

CIMARRON MESA SUBDIVISION

A Replat of Lot 2 MILES CRAIG MINOR SUBDIVISION

DEDICATION:

Know all men by these presents that Darren Davidson is the owner of that real property as recorded in Book 3096, Page 652 in the Mesa Clerk and Recorder's Office.

Said real property described as Lot 2 of MILES CRAIG MINOR SUBDIVISION as recorded in Plat Book 16 at Page 38 in the Mesa County Clerk and Recorder's Office, Mesa County, Colorado.

That said owners has caused that real property to be laid out and surveyed as CIMARRON MESA SUBDIVISION.

Legal Description and Easements of Record provided by Meridian Land Title Co. File No. 61731 Dated January 8, 2003.

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

All Multipurpose Easements to the City of Grand Junction for the use of the 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, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

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 sewer lines, water lines, telephone lines, equivalent public providers and appurtenant facilities.

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.

All Irrigation Easements to an association if formed now or later for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partition able), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Drainage Easements to the owners of Lots and Tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted of from upstream areas, through natural or man-made facilities above or below ground.

Tract A and B is dedicated to the owner's and Homeowner's Association of the lots and tracts hereby platted as a perpetual easement for the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground, the maintenance and repair of irrigation systems and the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities and Recorded in Book 3419 at Page 615.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS has caused his name to be hereunto subscribed

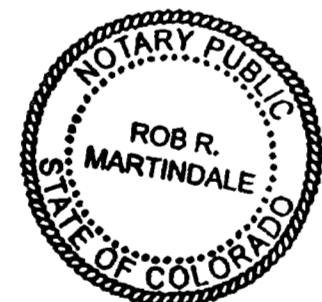
this 20 day of June A.D. 2003

Darren Davidson
Darren Davidson

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 20th day of June AD 2003

My commission expires 3/26/2005
Rob R. Martindale



Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:34 O'clock P.M.

