stricter than City of Grand Junction zoning. Consult the covenants, conditions and restrictions for setbacks that differ from City zoning.

NOTE: Courses shown hereon are based upon grid north of the Mesa County Local Coordinate System and existing survey markers accepted as best evidence of the original boundary location, and therefore may differ from the record. All markers defining the boundaries of this property have been set in concrete.

State of Colorado }
County of Mesa }

This Statement of Ownership and Dedication was acknowledged before me by David P. Bagg on this 20th day of December 2002 for the aforementioned purposes.

Notary Public: Sharon Tibbets

My Commission expires: 01-25-06



RATIFICATION OF LIENHOLDER

The undersigned, having security interest in this property, do hereby ratify and affirm this plat.

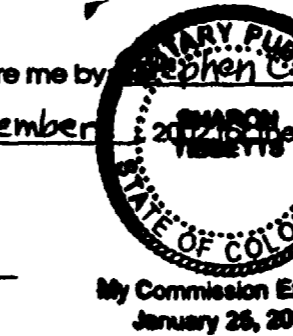
By: Bank of Colorado

State of Colorado }
County of Mesa }

The foregoing statement was acknowledged before me by Stephen D. Gove, SUP of the Bank of Colorado on this 18th day of December 2002 for the aforementioned purposes.

Notary Public: Sharon Tibbets

My Commission expires: 01-25-06



LIENHOLDER'S CERTIFICATE

The undersigned, having security interest in this property, do hereby ratify and affirm this plat.

Eugene B. Fletcher, Inc.

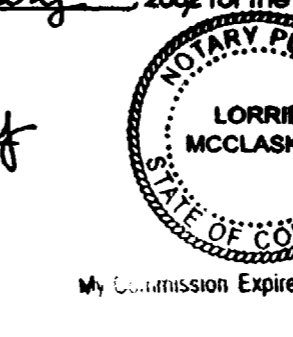
By: David L. Fletcher, Vice President

State of Colorado }
County of Mesa }

The foregoing statement was acknowledged before me by David L. Fletcher, as Vice President of Eugene B. Fletcher, Inc. on this 3rd day of January 2003 for the aforementioned purposes.

Notary Public: Lorrie McClaskey

My Commission expires: 01/17/04



CITY APPROVAL

This plat of CANYON RIM PHASE 3, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved

on this 06th day of January 2002.

By: Chris Evans Martz
City Manager Mayor

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 318 at Page 822.

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 4:30 o'clock P.M., this 14th day of January 2002, and is duly recorded in Plat Book No. 19, Page 213, 214, 215, 216 as Reception No. 2098545, Drawer No. NV-36. Fees \$40.00 + \$10.00

Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT:

I, Dennis R. Shelton, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of CANYON RIM PHASE 3, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief. The same is hereby applicable to the survey data hereon, and does not represent my warranty or opinion as to ownership, lienholders, or quality of title.

By: Dennis R. Shelton
Dennis R. Shelton, 12/20/02
Colorado State Surveyor

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 West 1/4 corner of Section 19 and the aluminum cap PLS 34179 for the Section corner of Sections 19 and 18. The measured bearing of this line is North 00°04'47" East.

LAND USE SUMMARY		
LOTS	19,625 ACRES	65.7%
STREETS	3,319 ACRES	11.1%
OPEN SPACE TRACTS	6,920 ACRES	23.2%
TOTAL	29,864 ACRES	100%

CANYON RIM PHASE 3 SOUTH CAMP PROPERTIES

SECTION: NW1/4 & SW1/4 S.19 T19S19R1W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 12 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlwest.com

