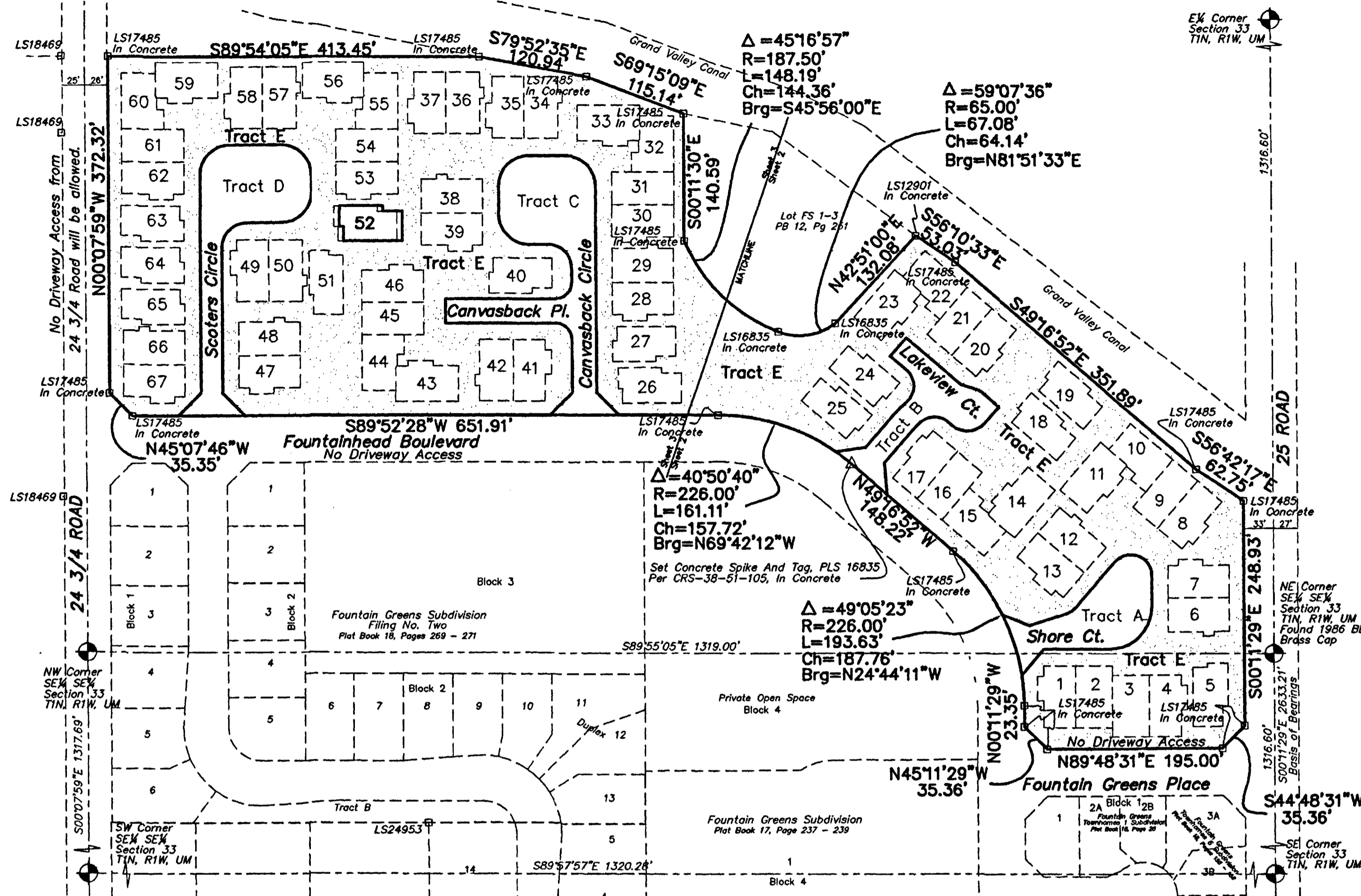


# LOT 52 - TRACT E FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE



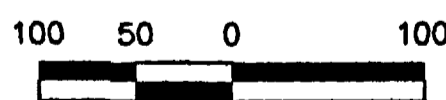
## Setback Requirements:

