

CENTERLINE CURVE INFORMATION

CURVE	DELTA ANGLE	RADIUS	LENGHT	TANGENT	CHORD	CHORD BEARING
(A)	90°00'00"	59.00'	92.68'	59.00'	83.44'	S 45°00'00" W
(B)	90°00'00"	59.00'	92.68'	59.00'	83.44'	N 45°00'00" E
(C)	45°00'00"	59.00'	46.34'	24.44'	45.16'	N 22°30'00" E
(D)	45°00'00"	59.00'	46.34'	24.44'	45.16'	N 67°30'00" E
(E)	45°00'00"	59.00'	46.34'	24.44'	45.16'	N 67°30'00" E
(F)	45°00'00"	59.00'	46.34'	24.44'	45.16'	N 22°30'00" E

CURVE INFORMATION

CURVE	DELTA ANGLE	RADIUS	LENGHT	TANGENT	CHORD	CHORD BEARING
(1)	148°31'14"	47.00'	121.83'	166.76'	90.48'	S 45°00'00" W
(2)	29°15'37"	13.50'	6.89'	3.52'	6.82'	N 14°37'49" W
(3)	53°35'16"	47.00'	43.96'	23.74'	42.37'	S 02°27'59" E
(4)	60°11'33"	47.00'	49.38'	27.24'	47.14'	S 54°25'25" W
(5)	34°44'26"	47.00'	28.50'	14.70'	28.06'	N 78°06'36" W
(6)	29°15'37"	13.50'	6.89'	3.52'	6.82'	S 75°22'11" E
(7)	90°00'00"	37.00'	58.12'	37.00'	52.33'	N 45°00'00" E
(8)	29°15'18"	13.50'	6.89'	3.52'	6.82'	N 74°22'21" W
(9)	148°30'55"	47.00'	121.83'	166.73'	90.47'	N 44°59'50" E
(10)	29°15'37"	13.50'	6.89'	3.52'	6.82'	S 14°37'49" E
(11)	59°35'04"	47.00'	48.88'	26.91'	46.70'	N 00°31'55" E
(12)	52°10'22"	47.00'	42.80'	23.01'	41.33'	N 56°24'38" E
(13)	36°45'29"	47.00'	30.15'	15.62'	29.64'	S 79°07'27" E
(14)	90°00'00"	37.00'	58.12'	37.00'	52.33'	N 45°00'00" E

NOTES:

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS: The line between the C-W 1/16 corner and C 1/4 corner, both of Section 29, Township 1 South, Range 1 East, Ute Meridian having an assumed bearing of N 90° 00' 00" E, as described in the instrument recorded in Book 3083 at Page 166, in the records of the Mesa County Clerk and Recorder. Monuments on this line are indicated as shown on this Plat.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
- Easement and Title Information provided by Meridian Land Title, LLC, Commitment No. 63096, dated March 24, 2003.
- Orchard Mesa Irrigation District, its successors and assigns must have access without fences or access with fences without locked gates.
- Soils in the area exhibit relatively low bearing strength and potential for high ground water. Engineered foundations consistent with the recommendations of the Geotechnical Report for this subdivision are strongly recommended.

AREA SUMMARY

LOTS	4.094 AC. ±	68.2%
ROADS	1.550 AC. ±	25.9%
TRACT A	0.295 AC. ±	4.9%
TRACT B	0.061 AC. ±	1.0%
TOTAL	6.000 AC. ±	100%

CRISTA LEE SUBDIVISION
LOCATED IN THE NE 1/4 OF THE SW 1/4
OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, MESA COUNTY, COLORADO

FOR CITY OF GRAND JUNCTION USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.

Declarations			
Recorded in Book	3533	Pages 228 through	238
Dedication Note 3.			
Deed of conveyance recorded in Book	3533	Page	239
Dedication Note 4.			
Deed of conveyance recorded in Book	3533	Page	240
Dedication Note 5.			
Deed of conveyance recorded in Book	3533	Page	240
Dedication Note 6.			
Deed of conveyance recorded in Book	3533	Page	241
Dedication Note 7.			
Deed of conveyance recorded in Book	3533	Page	242

LIEN HOLDER'S CERTIFICATE

G.W. Klapwyk and Norma M. Klapwyk having property interests in or encumbrances upon the property involved approve this plat of Crista Lee Subdivision this 14th day of November, A.D., 2003.