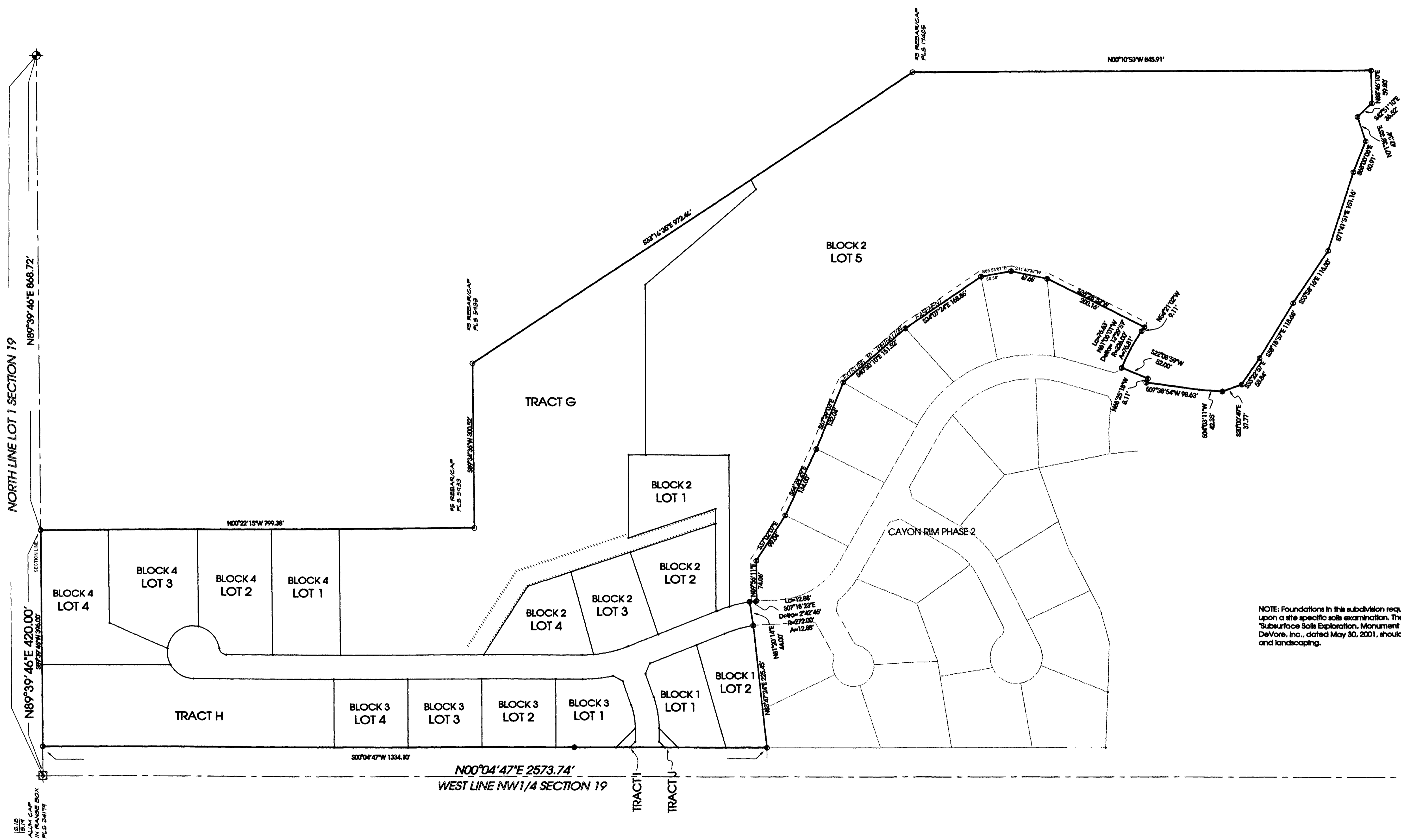
Date of Survey: Field Surveyor: DR5 Revision Date: Dec 13, 2002

Drawn: BKB Checked: DR5 Approved: DR5 Job No. 0208-019

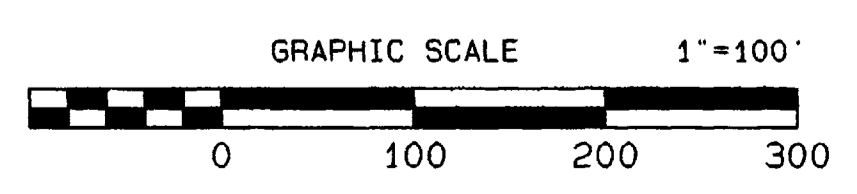
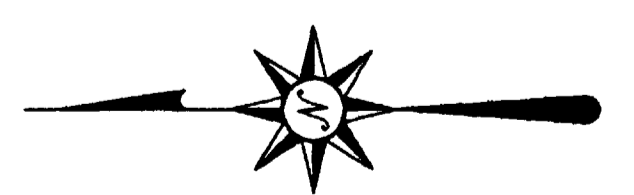
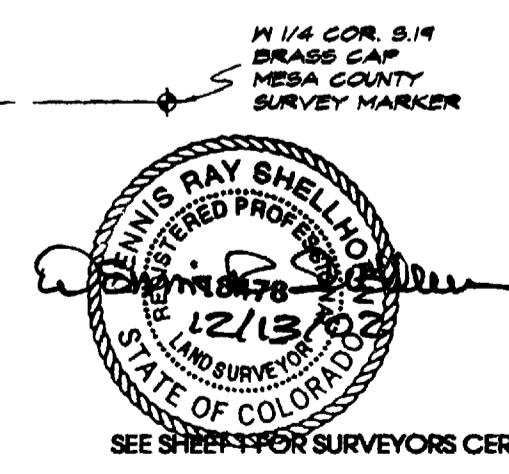
S:\Survey\0208 thomas-019\ph3\plat.pro Sheet 1 of 4