(from structure to perimeter property lines):

North Property Line (adjacent to Grand Valley Canal and northern boundary of Tract E)	10.0'
24-3/4 Road, Fountainhead Blvd., & Fountain Greens Place	15.0'
25 Road	20.0'
Minimum Garage Setback	19.5'
Minimum Building Separation	10.0'
Minimum Standard Setback	5.0'



SCALE: 1"=100'



## LEGEND

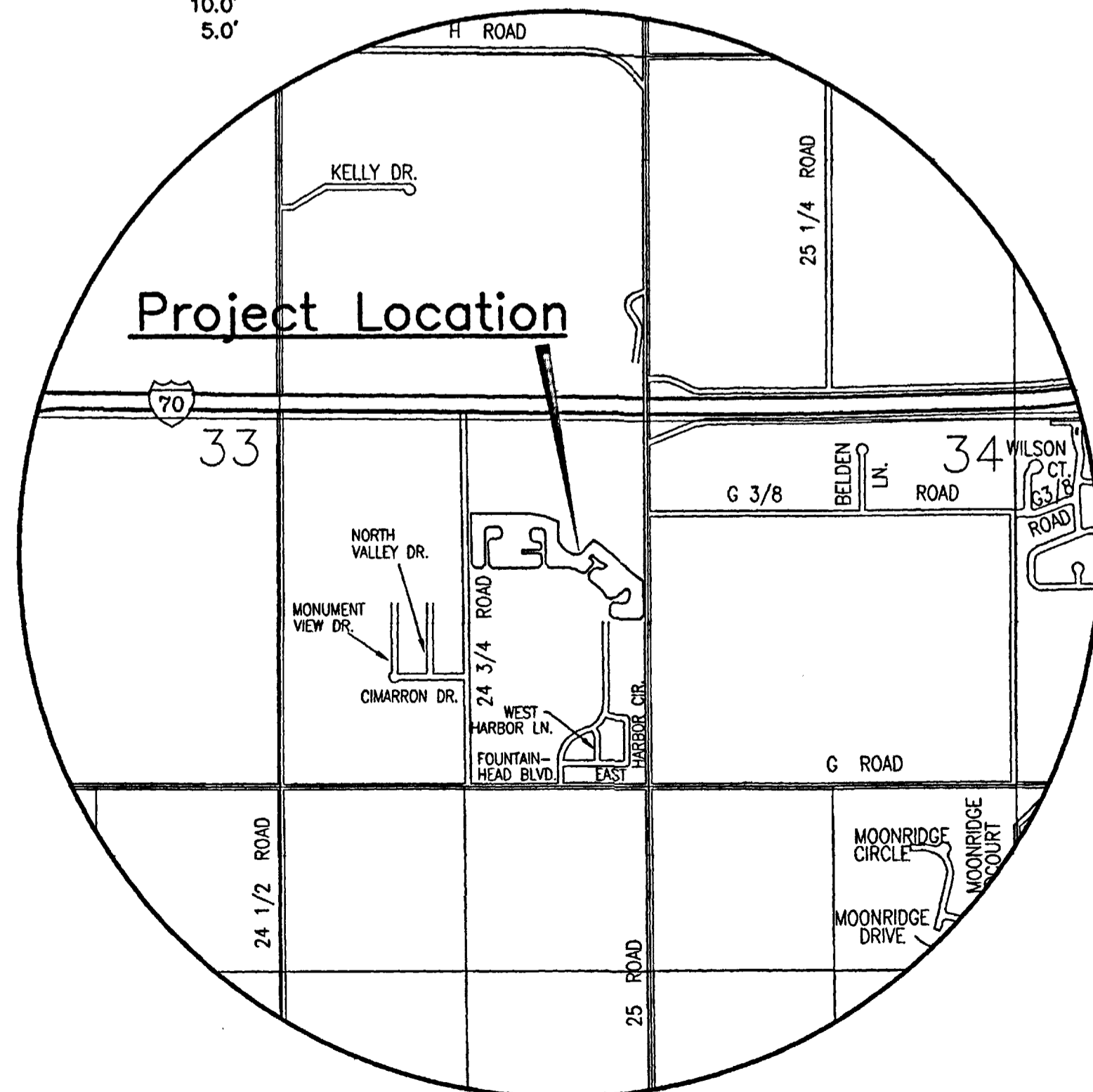
- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND/SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED

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

## AREA SUMMARY

LOT 52	=	0.058 Acres	1.31%
TRACT E	=	4.362 Acres	98.69%
TOTAL	=	4.420 Acres	100.00%

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.



Vicinity Map

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Fountain Greens, L.L.C., a Colorado Limited Liability Company and Hamlet at Fountain Greens Association, Inc., a Colorado Non Profit Corporation, are the owners of that real property located in part of the Southeast Quarter of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Tract E and Lot 52, Fountain Greens Subdivision, Filing No. Three, as recorded in Plat Book 19, Pages 181-184 of Mesa County records.

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 LOT 52 - TRACT E FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

Tract E is granted to the Hamlet at Fountain Greens Association, Inc., a Colorado Non Profit Corporation, as Common Area for the uses of said Association, including but not limited to: utility service lines, parking and parking access, pedestrian access, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities, signage, landscaping, and other uses as determined by said association, subject to any historical and recorded rights and usage of the Grand Junction Drainage District to install, operate, maintain and repair irrigation water transmission and/or drainage facilities.

All Tracts/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 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.

IN WITNESS WHEREOF, said owners, Fountain Greens, L.L.C., a Colorado Limited Liability company and Hamlet at Fountain Greens Association, Inc., a Colorado Non Profit Corporation, have caused their names to be hereunto subscribed this 30th day of August, A.D. 2004.

by: Donald J. Humphrey (title) MANAGER  
for: Fountain Greens, L.L.C., a Colorado Limited Liability Company

by: Donald J. Humphrey (title) President  
for: Hamlet at Fountain Greens Association, Inc., a Colorado Non Profit Corporation

## NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA  
BOULDER

The foregoing instrument was acknowledged before me by Donald J. Humphrey, (title) MANAGER for Fountain Greens, L.L.C., a Colorado Limited Liability Company this 30th day of August, A.D., 2004.  
Witness my hand and official seal:

Kristine D. Powell  
Notary Public  
My Commission Expires 6-26-07



## NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA  
BOULDER

The foregoing instrument was acknowledged before me by Donald J. Humphrey (title) PRESIDENT for Hamlet at Fountain Greens Association, Inc., a Colorado Non Profit Corporation this 30th day of August, A.D., 2004.  
Witness my hand and official seal:

Kristine D. Powell  
Notary Public  
My Commission Expires 6-26-07



## GENERAL NOTES

Basis of bearings is the East line of the SE1/4 of Section 33, T1N, R1W, U1M, which bears South 00 degrees 11 minutes 29 seconds East, a distance of 2633.21 feet. Both monuments on this line are as shown on the face of this plat.

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 First American Title Company, Commitment No. 0043324.00189217

The Declaration of Covenants and Restrictions are recorded at Book 3223, Page 29, Mesa County Records.

## SPECIAL NOTE:

The specific purpose of this plat is to relocate Lot 52 within Tract E.

No other Lots, Tracts, or easements located within Filing No. Three are affected by this replat.

For any geometry concerning overall Boundary, any other lots, tracts or easements see plat for Fountain Greens Subdivision, Filing No. Three, as recorded in Plat Book 19, Pages 181 through 184.

## SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of LOT 52 - TRACT E FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE, 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 some. 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 Sept. 3, 2004

## TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, FIRST AMERICAN HERITAGE TITLE Co., 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 See dedication; that the current taxes have been paid; that all mortgages not satisfied or released or 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: 9/3/04 by: Nicole Lewis - Title Officer  
Name And Title  
for: FIRST AMERICAN HERITAGE TITLE COMPANY  
Name Of Title Company

## FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type

## LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of LOT 52 - TRACT E FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE.

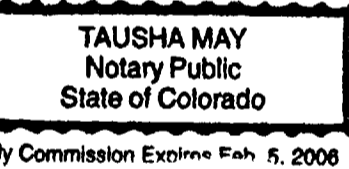
Signed this 30th day of August, 2004.  
John D. Baker President  
for: Community First National Bank

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA  
BOULDER

The foregoing instrument was acknowledged before me by Keith Dickelman, this 30 day of AUGUST, A.D., 2004.  
Witness my hand and official seal:

Notary Public Judith M. Murr  
My Commission Expires Feb 5, 2006



## CITY OF GRAND JUNCTION APPROVAL

This plat of LOT 52 - TRACT E FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12th day of September, A.D., 2004.

City Manager John D. Baker  
Mayor Tom Hill

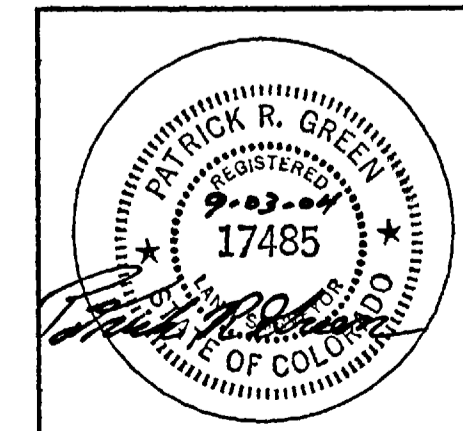
## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M., September 21, A.D., 2004, and was duly recorded in Book 3742 Page No. 339 Reception No. 2214916 Drawer No. PP 119 Fees: \$40.00 + 1.00

Clerk and Recorder

By: \_\_\_\_\_  
Deputy



PATRICK R. GREEN  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 17485

<b>LOT 52 - TRACT E</b> <b>FOUNTAIN GREENS SUBDIVISION</b> <b>FILING NO. THREE</b>			
REPLAT OF TRACT E AND LOT 52 FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE 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. 2002-114	SURVEYED	DRAWN	CHECKED
DATE: July, 2004	RSK	PRG	1
SHEET	OF	1	3

# LOT 52 - TRACT E FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE

PB 12, Pg 251

$\Delta = 45^{\circ}16'57''$   
 $R = 187.50'$   
 $L = 148.19'$   
 $Ch = 144.36'$   
 $Brg = S45^{\circ}56'00''E$

$\Delta = 59^{\circ}07'36''$   
 $R = 65.00'$   
 $L = 67.08'$   
 $Ch = 64.14'$   
 $Brg = N81^{\circ}51'33''E$

$\Delta = 40^{\circ}50'40''$   
 $R = 226.00'$   
 $L = 161.11'$   
 $Ch = 157.72'$   
 $Brg = N69^{\circ}42'12''W$

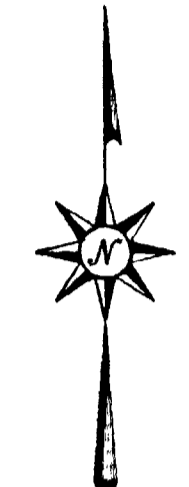
$\Delta = 49^{\circ}05'23''$   
 $R = 226.00'$   
 $L = 193.63'$   
 $Ch = 187.76'$   
 $Brg = N24^{\circ}44'11''W$

$\Delta = 09^{\circ}09'26''$   
 $R = 226.00'$   
 $L = 36.12'$   
 $Ch = 36.08'$   
 $Brg = S13^{\circ}20'52''E$

$\Delta = 08^{\circ}34'40''$   
 $R = 226.00'$   
 $L = 33.83'$   
 $Ch = 33.80'$   
 $Brg = S04^{\circ}28'49''E$

