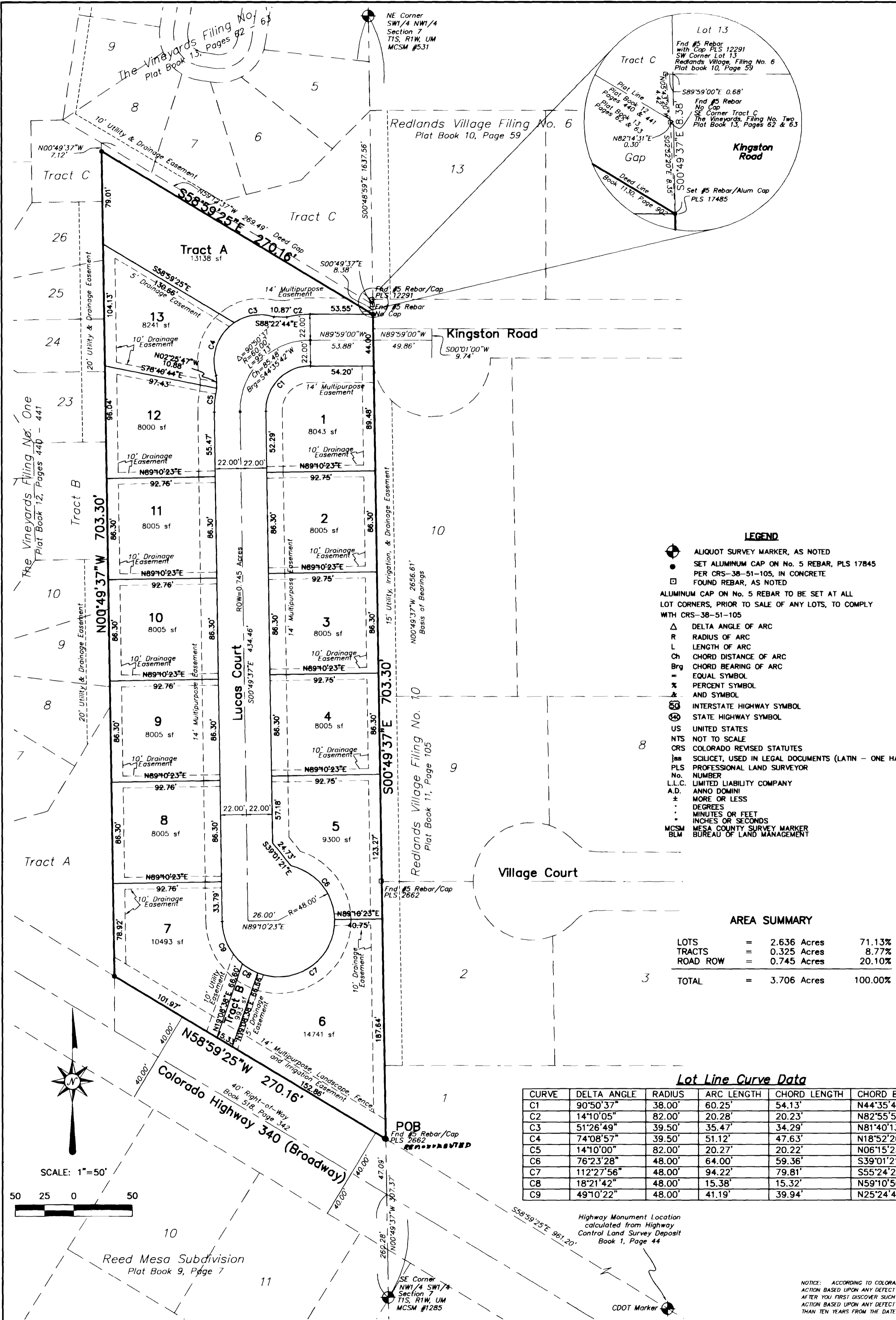


# D&K LUCAS SUBDIVISION



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Kingston Road, Inc., a Colorado corporation, is the owner of that real property located in the West Half of the West Half (W1/2 W1/2) of Section 7, Township 1 South, Range 1 West of the Ute Meridian; BEING that parcel of land described in Book 518, Page 342 of Mesa County records, and more particularly described as follows:

Commencing at the Southeast corner of the NW1/4 SW1/4 of said Section 7, T1S, R1W, U.M., whence the Northeast corner of the SW1/4 NW1/4 of said Section 7 bears North 00 degrees 49 minutes 37 seconds West, a distance of 2656.61 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 49 minutes 37 seconds West, a distance of 307.37 feet to the POINT OF BEGINNING, a point on the Northerly right-of-way line of State Highway 340 (Broadway); thence North 58 degrees 59 minutes 25 seconds West, a distance of 270.16 feet, along the Northerly right-of-way line of said Highway 340; thence, along the Easterly line of The Vineyards, Filing No. One, as recorded in Plat Book 12, Pages 440 and 441, North 00 degrees 49 minutes 37 seconds West, a distance of 703.30 feet; thence South 58 degrees 59 minutes 25 seconds East, a distance of 270.16 feet, to a point on the East line of the W1/2 W1/2 of said Section 7; thence, along said East line of the W1/2 W1/2 of Section 7, South 00 degrees 49 minutes 37 seconds East, a distance of 703.30 feet to the POINT OF BEGINNING.

Said parcel containing an area of 3.706 Acres more or less, as surveyed.

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 D&K LUCAS Subdivision, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. 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 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.

Tract A is dedicated to the D&K Lucas Homeowner's Association of the lots and tracts hereby platted as a perpetual easement for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwater; (d) recreational and aesthetic purposes as determined appropriate by said owners.

Tract B is dedicated to the D&K Lucas Homeowner's Association, for the purposes of, but not limited to, ingress and egress for pedestrians and other non motorized forms of transportation for commuting, recreational purposes, and utilities.

14 foot Landscape, Fence, and Irrigation Easement is granted to the D&K Lucas Homeowner's Association for their use and the use of parties having an interest in the irrigation headgate in said easement.

5 foot and 10 foot wide Drainage Easements are granted to the D&K Lucas Homeowner's Association for drainage purposes, allowing City right of enforcement.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage & 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 owner hereby declares there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, Milo R. Johnson, has caused their names to be hereunto subscribed this 19 day of December, A.D., 2003.

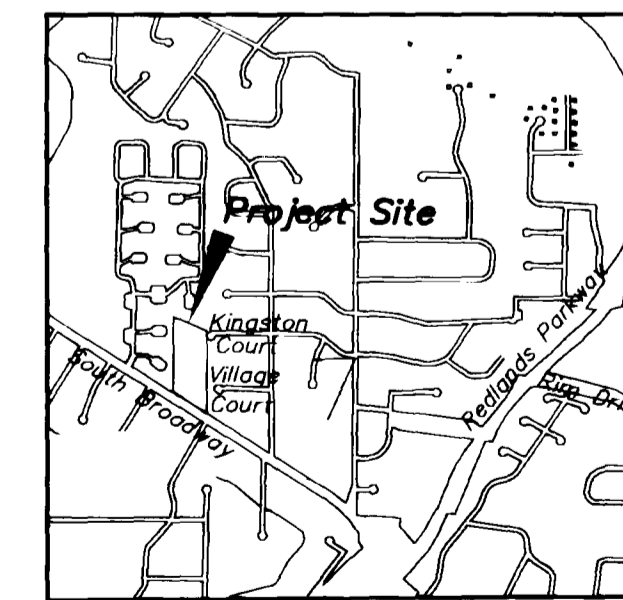
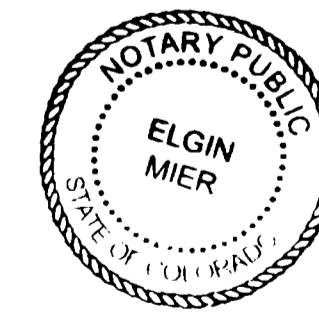
by: Milo R. Johnson title: President  
for: Kingston Road, Inc., a Colorado corporation

## NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Milo R. Johnson, President (title) for Kingston Road, Inc., a Colorado corporation, this 18 day of December, A.D., 2003.  
Witness my hand and official seal:

Elgin Mier  
Notary Public  
My Commission Expires 5/30/2007



## SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of D&K LUCAS SUBDIVISION, 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 December 18, 2003