By: G.W. Klapwyk
G.W. Klapwyk

By: Norma M. Klapwyk
Norma M. Klapwyk

ACKNOWLEDGMENT OF LIEN HOLDER

State of Colorado)
County of Mesa) ss
On this 14th day of November, A.D., 2003, before me the undersigned officer, personally appeared G.W. Klapwyk and Norma M. Klapwyk and acknowledged that they executed the foregoing Certificate of Lien Holder, for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 11/2/05
Notary Public [Signature]

LIEN HOLDER'S CERTIFICATE

The Grand Valley National Bank having property interests in or encumbrances upon the property involved approve this plat of Crista Lee Subdivision this 14th day of November, A.D., 2003.

By: John W. Stevenson, Sr. V.P.
John W. Stevenson, Senior Vice President

ACKNOWLEDGMENT OF LIEN HOLDER

State of Colorado)
County of Mesa) ss
On this 14th day of November, A.D., 2003, before me the undersigned officer, personally appeared John W. Stevenson, as Senior Vice President of Grand Valley National Bank and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 6-5-05
Notary Public [Signature]

CITY APPROVAL

The Crista Lee Subdivision is approved and accepted this 18th day of November, A.D., 2003.

City Manager [Signature]
Mayor [Signature]

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 4:02 P.M., on the 20th day of November, A.D. 2003 in Plat Book No. 20, Page No. 59, Reception No. 2160778
Drawer No. 00-87, Fees 10.00 + 1.00

Mesa County Clerk and Recorder

Deputy

TITLE CERTIFICATION

We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Alan C. Helmick, that the current taxes have been paid, that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.
Executed this 14th day of NOVEMBER, A.D., 2003.

TITLE EXAMINER

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Crista Lee Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 3 day of November, A.D., 2003.

Dean E. Ficklin
P.L.S., 19597



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Alan C. Helmick is the owner of record of that real property situated in the NE 1/4 of the SW 1/4 of Section 29, Township 1 North, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3083, Page 166 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of CRISTA LEE SUBDIVISION, in accordance with the Plat shown hereon.

DESCRIPTION OF CRISTA LEE SUBDIVISION

A tract of land located in the NE 1/4 of the SW 1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the northwesterly corner of a tract of land, which bears S 45°18'21" E, 234.60 feet from the C-W 1/16 corner of Section 29, Township 1 South, Range 1 East, Ute Meridian and considering the north line of the NE 1/4 of the SW 1/4 of Section 29 to bear N 90°00'00" E, with all other bearings contained herein relative thereto;

- Thence N 90°00'00" E, 181.58 feet;
- Thence N 00°00'12" E, 125.00 feet;
- Thence N 90°00'00" E, 113.80 feet;
- Thence S 43°15'05" E, 288.32 feet;
- Thence S 00°00'21" W, 408.16 feet;
- Thence S 89°57'03" W, 492.81 feet;
- Thence N 00°00'12" E, 493.58 feet to the point of beginning.

Crista Lee Subdivision, as described above contains 6.00 acres more or less.

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

- All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public hereafter. Before acceptance of a dedication of any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a "phase I" environmental audit.
- 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.
- All Irrigation Easements to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract A (Open Space) to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract B (Open Space) to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for the usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- 30' Ingress/Egress Easements to David A. and Conni E. Daugherty, their successors and assigns for ingress and egress purposes for their guests, and invitees, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- All Orchard Mesa Irrigation District Easements to the Orchard Mesa Irrigation District, its successors and assigns for the installation, operation, maintenance and repair of Orchard Mesa Irrigation District facilities. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.

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, and in Drainage and Detention/Retention easements, the right to dredge; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Alan C. Helmick, has caused his name to be hereunto subscribed this 14th day of November, A.D., 2003.

Alan C. Helmick
Alan C. Helmick, owner

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado)
County of Mesa) ss
On this 14th day of November, A.D., 2003, before me the undersigned officer, personally appeared Alan C. Helmick and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 11/2/05

Notary Public [Signature]

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

CRISTA LEE SUBDIVISION
LOCATED IN THE NE 1/4 OF THE SW 1/4
OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4115-01-01	11-03-03	1 of 1