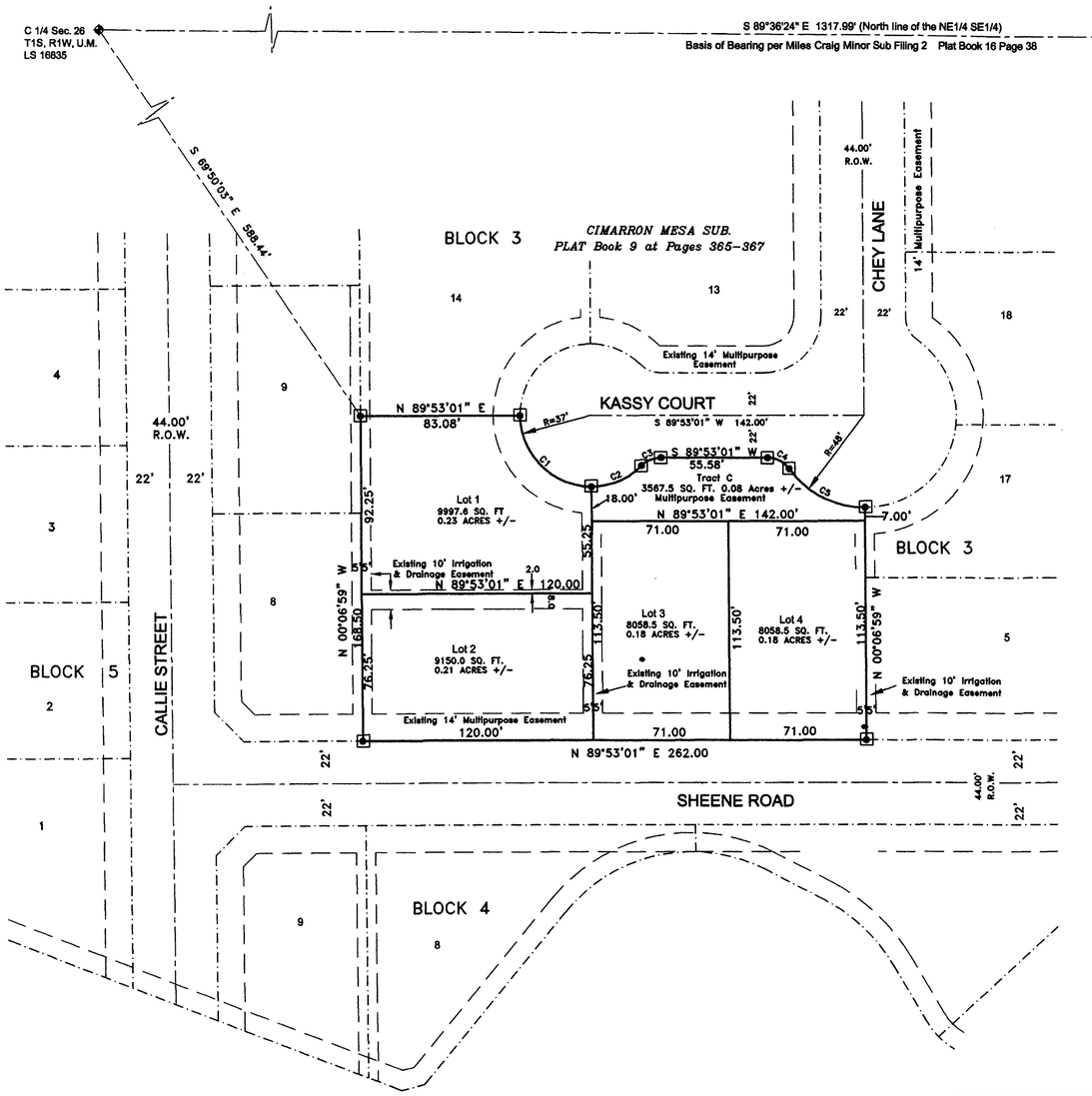
CONSTRUCTORS WEST SIMPLE SUBDIVISION

A Replat of Lots 6, 7, 15 and 16 in Block 3 of Cimarron Mesa Subdivision



0' 40' 80'

Scale 1"=40'