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 the certification shown hereon.

CANYON RIM PHASE 3



NOTE: Foundations in this subdivision require design by a licensed engineer, based upon a site specific soils examination. The recommendations of the report entitled "Subsurface Soils Exploration, Monument Valley Subdivision, Filing 7", by Lincoln DeVore, Inc., dated May 30, 2001, should be followed in the design of foundations and landscaping.



LEGEND

- ◆ #5 REBAR/CAP PLS 18478
- FOUND PIN AND CAP AS NOTED

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 title commitments issued by Lawyers Title Insurance Corporation, Commitment No.'s, 903397, 903399, 903400, all dated January 6, 2000, and Commitment No. 904258, dated July 14, 2000. See exceptions listed on Sheet 1.

Courses shown hereon are based upon grid north of the Mesa County Local Coordinate System and existing survey markers accepted as best evidence of the original boundary location, and therefore may differ from the record. All markers defining the boundaries of this property have been 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.

CANYON RIM PHASE 3
SOUTH CAMP PROPERTIES

SECTION: NW1/4 & SW1/4 S.19	TOWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tlc@tlwest.com			
Date of Survey:	Field Surveyor:	Revision Date: Dec 13, 2002	
Drawn: BKB	Checked: DRS	Approved: DRS	Job No. 0208-019
S:\Survey\0208 thomas-019\ph3plat.pro			Sheet 2 of 4

