

# BEEHIVE ESTATES SUBDIVISION PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 3, T. 1 S., R. 1 W., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## STATEMENT OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Village Homes of Colorado, Inc., a Colorado Corporation, is the owner of that real property situated in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County Colorado, described at Book 3575, Page 694-695 of the Mesa County records, and as shown on the accompanying plat, being more particularly described as follows:

### From Title Commitment:

Beginning at the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, thence West 662 feet, thence South 0°16'East 914.8 feet, thence East 261.4 feet, thence North 79°58'East 405.04 feet, thence North 0°11'West 843.5 feet to the point of beginning.

### Also known and resurveyed as:

A parcel of land located in the SW1/4 of the SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:  
Beginning at the Northeast corner of the said SW 1/4 of the SE 1/4 of Section 3, being monumented by a witness corner, a 3 1/4" aluminum cap by LS 16835 and considering the line between said Northeast corner of the SW 1/4 of the SE 1/4 of Section 3 and the Northwest corner of the said SW 1/4 of the SE 1/4 of Section 3, being monumented by a standard Mesa County survey monument, to bear N89°54'04"W with all other bearings being relative thereto;  
Thence N89°54'04"W along the said North line of the SW 1/4 of the SE 1/4 of Section 3, 659.81 feet;  
thence S00°02'40"W, 916.73 feet;  
thence S89°57'03"E, 261.35 feet;  
thence N80°27'28"E, 404.16 feet to a point on the East line of said SW 1/4 of the SE 1/4 of Section 3;  
thence N00°02'26"E along the said East line of the SW 1/4 of the SE 1/4 of Section 3, 848.82 feet to the point of beginning. Said parcel contains 13.57 acres, more or less.

That said owner has caused said real property to be laid out and surveyed as BEEHIVE ESTATES SUBDIVISION PLAT, a subdivision of a part of the City of Grand Junction, Colorado.

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

Tract A, Tract B and Tract C are dedicated to the City of Grand Junction for the use of the public forever.

All streets, roads and Rights-of-Way, including Dewey Place, Eldorado Drive, Silverado Drive, Silverado Court, Saffron Way and Civic Lane, are dedicated to the City of Grand Junction for the use of the public forever.

The Drainage Easement on the West side of property is to be dedicated to the City of Grand Junction.

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 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 Drainage Easements are dedicated to the City of Grand Junction for the use of City-approved public providers as perpetual easements for the installation, operation, maintenance and repair of drainage ways and drainage facilities and appurtenances.

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 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 owner has caused his name to be hereunto subscribed this 15<sup>th</sup> day of February, 2005.

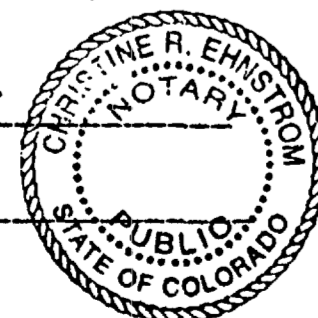
Representative  
Village Homes of Colorado, Inc.

State of Colorado )  
County of Mesa )ss

This plat was acknowledged before me by Douglas Champion as Representative of Village Homes of Colorado, Inc., a Colorado Corporation, on this 15<sup>th</sup> day of February, 2005, for the aforementioned purposes.

Christina R. Stratton  
Notary Public

My commission expires: 7/7/06



## CITY APPROVAL

This plat of BEEHIVE ESTATES SUBDIVISION PLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 24 day of FEBRUARY, 2005.