AREA SUMMARY

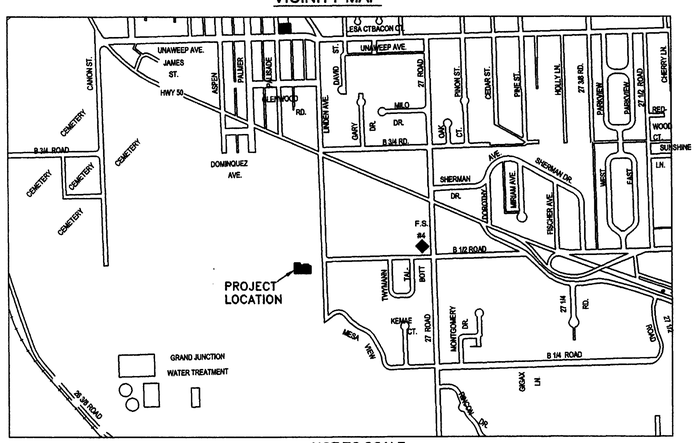
Dedicated R.O.W.	0.00 acres = 0.0%
Private Open Space	0.08 acres = 12%
Lots	0.80 acres = 88%
Total	0.88 acres =100%

LEGEND

- □ = Set Monument in concrete.
- ⊥ = Set No. 5 Rebar and Cap "Monument PLS 24943" at all Lot corners.
- ● = Found No. 5 Rebar & Cap "Monument P.L.S. 24943
- R.O.W. = Right of way
- R=48' = Raduis of curve in feet
- SQ. FT.= Square feet
- +/- = More or Less
- ⊕ = Found Mesa County Survey Monument

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	37.00'	58.04'	52.27'	S 45°03'29" E	89°53'01"	36.92'
C2	37.00'	29.20'	28.45'	N 67°23'32" E	45°12'56"	15.41'
C3	14.00'	11.02'	10.74'	N 67°20'03" E	45°05'57"	5.81'
C4	13.50'	12.90'	12.41'	S 62°44'40" E	54°44'37"	6.99'
C5	48.00'	45.86'	44.14'	S 62°44'40" E	54°44'37"	24.85'

VICINITY MAP



NOT TO SCALE

Plat Notes:

1. Covenants and Restrictions Recorded in Book 3419 at Pages 618-638 in the Mesa County Clerk and Recorder's Office and amended in Book 3584 at Pages 194-197

SURVEYOR'S CERTIFICATE

I Cecil D. Caster do hereby certify that the accompanying plat of CONSTRUCTORS WEST 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.

COLORADO REGISTERED CECIL D. CASTER 1-27-04 24943 PROFESSIONAL LAND SURVEYOR

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

Basis of Bearing: A bearing of N89°36'24"W 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.)

TITLE CERTIFICATION

First American Heritage Title, does hereby certify that I have examined the title to all lands shown on this plat and that the title to such lands is vested in Darren Davidson free and clear of all liens, taxes and encumbrances except as follows:

EXECUTED this 29th day of January, 2004.

By: Julie Smith
Title Examiner's signature

DEDICATION:

Know all men by these presents that Darren Davidson is the owner of that real property as recorded in Plat Book 19, at Pages 365, 366 and 367 in the Mesa Clerk and Recorder's Office, in the City of Grand Junction, County of Mesa and State of Colorado.

Said real property described as Lots 6, 7 and 15 and 16 in Block 3 of Cimarron Mesa Subdivision, Mesa County, Colorado.

That said owners has caused that real property to be laid out and surveyed as CONSTRUCTORS WEST SIMPLE SUBDIVISION.

Tract C is dedicated to the Owner's and Homeowner's Association of the lots hereby platted and Recorded in Book 3584 at Page 193 for any use deemed reasonable.

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 29th day of January A.D. 2004

Darren Davidson

Darren Davidson

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 29th day of January AD 2004

My commission expires 1-12-05

Julie Smith
Notary Public

NOTARY PUBLIC JULIE SMITH STATE OF COLORADO

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:52 O'clock P M this 6th day of February A.D. 2004

Reception 2176024 Book 3584 Page 191

Clerk and Recorder Deputy

Drawer No. 00-128 Fees $10.00 + $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 4th day of February A.D. 2004

City Manager President of City Council

The foregoing instrument was acknowledged before me this 4th day of February AD 2004

My commission expires November 28, 2005

Rhonda S. Edwards
Notary Public

NOTARY PUBLIC RHONDA S. EDWARDS STATE OF COLORADO

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.

CONSTRUCTORS WEST SIMPLE SUBDIVISION
A Replat of Lots 6, 7, 15 and 16 in Block 3 of Cimarron Mesa Subdivision. Located in the SE 1/4 Section 26, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa and State of Colorado.

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

DESIGNED FIELD APPROVAL BKH
DRAWN RRM SHEET NUMBER
CHECKED CDC APPROVED 10/27/03
PREPARED FOR: Constructors West JOB NO. 03-53

01298201.TIF