CANYON RIM PHASE 3

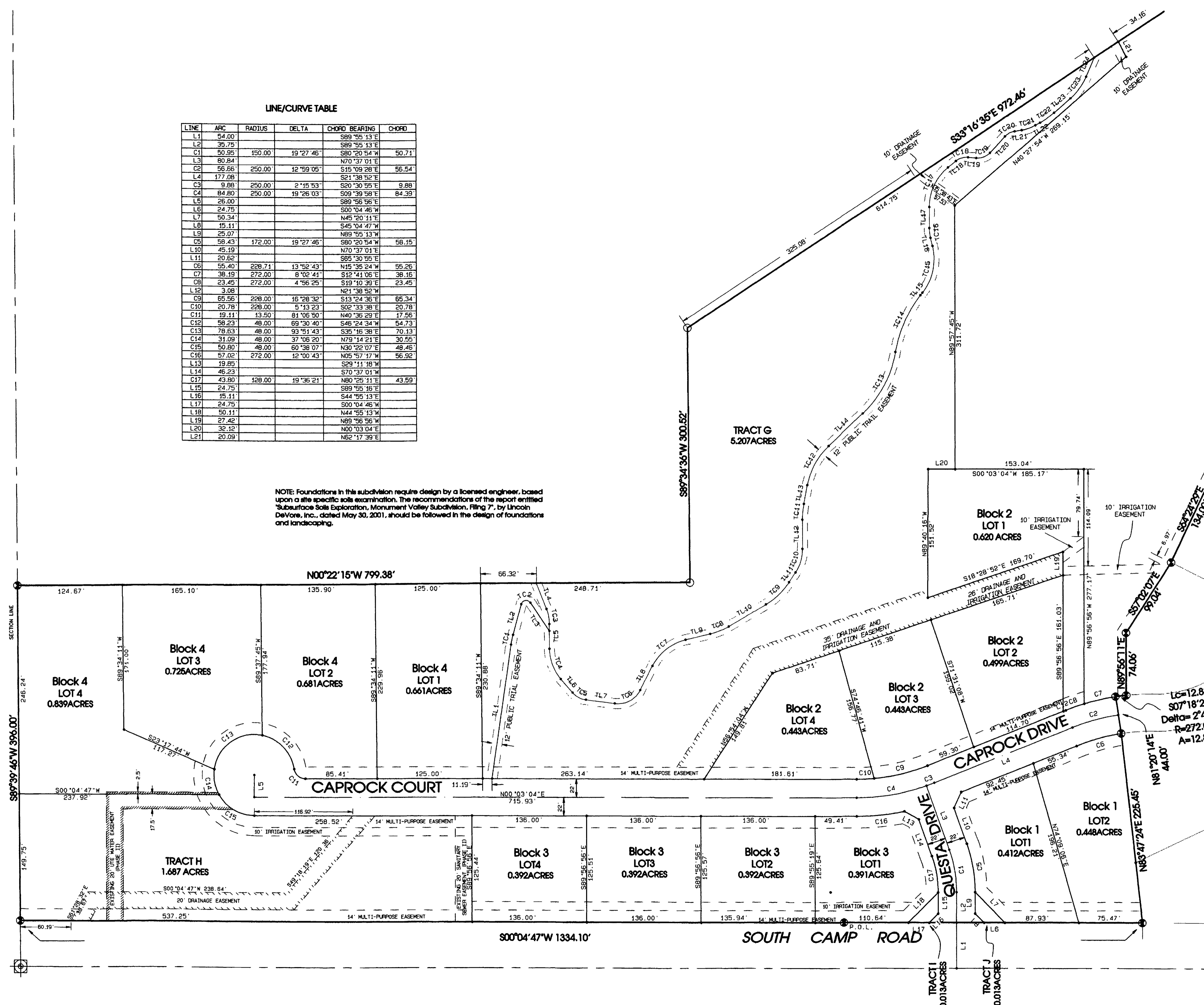
LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	54.00			S89°55'13"E	
L2	35.75			S89°55'13"E	
C1	50.95	150.00	19°27'46"	S80°20'54"W	50.71
L3	80.84			N70°37'01"E	
C2	56.66	250.00	12°59'05"	S15°09'28"E	56.54
L4	177.08			S21°38'52"E	
C3	9.88	250.00	2°15'53"	S20°30'55"E	9.88
C4	84.80	250.00	19°26'03"	S09°39'59"E	84.39
L5	25.00			S89°56'56"E	
L6	24.75			S00°04'46"W	
L7	50.34			N45°20'11"E	
L8	15.11			S45°04'47"W	
L9	25.07			N89°55'13"W	
C5	58.43	172.00	19°27'46"	S80°20'54"W	58.15
L10	45.19			N70°37'01"E	
L11	20.62			S85°30'55"E	
C6	55.40	228.71	13°52'43"	N15°35'24"W	55.26
C7	38.19	272.00	8°02'41"	S12°41'06"E	38.16
C8	23.45	272.00	4°56'25"	S19°10'39"E	23.45
L12	3.08			N21°38'52"W	
C9	65.56	228.00	16°28'32"	S13°24'36"E	65.34
C10	20.78	228.00	5°13'23"	S02°33'38"E	20.78
C11	19.11	13.50	81°06'50"	N40°36'29"E	17.56
C12	58.23	48.00	69°30'40"	S46°24'34"W	54.73
C13	78.63	48.00	93°51'43"	S35°16'38"E	70.13
C14	31.09	48.00	37°05'20"	N79°14'21"E	30.55
C15	50.80	48.00	60°38'07"	N30°22'07"E	48.46
C16	57.02	272.00	12°00'43"	N05°57'17"W	56.92
L13	19.85			S29°11'18"W	
L14	46.23			S70°37'01"W	
C17	43.80	128.00	19°36'21"	N80°25'11"E	43.59
L15	24.75			S89°55'16"E	
L16	15.11			S44°55'13"E	
L17	24.75			S00°04'46"W	
L18	50.11			N44°55'13"W	
L19	27.42			N89°56'56"W	
L20	32.12			N00°03'04"E	
L21	20.09			N52°17'39"E	