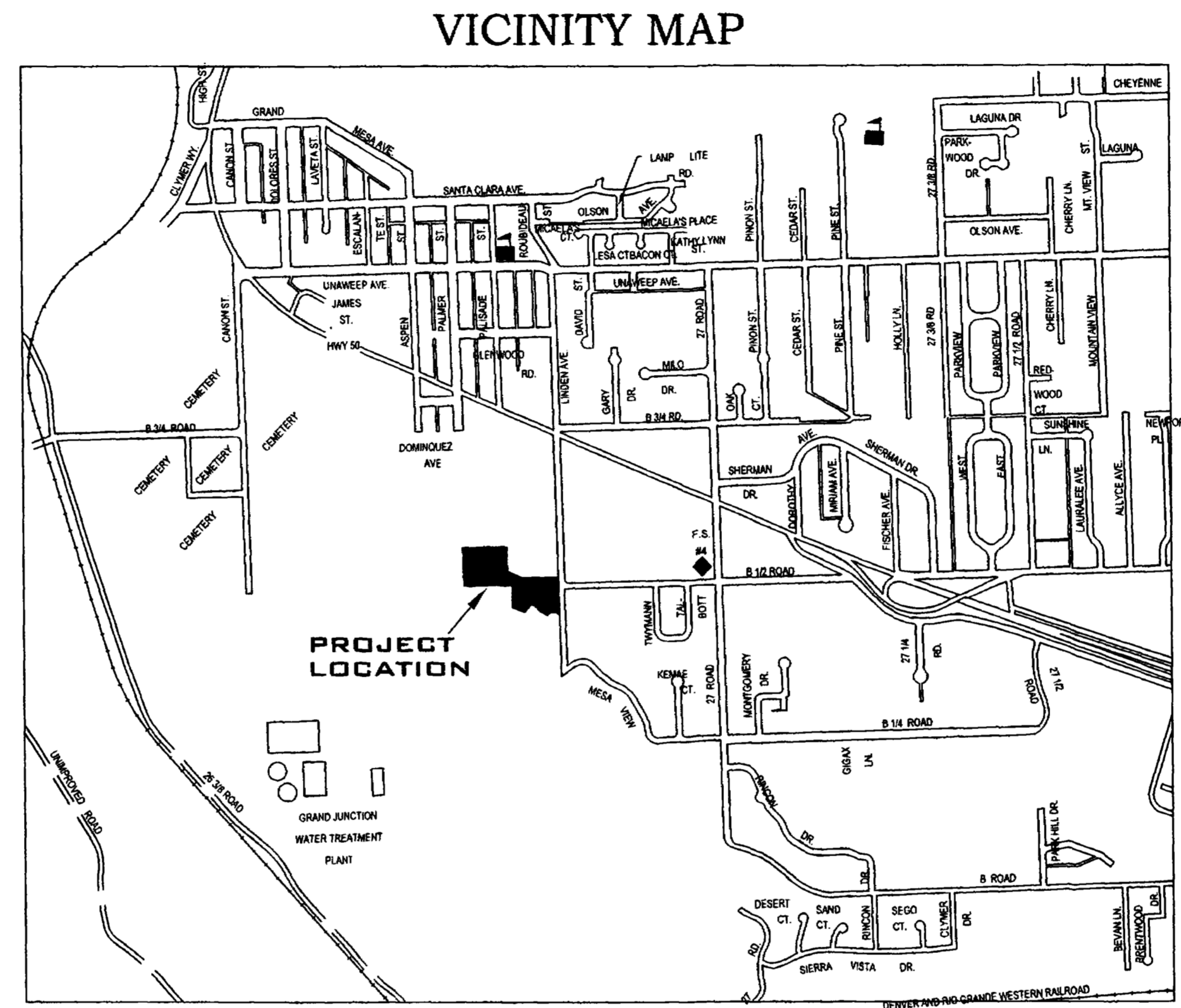
this 16th day of July A.D. 2003

Book 17 Pages 365, 366, 367 Reception 2134429

Clerk and Recorder Deputy
Drawer No. CC-12 Fees \$36.00 + \$1.00

CITY OF GRAND JUNCTION APPROVAL

This plat of CIMARRON MESA SUBDIVISION in the City of Grand Junction, Mesa County, Colorado was approved this 8th day of July A.D. 2003
[Signature]
City Manager President of City Council



NOT TO SCALE

SURVEYOR'S CERTIFICATE

I Cecil D. Caster do hereby certify that the accompanying plat of CIMARRON MESA SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing: A bearing of N89°36'24" is shown of the recorded plat of Miles Craig Minor Subdivision in Plat Book 16 at Page 38 in the Mesa County Clerk and Recorder's Office between the C1/4 corner (being a No. 6 Rebar P.L.S. 16835) and the C-E 1/16 corner (being a No. 5 Rebar and cap in a monument box Mesa County Survey Marker No. 1093.)

LIEN HOLDER RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a Security Interest upon the property hereon described and does hereby join in the consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3096 at Pages 653-656 of the public records of Mesa County, Colorado shall be subordinated to the dedication to the dedications shown hereon.

In witness whereof, the said individual has caused these presents to be signed this 25th day of June 2003.

By: [Signature]
Miles E. Cable

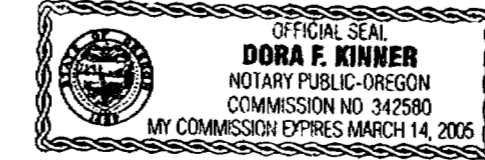
STATE OF OREGON)
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me this 25th day of June, 2003

By: [Signature]
June 25th AD 2003

My commission expires 03-11-05

[Signature]
Notary Public



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.

Monument Surveying Co.
741 Road Ave
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

CIMARRON MESA SUBDIVISION
A Replat of Lot 2 MILES CRAIG MINOR SUBDIVISION
Located in the SE 1/4 Section 26, Township 1 South,
Range 1 West of the Ute Meridian.

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>RRM</u>	SHEET NUMBER <u>1 of 3</u>
CHECKED <u>CDC</u>	APPROVED <u>5/12/03</u>
PREPARED FOR: <u>Darren Davidson</u>	JOB NO. _____

CIMARRON MESA SUBDIVISION

A Replat of Lot 2 MILES CRAIG MINOR SUBDIVISION

NE 1/16 Sec. 26
T1S, R1W, U.M.
LS 16835

MESA COUNTY VALLEY
SCHOOL DIST. 51
ZONING RSF-4
265 LINDEN AVE.
2945-261-00-942

PROPERTY BOUNDARY CURVE TABLE
PHASES I AND II

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1B	86.50'	118.54'	109.48'	N 83°43'02" E	78°31'01"	70.69'
C2B	17.50'	23.32'	21.63'	N 82°38'23" E	76°21'38"	13.76'
C3B	40.50'	20.23'	20.02'	S 44°52'09" E	28°37'21"	10.33'
C4B	92.50'	52.36'	51.66'	S 44°46'27" E	32°25'57"	26.90'
C5B	84.50'	114.06'	105.60'	N 78°20'20" E	77°20'28"	67.63'