David Valley City Manager  
Gary Palmer Mayor

## COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 8:23 o'clock A. M., this 1st day of March, 2005, and is duly recorded in Book No. 3845, Page 25-26 as Reception No. 2241066.  
Drawer No. QQ-62, Fees \$20.00+4.00

Clerk and Recorder of Mesa County

## SURVEYOR'S STATEMENT

I, David G. Nicewicz, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of BEEHIVE ESTATES SUBDIVISION PLAT was made by me and/or under my direction and supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

David G. Nicewicz  
David G. Nicewicz, P.L.S. 24963

## TITLE CERTIFICATE

State of Colorado )  
County of Mesa )ss

We, Abstract and Title Company of Mesa County, Inc., 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 Village Homes of Colorado, 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: 2-16-05 By: Debra Blanchette

## NOTES

- Easement and right-of-way research and legal description by Abstract & Title Co. of Mesa County, Inc., Policy number 00913287 C7, dated November 30, 2004 at 7:00 A.M..
- Project benchmark is the witness corner to the SE 1/16 corner of Section 3 as described and shown hereon with an elevation of 4596.58 feet, Mesa county survey datum.
- A communications tower is located on adjoining property which lies to the West of the Beehive Estates Subdivision. The tower is approximately 244' West of the Westerly boundary of Lot 27.
- Engineered Foundations on all dwelling units are required.
- The Grand Junction Fire Department must review construction plans for any proposed single family homes before a building permit is issued. Residential structures larger than 3600 square feet in size are required to install an approved fire sprinkler system, per section B105.1 of the International Fire Code, 2000 edition.
- Lots 6, 7, 25 and 26 are to have a fence adjoining Tract A. The fence is restricted to 4 feet in height and a rail or split rail fence. Wire mesh may be attached to the inside of the fence (on the lot owner's side) that is not taller than the rail or split rail fence. The fence shall extend from the right-of-way edge on Lot 6 to the right-of-way edge on Lot 26 and from the right-of-way edge on Lot 7 to the right-of-way edge of Lot 25.
- The fences along the rear lot lines of Lots 48 through 58 are restricted to 4 feet in height and a rail or split rail fence. Wire mesh may be attached to the inside of the fence (on the lot owner's side) that is not taller than the rail or split rail fence.
- A fence permit shall be required for all fences and the fences must comply with the Grand Junction Zoning and Development Code.