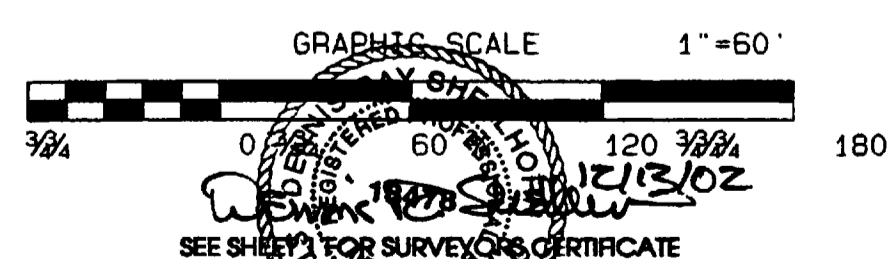
NOTE: Foundations in this subdivision require design by a licensed engineer, based upon a site specific soils examination. The recommendations of the report entitled "Subsurface Soils Exploration, Monument Valley Subdivision, Filing 7", by Lincoln DeVore, Inc., dated May 30, 2001, should be followed in the design of foundations and landscaping.

CENTERLINE TRAIL LINE/CURVE TABLE

LINE/CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
TL1	160.11			N61°43'31"W	
TC1	11.92	100.00	6°49'54"	S78°18'34"E	11.92
TL2	37.78			N74°53'37"W	
TC2	13.71	6.00	130°54'15"	S09°26'30"E	10.92
TL3	40.30			S56°00'38"W	
TL4	32.56			N69°47'09"E	
TC3	18.33	50.00	21°00'10"	S79°17'14"W	18.23
TL5	29.39			N69°47'19"E	
TC4	39.84	55.00	40°27'23"	S69°33'38"W	38.03
TL6	21.48			N49°19'56"E	
TC5	18.34	25.00	42°01'28"	S28°19'12"W	17.93
TL7	34.39			N07°18'28"E	
TC6	36.83	30.00	70°20'44"	S27°51'54"E	34.56
TL8	32.00			N63°02'16"W	
TC7	51.89	60.00	49°33'11"	S38°15'40"E	50.29
TL9	30.29			N13°29'05"W	
TC8	23.79	80.00	17°02'13"	S22°00'11"E	23.70
TL10	51.58			N30°31'18"W	
TC9	38.43	85.00	25°54'15"	S43°28'25"E	38.10
TL11	13.80			N56°25'32"W	
TC10	29.30	50.00	33°34'28"	S73°12'46"E	28.88
TL12	34.37			N90°00'00"W	
TC11	18.87	100.00	10°48'48"	S84°55'36"E	18.85
TL13	22.61			N79°11'12"W	
TC12	53.52	85.00	36°04'22"	S61°09'00"E	52.64
TL14	55.67			N43°06'49"W	
TC13	84.09	130.00	37°03'46"	S61°38'42"E	82.63
TC14	73.92	150.00	28°14'13"	S66°03'29"E	73.18
TL15	4.20			N51°56'22"W	
TC15	58.43	65.00	51°30'02"	S77°41'23"E	56.48
TL16	9.87			S76°33'36"W	
TC16	11.73	50.00	13°26'24"	S83°16'48"W	11.70
TL17	24.97			N90°00'00"W	
TC17	53.60	60.00	51°10'59"	S64°24'31"E	51.83
TL18	12.38			S38°49'01"E	
TC18	15.35	20.00	43°58'49"	S16°49'37"E	14.98
TL19	9.84			S05°09'48"W	
TC19	18.21	20.00	52°10'22"	S20°55'23"E	17.59
TL20	26.11			S47°00'34"E	
TC20	13.28	20.00	38°02'13"	S27°59'28"E	13.03
TL21	8.45			S08°58'21"E	
TC21	17.34	50.00	19°51'58"	S18°54'20"E	17.25
TL22	6.45			S28°50'19"E	
TC22	20.29	100.00	11°19'34"	S34°39'06"E	20.26
TL23	25.83			N40°27'54"W	
TC23	31.79	70.00	26°01'14"	S53°28'31"E	31.52
TL24	24.57			N66°28'08"W	