LINE	BEARING	DISTANCE
L1	S 86°15'33" W	190.17'
L2	S 76°12'57" E	60.51'
L3	S 76°12'57" E	147.61'
L4	S 86°15'33" W	191.87'

LINE	BEARING	DISTANCE
L5	N 46°18'01" E	214.02'
L6	N 89°38'58" W	270.65'
L7	N 00°06'59" W	19.94'
L8	S 89°38'58" E	262.69'
L9	N 46°18'01" E	200.45'

CURVE TABLE

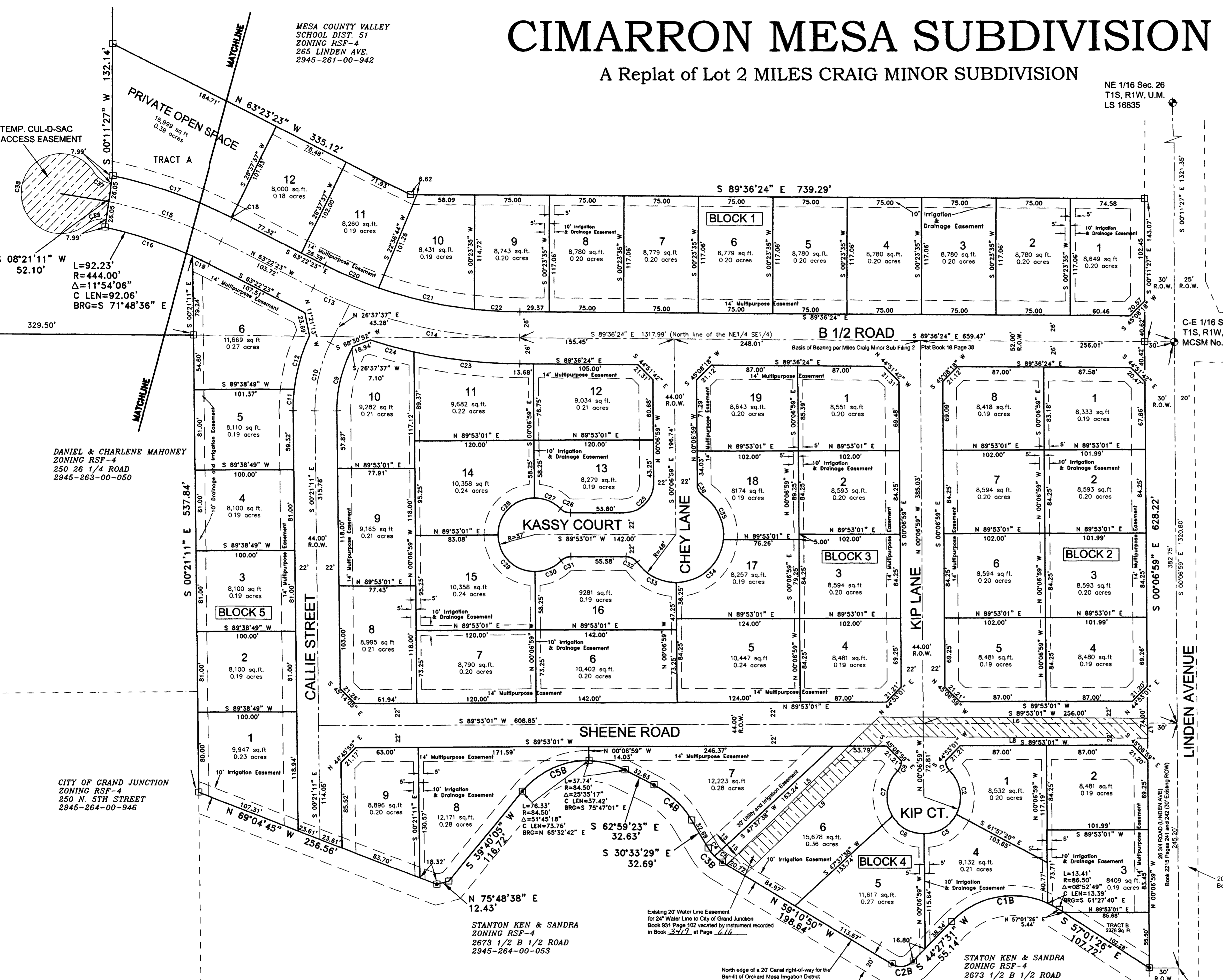
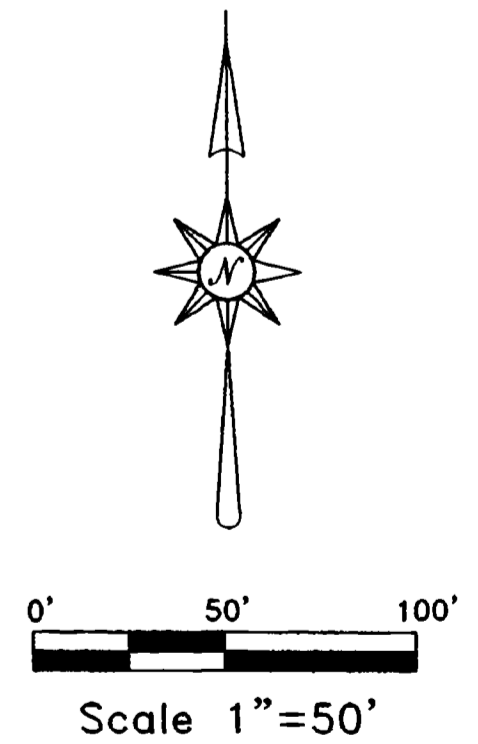
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	14.00'	10.71'	10.45'	S 23°18'14" E	43°49'23"	5.63'
C2	37.00'	47.31'	44.15'	S 08°35'08" E	73°15'35"	27.51'
C3	37.00'	39.93'	38.02'	N 58°57'50" E	61°50'22"	22.16'
C4	40.50'	10.06'	10.03'	S 37°13'33" E	14°13'55"	5.08'
C5	40.50'	10.17'	10.14'	S 51°59'07" E	14°23'13"	5.11'
C6	37.00'	38.20'	36.53'	S 60°32'21" E	59°09'15"	21.00'
C7	37.00'	49.04'	45.53'	N 07°00'37" E	75°56'42"	28.88'
C8	14.00'	10.71'	10.45'	N 23°04'17" E	43°49'23"	5.63'
C9	128.00'	60.27'	59.72'	N 13°08'13" E	26°58'48"	30.71'
C10	150.00'	70.63'	69.98'	N 13°08'13" E	26°58'48"	35.98'
C11	172.00'	21.73'	21.72'	N 03°15'01" E	07°14'24"	10.88'
C12	470.00'	66.20'	55.95'	N 16°14'48" E	18°43'11"	28.35'
C13	470.00'	39.68'	39.65'	S 65°47'26" E	04°50'05"	19.84'
C14	470.00'	175.54'	174.52'	S 78°54'27" E	21°23'56"	88.80'
C15	470.00'	120.16'	119.83'	S 70°39'07" E	14°38'53"	60.41'
C16	444.00'	92.23'	92.06'	S 71°48'36" E	11°54'06"	46.28'