EW Corner  
 Section 33  
 T1N, R1W, UM

NE Corner  
 Section 33  
 T1N, R1W, UM  
 Found 1986 BLM  
 Brass Cap



SCALE: 1"=30'  
 30 15 0 30

AREA SUMMARY

LOT 52	= 0.058 Acres	1.31%
TRACT E	= 4.362 Acres	98.69%
TOTAL	= 4.420 Acres	100.00%

Curve Data

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	08°16'02"	88.50'	12.77'	12.76'	N44°51'09"E
C2	98°16'02"	23.00'	39.45'	34.79'	S00°08'51"E
C3	08°16'02"	75.00'	10.82'	10.81'	S44°51'09"W
C4	08°16'02"	75.00'	10.82'	10.81'	N44°51'09"E
C5	08°16'02"	61.50'	8.87'	8.87'	N44°51'09"E
C6	21°49'30"	8.00'	3.05'	3.03'	N60°11'37"W
C7	90°00'00"	18.00'	28.27'	25.46'	S44°52'28"W
C8	90°00'00"	18.00'	28.27'	25.46'	S45°07'32"E

Private Open Space  
 Block 4

25 ROAD  
 No Driveway Access from 25 Road will be allowed.

1316.60'  
 S0011'29"E 2633.21' Base of Bearings

PATRICK R. GREEN  
 COLORADO PROFESSIONAL LAND SURVEYOR  
 P.L.S. NO. 17485

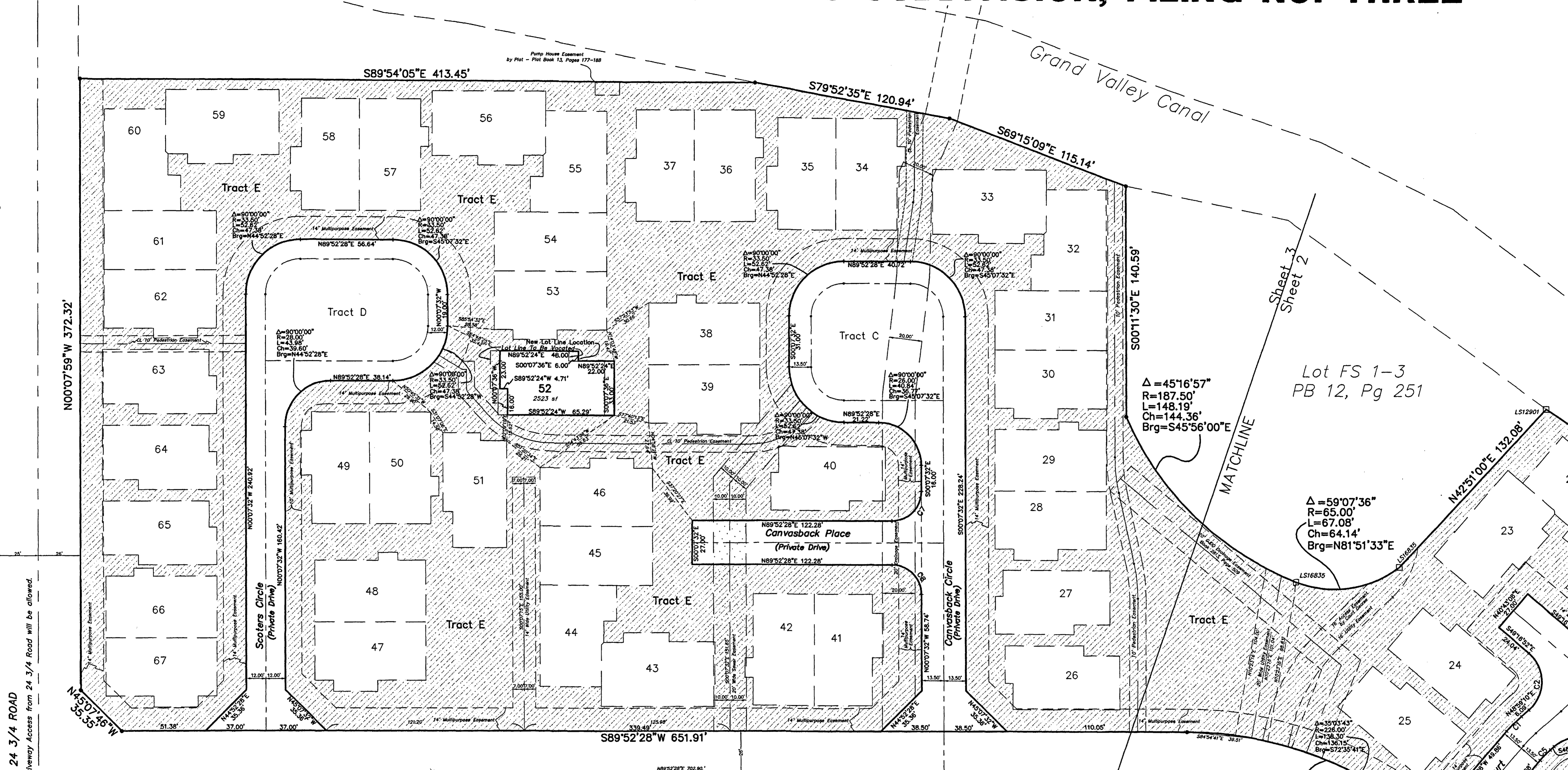
**LOT 52 - TRACT E  
 FOUNTAIN GREENS SUBDIVISION  
 FILING NO. THREE**  
 REPEAT OF TRACT E AND LOT 52  
 FOUNTAIN GREENS SUBDIVISION, FILING NO. TWO  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**LANDesign**  
 ENGINEERS SURVEYORS PLANNERS  
 244 NORTH 7TH STREET  
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