LEGEND
 ● #5 REBAR/CAP PLS 18478
 ○ FOUND PIN AND CAP AS NOTED

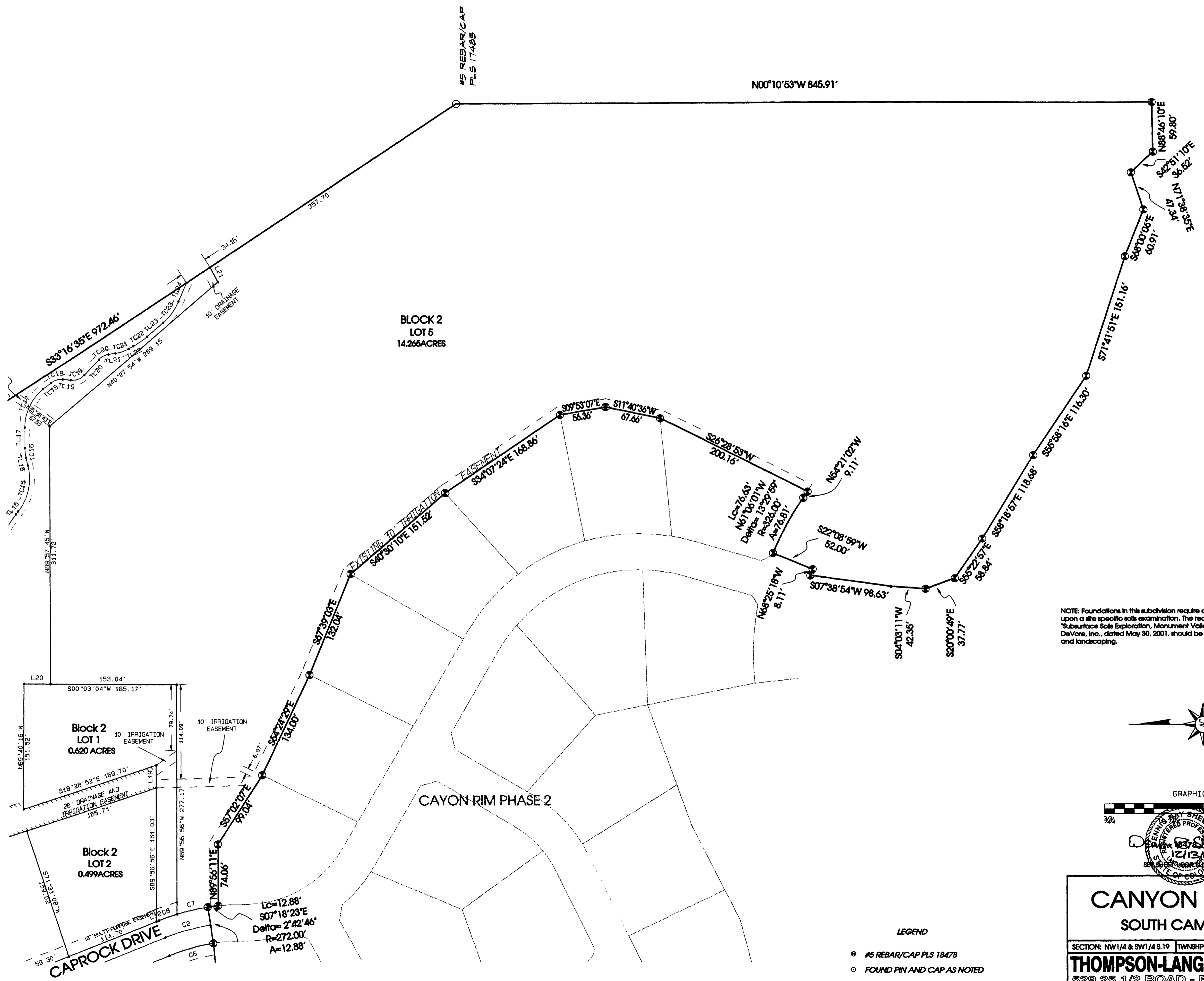


CANYON RIM PHASE 3 SOUTH CAMP PROPERTIES

SECTION: NW1/4 & SW1/4 S.19	TWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tlc@tlcwest.com			
Date of Survey:	Field Surveyor: DR5	Revision Date: Dec 13, 2002	
Drawn: BKB	Checked: DR5	Approved: DR5	Job No. 0208-019
S:\Survey\0208\thomas\019\ph3\plat.pro			Sheet 3 of 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 the certification shown hereon.