C17	496.00'	127.30'	126.96'	S 70°48'57" E	14°42'20"	64.00'
C18	496.00'	11.16'	11.16'	S 63°23'46" E	00°08'02"	0.58'
C19	444.00'	18.90'	18.90'	S 64°38'20" E	02°26'19"	9.45'
C20	444.00'	58.74'	58.70'	S 67°09'48" E	07°34'49"	29.41'
C21	444.00'	98.84'	98.63'	S 77°19'50" E	12°45'15"	49.62'
C22	444.00'	45.71'	45.69'	S 86°39'26" E	05°53'57"	22.88'
C23	496.00'	107.27'	107.06'	S 83°24'41" E	12°23'28"	53.84'
C24	496.00'	45.30'	45.28'	S 74°35'58" E	05°13'58"	22.66'
C25	30.00'	47.12'	42.43'	N 44°53'01" E	00°00'00"	30.00'
C26	14.00'	11.02'	10.74'	S 67°34'01" E	45°05'57"	5.81'
C27	37.00'	29.20'	28.45'	S 67°37'30" E	45°12'56"	15.41'
C28	37.00'	58.04'	52.27'	N 44°49'32" E	89°53'01"	36.92'
C29	37.00'	58.04'	52.27'	N 45°03'29" E	89°53'01"	36.92'
C30	37.00'	29.20'	28.45'	N 67°23'32" E	45°12'56"	15.41'
C31	14.00'	11.02'	10.74'	N 67°20'03" E	45°05'57"	5.81'
C32	15.50'	12.90'	12.41'	S 62°44'40" E	54°44'37"	6.99'
C33	48.00'	43.86'	44.14'	S 62°44'40" E	54°44'37"	24.85'
C34	48.00'	70.39'	64.25'	N 47°52'24" E	84°01'15"	43.24'
C35	48.00'	50.87'	48.52'	S 24°29'55" E	60°43'22"	28.12'
C36	13.50'	12.90'	12.41'	S 27°29'18" E	54°44'37"	6.99'
C37	25.00'	21.08'	20.46'	S 56°33'05" E	48°18'27"	11.21'
C38	40.00'	193.40'	52.99'	N 09°05'16" E	277°01'44"	35.57'
C39	25.00'	21.54'	20.88'	N 75°15'30" E	49°22'10"	11.49'