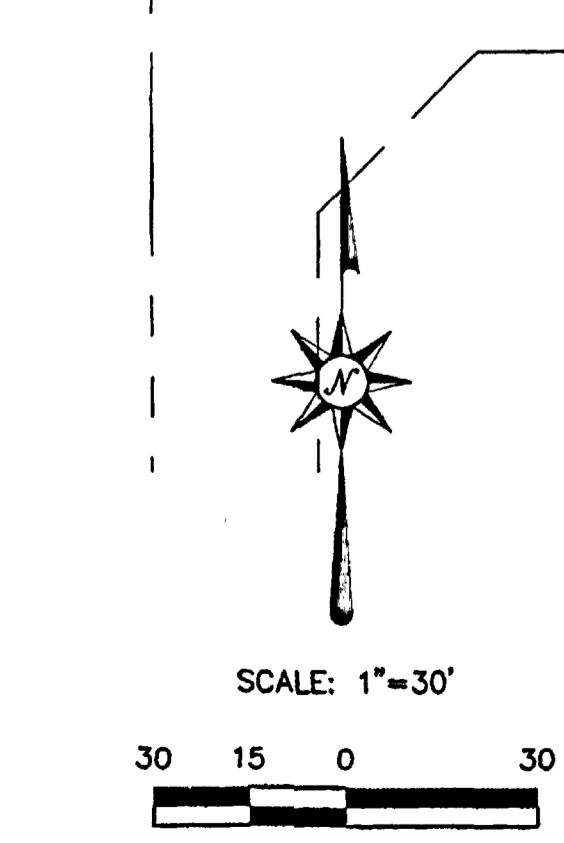
PROJ. NO. 2002-114	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: July, 2004	RSK	PRG	2	3	

NOTES: 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.

# LOT 52 - TRACT E FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE



No Driveway Access from 24 3/4 Road will be allowed.



**AREA SUMMARY**

LOT 52	= 0.058 Acres	1.31%
TRACT E	= 4.362 Acres	98.69%
<b>TOTAL</b>	<b>= 4.420 Acres</b>	<b>100.00%</b>

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.