## BUILDING SETBACKS

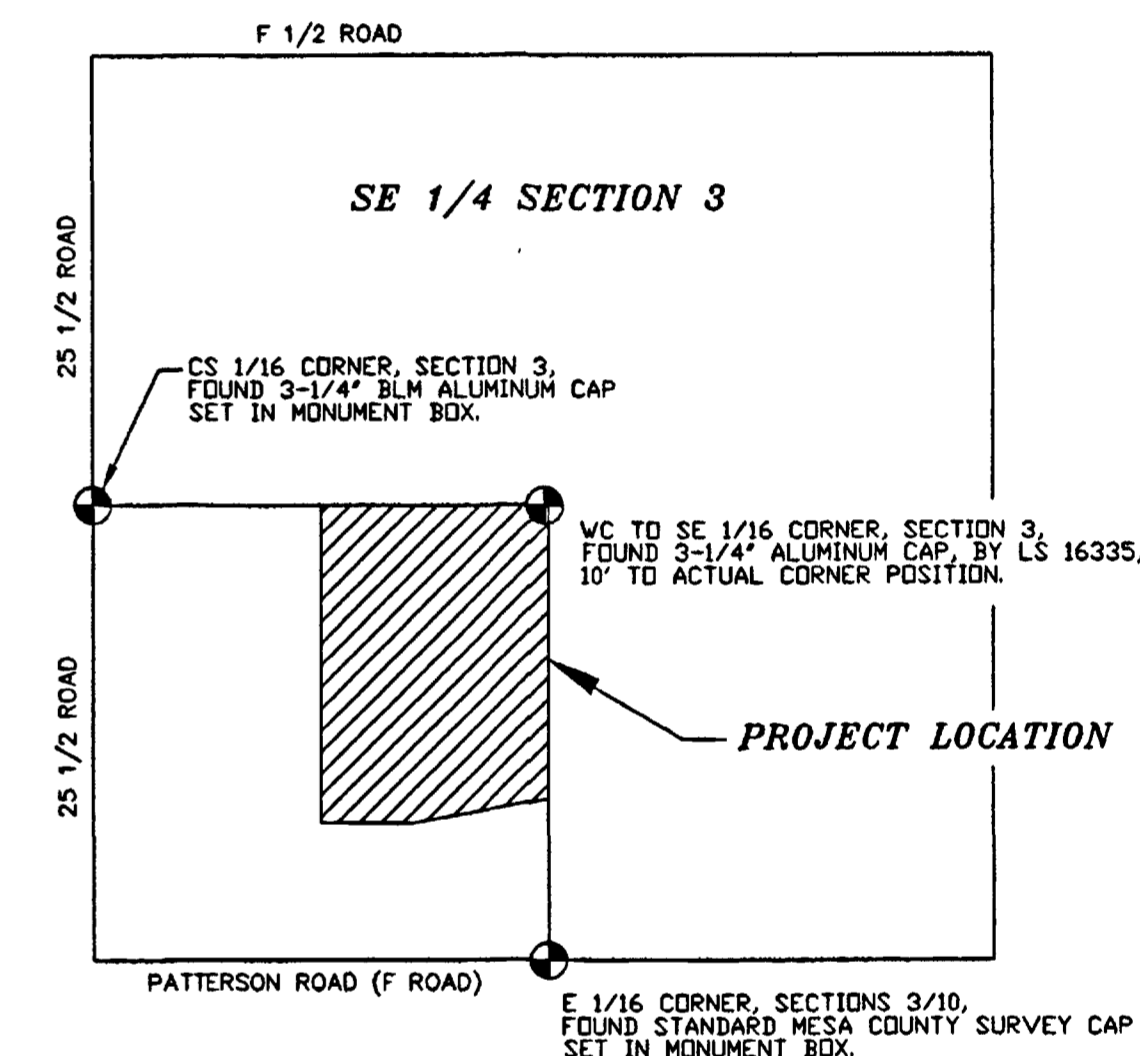
FRONT YARD = 20 FEET FROM FRONT PROPERTY LINE  
REAR YARD = 10 FEET FROM REAR PROPERTY LINE  
SIDE YARD = 5 FEET FROM EACH SIDE PROPERTY LINE

## AREA SUMMARY

LOTS 1-58	= 7.112 ACRES	52.39%
ROAD R.O.W.	= 2.823 ACRES	20.80%
TRACT A	= 0.038 ACRES	0.28%
TRACT B	= 0.063 ACRES	0.46%
TRACT C	= 3.538 ACRES	26.07%
TOTAL	= 13.574 ACRES	100.00%



## VICINITY/CONTROL MAP NO SCALE



<b>PLAN SCALE</b> 1" = 50'  <b>REVISIONS:</b> DATE: 04/15/03 DATE: 01/07/04 DATE: 07/02/04 KJG	<b>SIGNATURE BLOCK</b> FIELD CREW: DGN, RKG DRAFTER: DGN, RKG CHECKED BY: RKG		DATE: 09/04 DATE: 09/04	<b>WEST ELK LAND SURVEYING, INC.</b>  34618 L ROAD HOTCHKISS, COLORADO 81419 EMAIL: westelkland@aol.com	TITLE: <b>BEEHIVE ESTATES SUBDIVISION PLAT</b> MAP ID: <b>WE05105FU</b>
	DATE: 01/21/05 DVG, FUCCDSUBP1		SHEET 1 OF 2		

# BEEHIVE ESTATES SUBDIVISION PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 3, T. 1 S., R. 1 W., UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

HARWOOD-TOLMAN SUBDIVISION  
(RECEPTION # 759081)

CLEMENTSON REPLAT  
(RECEPTION # 1922421)