AREA SUMMARY

Dedicated R.O.W.	3.65 acres = 23%
Private Open Space	0.44 acres = 3%
Lots	11.46 acres = 74%
Total	15.55 acres = 100%

LEGEND

- Found Mesa County Survey Marker
- Set No. 5 Rebar and Cap "Monument" PLS 24943" in Corners.
- Set No. 5 Rebar and Cap "Monument" PLS 24943" at all Lot corners.
- Found No. 5 Rebar & Cap P.L.S. 16835



- Plat Notes:
- All corner lots shall access from the lower classified order of streets.
 - All buildings shall have engineered foundations.
 - Recommendations for required foundation drains will be withheld until results of future groundwater monitoring is completed.
 - Perimeter foundation drains will be required to be installed for any residential structure when groundwater is identified within five feet of the lowest floor level, regardless of whether or not there is below grade construction. Depth to groundwater will be identified prior to the building permit.
 - All vee swales and drainage appurtenances are to be kept in place to ensure proper area drainage.
 - All areas are more or less.
 - No building permits on Lots 3-8 in Block 4 are to be issued until after the 2003 irrigation season data has been collected and evaluated.

Monument Surveying Co.
741 Road Ave.
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4874

CIMARRON MESA SUBDIVISION
A Replat of Lot 2 MILES CRAIG MINOR SUBDIVISION
Located in the SE 1/4 Section 26, Township 1 South,
Range 1 West of the Ute Meridian.

DESIGNED _____ FIELD APPROVAL BKH
DRAWN RRM _____ SHEET NUMBER 2 of 3
CHECKED CDC _____ APPROVED 5/12/03

PREPARED FOR: Darren Davidson JOB NO. _____

TEMP. CUL-D-SAC ACCESS EASEMENT

PRIVATE OPEN SPACE

TRACT A

DANIEL & CHARLENE MAHONEY
ZONING RSF-4
250 26 1/4 ROAD
2945-263-00-050

CITY OF GRAND JUNCTION
ZONING RSF-4
250 N. 5TH STREET
2945-264-00-946

STANTON KEN & SANDRA
ZONING RSF-4
2673 1/2 B 1/2 ROAD
2945-264-00-053

SE 1/16 Sec. 26
T1S, R1W, U.M.
Found 3" Aluminum Cap and Rebar
Labeled THOMPSON LS 18480

CIMARRON MESA SUBDIVISION

A Replat of Lot 2 MILES CRAIG MINOR SUBDIVISION

ROYCE CARVILLE
ZONING RSF-4 & C-1
2675 HIGHWAY 50
2945-261-00-042

PROPERTY BOUNDARY CURVE TABLE
PHASES I AND II

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1B	86.50'	118.54'	109.48'	N 83°43'02" E	78°31'01"	70.69'
C2B	17.50'	23.32'	21.63'	N 82°38'23" E	76°21'38"	13.76'
C3B	40.50'	20.23'	20.02'	S 44°52'09" E	28°37'21"	10.33'
C4B	92.50'	52.36'	51.66'	S 46°46'27" E	32°25'57"	26.90'
C5B	84.50'	114.06'	105.60'	N 78°20'20" E	77°20'28"	67.63'

LINE TABLE UTE WATER EASEMENT

LINE	BEARING	DISTANCE
L1	S 86°15'33" W	190.17'
L2	S 76°12'57" E	60.51'
L3	S 76°12'57" E	147.61'
L4	S 86°15'33" W	191.87'