PATRICK R. GREEN  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 17485

**LOT 52 - TRACT E  
FOUNTAIN GREENS SUBDIVISION  
FILING NO. THREE**

REPLAT OF TRACT E AND LOT 52  
FOUNTAIN GREENS SUBDIVISION, FILING NO. THREE  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**LANDesign**

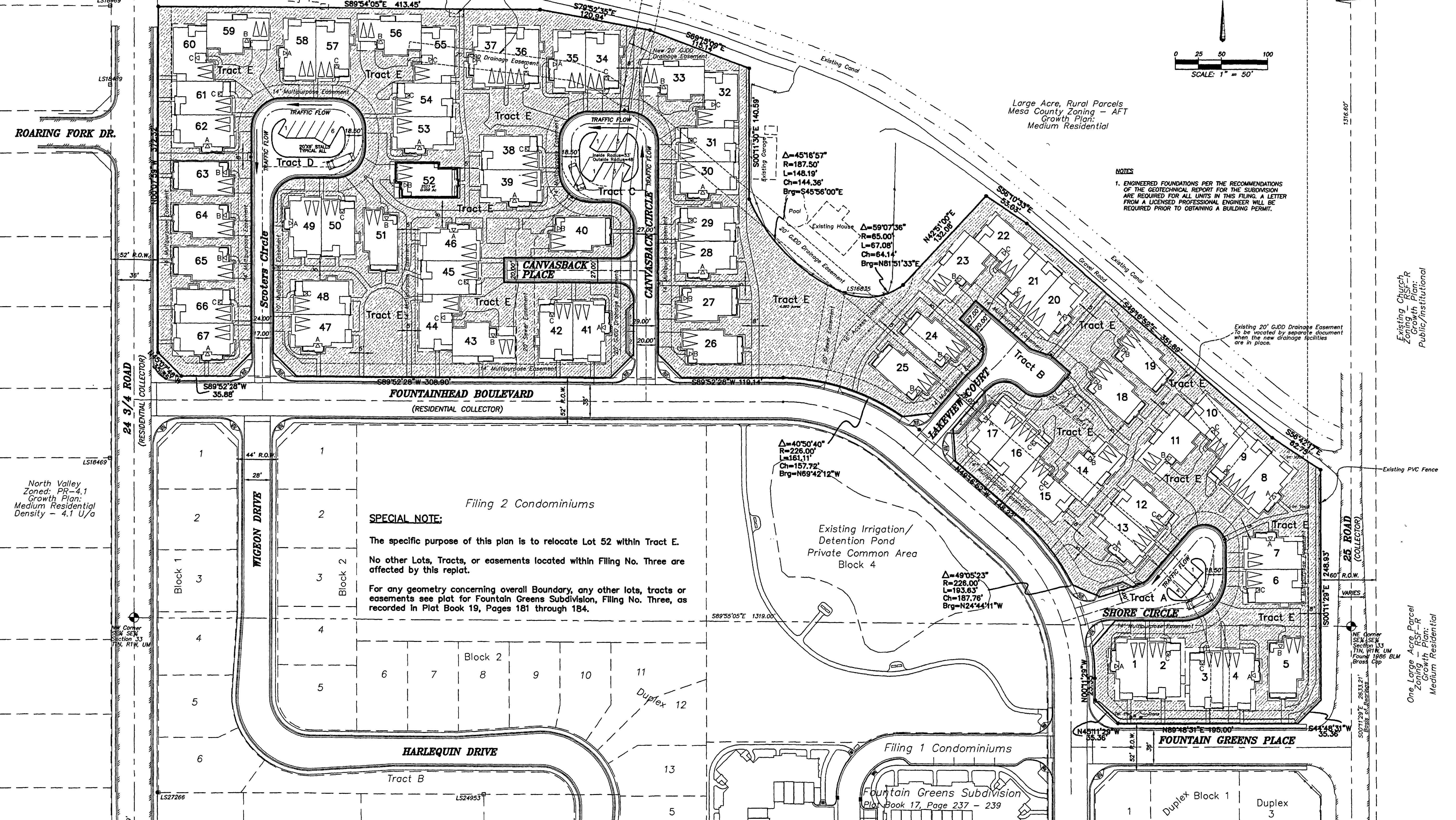
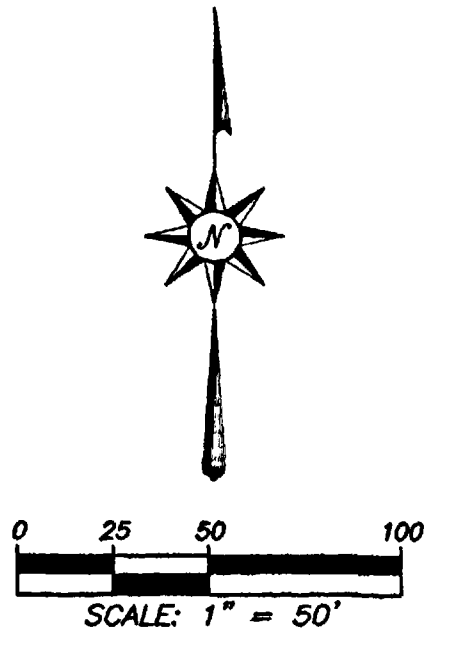
ENGINEERS SURVEYORS PLANNERS  
244 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2002-114	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: July, 2004	RSK	PRG	3	3	