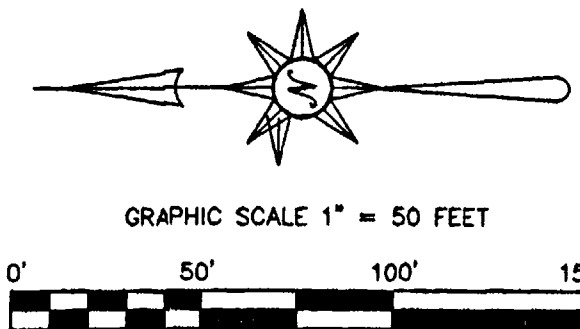
HILLTOP HEIGHTS WEST SUBDIVISION  
(RECEPTION # 1681155)

TOMKINS SUBDIVISION  
A REPLAT OF LOT 1, HI-FASHION SUBDIVISION  
(RECEPTION # 1720302)

### ABBREVIATIONS

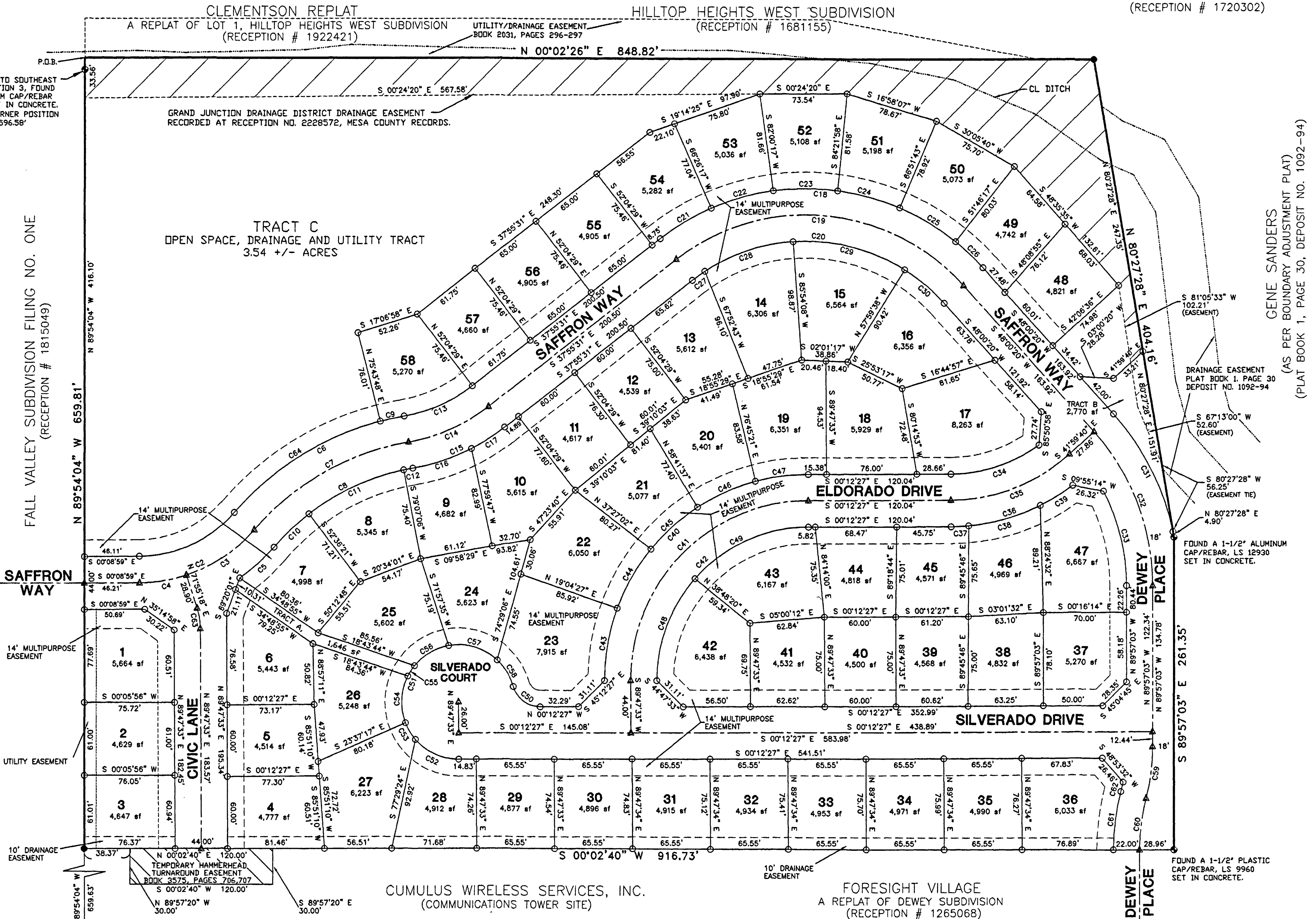
P.O.B. - Point of Beginning  
B.M. - Benchmark  
LS - Licensed Surveyor  
R.O.W. - Right-of-way  
CL - Centerline  
Ac. - Acres  
sf - square foot