CANYON RIM PHASE 3



**BLOCK 2
LOT 5
14.2665ACRES**

**Block 2
LOT 1
0.620 ACRES**

**Block 2
LOT 2
0.499ACRES**

CANYON RIM PHASE 2

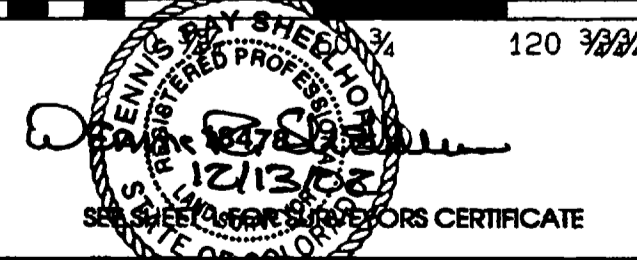
CAPROCK DRIVE

N00°10'53"W 845.91'

NOTE: Foundations in this subdivision require design by a licensed engineer, based upon a site specific soils examination. The recommendations of the report entitled "Subsurface Soils Exploration, Monument Valley Subdivision, Filing 7", by Lincoln DeVore, Inc., dated May 30, 2001, should be followed in the design of foundations and landscaping.



GRAPHIC SCALE 1"=60'
0 30 60 90 120 150 180



CANYON RIM PHASE 3 SOUTH CAMP PROPERTIES

SECTION: NW1/4 & SW1/4 S.19 | TOWNSHIP: 1 South | RANGE: 1 West | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - B-210 (970) 243-6067

Grand Junction CO 81505 | tlc@tlcwest.com

Date of Survey: | Field Surveyor: DRS | Revision Date: Dec 13, 2002

Drawn: BKB | Checked: DRS | Approved: DRS | Job No. 0208-019

S:\Survey\0208 thomas\019\ph3plat.pro | Sheet 4 of 4

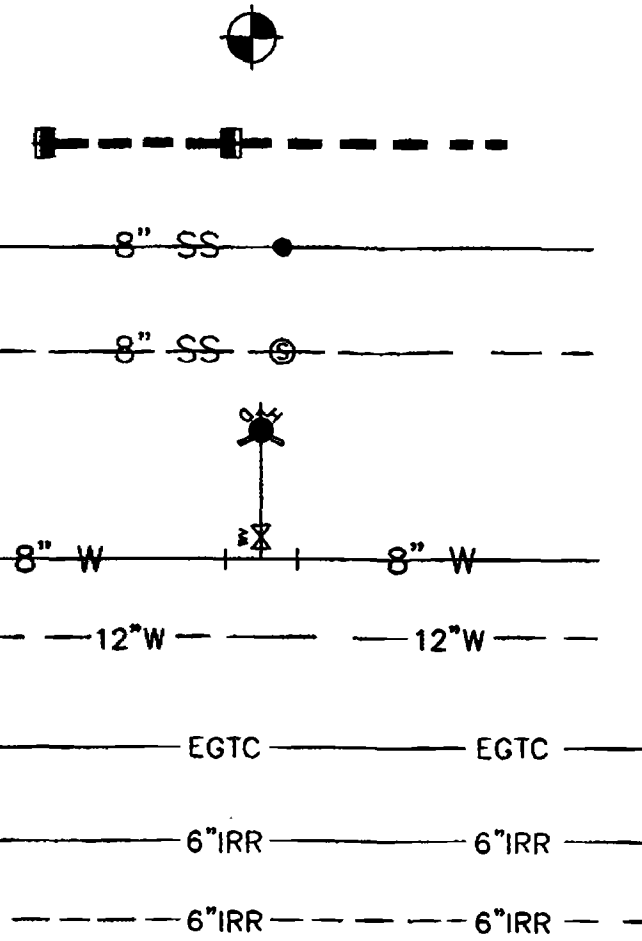
LEGEND

- #5 REBAR/CAP PLS 18478
- FOUND PIN AND CAP AS NOTED

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.

LEGEND

- PROJECT BENCHMARK
- PROPOSED STORM SEWER WITH CURB OPENING INLETS
- PROPOSED 8" SANITARY SEWER WITH MANHOLE
- EXISTING SANITARY SEWER WITH MANHOLE AS SHOWN
- PROPOSED WATER WITH VALVE, TEE, THRUST BLOCK AND FIRE HYDRANT
- EXISTING WATERLINE
- COMMON TRENCHED ELECTRIC, GAS, TELEPHONE AND CABLE
- PROPOSED IRRIGATION LINE
- EXISTING IRRIGATION LINE