## LEGEND

- ALLOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845
- 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
- DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Brg BRG CHORD BEARING OF ARC
- EQ EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- ° DEGREES
- ' MINUTES OR FEET
- " INCHES OR SECONDS
- MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT

## AREA SUMMARY

LOTS	= 2.636 Acres	71.13%
TRACTS	= 0.325 Acres	8.77%
ROAD ROW	= 0.745 Acres	20.10%
TOTAL	= 3.706 Acres	100.00%

## Lot Line Curve Data

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°50'37"	38.00'	60.25'	54.13'	N44°35'42"E
C2	14°10'05"	82.00'	20.28'	20.23'	N82°55'57"E
C3	51°26'49"	39.50'	35.47'	34.29'	N81°40'13"E
C4	74°08'57"	39.50'	51.12'	47.63'	N18°52'20"E
C5	14°10'00"	82.00'	20.27'	20.22'	N06°15'23"E
C6	76°23'28"	48.00'	64.00'	59.36'	S39°01'21"E
C7	112°27'56"	48.00'	94.22'	79.81'	S55°24'21"W
C8	18°21'42"	48.00'	15.38'	15.32'	N59°10'50"W
C9	49°10'22"	48.00'	41.19'	39.94'	N25°24'48"W

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.

## TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Abstract & Title Co. of Mesa County, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title, as of Dec. 14, 2003, to the herein described property, that we find the title to the property is vested to Kingston Road, Inc.; 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.

Date: 12-18-03 by: Carl Williams, Pres.  
Name and Title: Abstract & Title Co. of Mesa County  
Name Of Title Company

## FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
<u>355</u>	<u>36</u>	<u>Quit Claim deed to HOM</u>

## GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 3562, Page 422, Mesa County Records.

Basis of bearings is the East line of the E1/2 W1/2 of Section 7 which bears North 00 degrees 49 minutes 37 seconds West, a distance of 2656.61 feet. Both monuments on this line are Aliquot corners, as shown on the face of this plat based on GPS observation using MCGPS control network information.

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 Abstract Land Title Company of Mesa County, Inc., Policy No. 00910794 C3, dated December 14, 2003.

The intent of the Warranty Deed recorded in Book 1130, Page 902 was to keep the Northerly boundary parallel to the Highway right-of-way. The relationship was maintained.

There is a gap between the northerly boundary of deeded property (Book 1130, Page 902) and the Southerly line of The Vineyards Filing No. Two.

## CITY OF GRAND JUNCTION APPROVAL

This plat of D&K LUCAS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20 day of December, A.D., 2003.

City Manager: [Signature]

President of City Council: [Signature]

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:56 o'clock P.M., JAN 2, A.D., 2004, and was duly recorded in Plat Book 3562  
Page No. 490 Reception No. 2170442 Drawer No. 00-109 Fees: 0.00 - 1.00

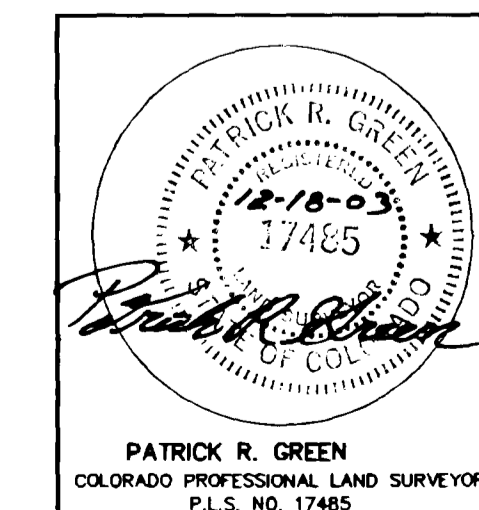
Janice Ward  
Clerk and Recorder

By: Lorie M. Eckman  
Deputy

## City Required Note:

This note is being required by the City. It is an engineering issue and does not pertain to the platting process whatsoever, and is not appropriate on a survey plat. The surveyor's certification of this plat does not apply to this note in any way.

\*All lots will require an open hole observation by a licensed engineer prior to foundation construction\*



**D&K LUCAS SUBDIVISION**  
A PORTION OF  
W1/2 W1/2 SECTION 7, T1S, R1W, UM  
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. 2002-47	SURVEYED	DRAWN	CHECKED
DATE: June, 2003	RSK	PRG	SHEET 1 OF 1