WITNESS CORNER TO SOUTHEAST 1/16 CORNER SECTION 3, FOUND A 3-1/4" ALUMINUM CAP/REBAR BY LS 16335, SET IN CONCRETE, 10' TO ACTUAL CORNER POSITION PROJECT B.M. = 4596.58'



### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	106.00	80.54	87.81	S 24°37'11" E	48°56'25"
C2	128.00	109.33	106.04	S 24°37'11" E	48°56'25"
C3	128.00	69.28	68.44	S 33°35'03" E	31°00'42"
C4	128.00	40.05	39.89	S 09°06'51" E	17°55'43"
C5	150.00	38.76	38.65	S 41°41'15" E	14°48'19"
C6	242.00	167.13	163.83	S 29°18'17" E	39°34'14"
C7	220.00	151.94	148.94	S 29°18'17" E	39°34'14"
C8	198.00	136.75	134.84	S 28°18'17" E	39°34'14"
C9	242.00	20.53	20.53	S 11°57'02" E	04°51'43"
C10	198.00	42.02	40.42	S 43°14'32" E	11°41'45"
C11	198.00	88.42	87.68	S 24°36'06" E	25°35'07"
C12	198.00	7.91	7.91	S 10°39'51" E	02°17'22"
C13	128.00	63.46	62.81	S 23°43'21" E	28°24'21"
C14	150.00	74.37	73.61	S 23°43'21" E	28°24'21"
C15	172.00	85.27	84.40	S 23°43'21" E	28°24'21"
C16	172.00	52.20	52.00	S 18°12'53" E	17°23'25"
C17	172.00	33.07	33.02	S 32°25'03" E	11°00'56"
C18	200.00	299.96	272.62	S 05°02'24" W	85°55'51"
C19	178.00	266.96	242.63	S 05°02'24" W	85°55'51"
C20	156.00	233.97	212.65	S 05°02'24" W	85°55'51"
C21	200.00	50.14	50.01	S 30°44'37" E	14°21'48"
C22	200.00	54.34	54.17	S 15°46'43" E	15°34'00"
C23	200.00	54.34	54.17	S 00°12'43" E	15°34'00"
C24	200.00	54.34	54.17	S 15°21'17" W	15°34'00"
C25	200.00	55.00	54.83	S 31°01'00" W	15°45'25"
C26	200.00	31.80	31.77	S 21°06'03" E	11°41'21"
C27	156.00	12.84	12.84	S 35°34'02" E	04°42'56"
C28	156.00	78.26	78.41	S 18°39'12" E	29°06'40"
C29	156.00	98.30	96.68	S 13°57'15" W	36°06'14"
C30	156.00	43.56	43.42	S 40°00'21" W	15°59'58"
C31	213.36	111.15	109.90	S 62°55'45" W	29°50'50"
C32	191.36	140.42	137.29	S 69°01'38" W	42°02'37"
C33	169.36	81.84	81.04	S 76°12'23" W	24°41'07"
C34	128.00	79.18	77.92	S 17°55'44" E	32°25'34"
C35	150.00	109.40	106.69	S 21°06'03" E	11°41'21"
C36	172.00	109.75	107.90	S 18°29'15" E	36°33'37"
C37	172.00	14.89	14.88	S 02°41'12" E	04°57'31"
C38	172.00	62.88	62.53	S 15°38'23" E	20°56'50"
C39	172.00	31.98	31.94	S 31°26'26" E	10°39'16"
C40	172.00	270.18	243.24	S 45°12'27" E	90°00'00"
C41	150.00	235.62	212.13	S 45°12'27" E	90°00'00"
C42	128.00	201.06	181.02	S 45°12'27" E	90°00'00"
C43	172.00	61.79	61.45	S 79°54'59" E	20°34'56"
C44	172.00	57.24	56.97	S 60°05'30" E	19°04'01"
C45	172.00	52.63	52.43	S 41°47'30" E	17°31'59"
C46	172.00	53.51	53.30	S 24°06'46" E	17°49'30"
C47	172.00	45.01	44.88	S 07°42'14" E	14°59'54"
C48	128.00	93.10	91.06	S 69°22'16" E	11°40'21"
C49	128.00	107.97	104.79	S 24°22'16" E	48°19'39"
C50	23.50	30.42	28.34	S 36°52'46" W	74°10'25"
C51	48.00	212.94	76.58	S 53°07'14" E	262°19'26"
C52	48.00	41.31	40.04	S 24°26'41" W	51°09'49"
C53	48.00	16.41	16.33	S 58°53'29" W	21°37'15"
C54	48.00	40.66	39.45	S 87°02'53" E	54°32'34"
C55	48.00	10.36	10.34	S 56°35'59" E	13°35'52"
C56	48.00	34.01	33.30	S 30°07'20" E	42°33'56"
C57	48.00	44.12	42.58	S 16°30'14" W	50°31'51"
C58	48.00	26.08	25.76	S 58°24'00" W	28°18'09"
C59	172.22	43.62	43.51	S 82°42'55" E	14°28'15"
C60	172.22	43.62	43.51	S 82°42'55" E	14°28'15"
C61	194.72	48.18	48.05	S 82°42'55" E	14°28'15"
C62	150.72	8.20	8.20	S 77°02'16" E	03°06'37"
C63	56.00	17.47	17.40	S 80°51'25" W	17°52'15"
C64	242.00	146.60	144.37	S 31°44'08" E	34°42'31"