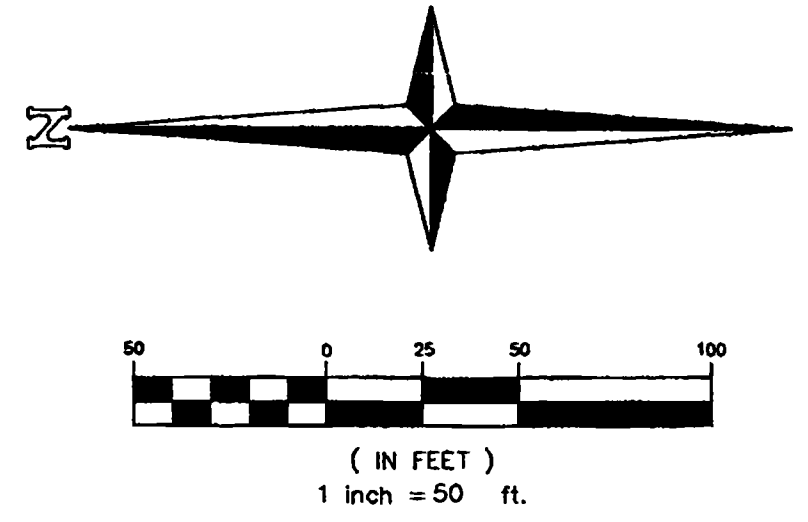
LEGAL DESCRIPTION
 A REPLAT OF BLOCK 3, LOT 5 & TRACT D,
 MONUMENT VALLEY SUBDIVISION
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

BULK REQUIREMENTS
 MIN. STREET FRONTAGE = 50'
 MINIMUM LOT SIZE = 17,000 SF
 MAXIMUM BUILDING HEIGHT = 35'
 SETBACKS:
 FRONT = 20'
 REAR = 30'
 SIDE = 15'

AREA SUMMARY	
TOTAL SITE	
LOTS (87)	38.33 ACRES
RIGHTS-OF-WAY	8.52 ACRES
OPEN SPACE	9.90 ACRES
TOTAL:	56.75 ACRES
PHASE - 3	
LOTS (14)	7.31 ACRES
RIGHTS-OF-WAY	1.58 ACRES
OPEN SPACE	6.71 ACRES
TOTAL:	15.60 ACRES

NOTE:
 FOUNDATIONS IN THIS SUBDIVISION REQUIRE DESIGN BY A LICENCED ENGINEER, BASED UPON A SITE SPECIFIC SOILS EXAMINATION. THE RECOMMENDATIONS OF THE REPORT ENTITLED "SUBSURFACE SOILS EXPLORATION, MONUMENT VALLEY SUBDIVISION, FILING 7" BY LINCOLN DEVORE, INC., DATED MAY 30, 2001, SHOULD BE FOLLOWED IN THE DESIGN OF FOUNDATIONS AND LANDSCAPING.

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS
 GAS AND ELECTRIC: PUBLIC SERVICE CO. OF COLORADO
 WATER: UTE WATER CONSERVANCY DISTRICT
 CABLE TELEVISION: T.C.I. CABLEVISION
 SANITARY SEWER: CITY OF GRAND JUNCTION
 TELEPHONE: U.S. WEST



PROJECT BENCHMARK
 MESA COUNTY SURVEY MONUMENT AT THE SW CORNER OF THE NW 1/4 OF SECTION 19. ELEV. 4838.535

CHD.	BY	DESCRIPTION
JEL	LMS	REVISED PER CITY COMMENTS
JEL	LMS	REVISED PER CITY COMMENTS
JEL	LMS	REVISED PER CITY COMMENTS

REVISION	DATE	DESCRIPTION
1	10/31/02	REVISED PER CITY COMMENTS
2	11/26/02	REVISED PER CITY COMMENTS
3	12/02/02	REVISED PER CITY COMMENTS

THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 629 25 1/2 RD., SUITE B210
 GRAND JUNCTION, COLORADO
 PH. (970) 243-8067
 FAX (970) 241-2845
 tlc@tlwest.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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 11:09 o'clock A.M., this 22nd day of JULY 2003 and is duly recorded in Plat Book No. 2003, Page 115 as Reception No. 239232. Drawer No. Clerk and Recorder of Mesa County

INITIAL ACCEPTANCE
 COMMUNITY DEVELOPMENT DEPARTMENT - GRAND JUNCTION
Ronnie Edwards AAA
 Date: 6/24/03

DRAWN BY:	lms	CHECKED BY:	JEL
DATE:	09/09/02		
SCALE:	Horiz: 1"=50'		
Project No:	0208-019		
SHEET NO:	1 OF 1		