LINE TABLE CITY WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L5	N 46°18'01" E	214.02'
L6	N 89°38'59" W	270.65'
L7	N 00°06'59" W	19.94'
L8	S 89°38'59" E	262.69'
L9	N 46°18'01" E	200.45'

C-E 1/16 Sec. 26
T1S, R1W, U.M.
MCSM No. 1093

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	14.00'	10.71'	10.71'	S 23°18'14" E	43°49'23"	5.63'
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C4	40.50'	10.06'	10.03'	S 37°40'32" E	14°13'55"	5.06'
C5	40.50'	10.17'	10.14'	S 51°59'07" E	14°23'13"	5.11'
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C8	14.00'	10.71'	10.71'	N 23°04'17" E	43°49'23"	5.63'
C9	128.00'	60.27'	59.72'	N 13°08'13" E	26°58'48"	30.71'
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C25	30.00'	47.12'	42.43'	N 44°53'01" E	90°00'00"	30.00'
C26	14.00'	11.02'	10.74'	S 67°34'01" E	45°05'57"	5.81'
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C35	48.00'	50.87'	48.52'	S 24°29'55" E	60°43'22"	28.12'
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C39	25.00'	21.54'	20.88'	N 75°15'50" E	49°22'10"	11.49'

GARY & SANDRA CAKE
ZONING RSF-4
260 26 1/4 ROAD
2945-262-00-039

LOT 7, BLOCK 5
16.68 Acres
more or less

N 00°04'48" W 793.10'

S 00°11'27" W 501.96'

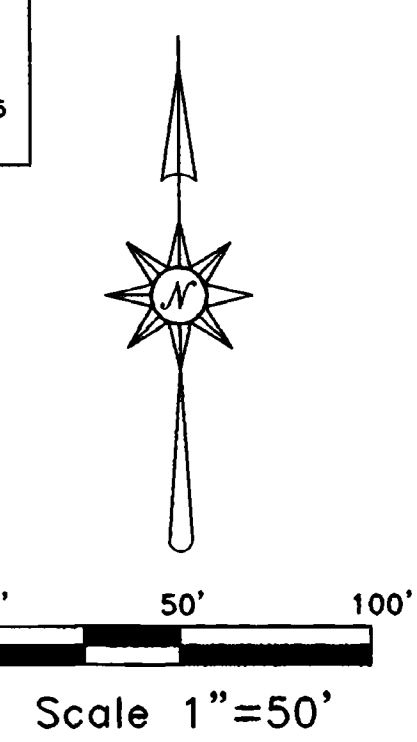
MESA COUNTY VALLEY
SCHOOL DIST. 51
ZONING RSF-4
265 LINDEN AVE.
2945-261-00-942

AREA SUMMARY

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Private Open Space	0.44 acres = 3%
Lots	11.46 acres = 74%
Total	15.55 acres = 100%

LEGEND

- ◆ = Found Mesa County Survey Marker
- = Set No. 5 Rebar and Cap "Monument PLS 24943" In Concrete.
- ⊥ = Set No. 5 Rebar and Cap "Monument PLS 24943" at all Lot corners.
- = Found No. 5 Rebar & Cap P.L.S. 16835



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Located in the SE 1/4 Section 26, Township 1 South,
Range 1 West of the Ute Meridian.

Monument Surveying Co.
741 Road Ave.
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

DESIGNED	FIELD APPROVAL	BKH
DRAWN	RMM	SHEET NUMBER 3 of 3
CHECKED	CDC	APPROVED 5/12/03
PREPARED FOR:	Darren Davidson	JOB NO.

- Plat Notes:
- All corner lots shall access from the lower classified order of streets.
 - All buildings shall have engineered foundations.
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 - All areas are more or less.
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PATTERSON & PAMELA CAKE
ZONING RSF-4
262 26 1/4 ROAD
2945-262-00-038

DAVID & MARY COLBY
ZONING RSF-4
246 26 1/4 ROAD
2945-263-00-032

DALE KOCH
ZONING RSF-4
248 26 1/4 ROAD
2945-263-00-051

C 1/4 Sec. 26
T1S, R1W, U.M.
LS 16835

Found No. 5
Rebar & Cap
P.L.S. 26597

TEMP. CUL-D-SAC
ACCESS EASEMENT

PRIVATE OPEN SPACE
16,999 sq. ft.
0.39 acres

TRACT A

L=92.23'
R=444.00'
Δ=11°54'06"
C LEN=92.06'
BRG=S 71°48'36" E

DANIEL & CHARLENE MAHONEY