Large Acre Parcels  
Mesa County Zoning - AFT  
Growth Plan:  
Med. To High Residential

**LAND USE TABLE**

LOT 52	0.058 Ac	1.31%
TRACT E (COMMON AREA)	4.362 Ac	98.69%
TOTALS	4.420 AC.	100%



**NOTES**  
1. ENGINEERED FOUNDATIONS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THE SUBDIVISION ARE REQUIRED FOR ALL UNITS IN THIS FILING. A LETTER FROM A LICENSED PROFESSIONAL ENGINEER WILL BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.

**SPECIAL NOTE:**

The specific purpose of this plan is to relocate Lot 52 within Tract E.  
No other Lots, Tracts, or easements located within Filing No. Three are affected by this replat.  
For any geometry concerning overall Boundary, any other lots, tracts or easements see plat for Fountain Greens Subdivision, Filing No. Three, as recorded in Plat Book 19, Pages 181 through 184.

**SETBACK REQUIREMENTS**

NORTH PROPERTY LINE SETBACK (ADJACENT TO GRAND VALLEY CANAL AND NORTHERN BOUNDARY OF TRACT E)	10.0'
24 3/4 ROAD, FOUNTAINHEAD BLVD., AND FOUNTAIN GREENS PLACE SETBACK	15.0'
25 ROAD SETBACK	20.0'
MINIMUM GARAGE SETBACK	19.5'
MINIMUM BUILDING SEPARATION	10.0'
MINIMUM STANDARD SETBACK	5.0'

HATCH = BOUNDARY OF TRACT E  
52 LOCATION OF LOT 52

**CALL BEFORE YOU DIG 1-800-922-1987**

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

BENCHMARK:  
SE CORNER  
SECTION 33  
T1N., R1W., U.M.  
MCSM 2-1  
ELEV. 4594.04

CITY OF GRAND JUNCTION  
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.  
By: Ronnie Edwards AEA DATE: 9/20/04  
ACCEPTED AS CONSTRUCTED  
DATE:

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7TH STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO.: 2002-114  
FILE NAME: 2002-114-12-siteplan  
DATE: 03/26/02  
DRAWN: CUM  
CHK'D: KJK

**LOT 52 - TRACT E**  
**FOUNTAIN GREENS SUBDIVISION**  
**FILING 3**

**SITE DEVELOPMENT PLAN**

REVISION: B  
DATE: 7/23/04  
NO.: 1  
RELOCATE LOT 52 & BUILDING

SHEET 1 OF 1