**BASIS OF BEARING**  
BASIS OF BEARING WAS DETERMINED USING GPS (TRIMBLE 4700 RECEIVERS). THE LINE FROM THE CENTER SOUTH 1/16 CORNER, SECTION 3, TO THE WITNESS CORNER FOR THE SOUTHEAST 1/16 CORNER, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN WAS FOUND TO BE S 89°54'04" E, AS MONUMENTED AND SHOWN HEREON.

CENTER SOUTH 1/16 CORNER, SECTION 3  
FOUND A 3-1/4" ALUMINUM CAP  
SET IN MONUMENT BOX

**BUILDING SETBACKS**

FRONT YARD = 20 FEET FROM FRONT PROPERTY LINE  
REAR YARD = 10 FEET FROM REAR PROPERTY LINE  
SIDE YARD = 5 FEET FROM EACH SIDE PROPERTY LINE

**AREA SUMMARY**

LOTS 1-58	= 7.112 ACRES	52.30%
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TRACT A	= 0.038 ACRES	0.28%
TRACT B	= 0.063 ACRES	0.46%
TRACT C	= 3.538 ACRES	26.17%
TOTAL	= 13.574 ACRES	100.00%

- LEGEND**
- Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963, to be set at all lot corners prior to the sale of any lot.
  - Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete.
  - △ Indicates found monument set by others as shown hereon.
  - ▲ Indicates set Nail and Aluminum Washer stamped, LS 24963, to be set after road construction at centerline points of control.

**SURVEYOR'S STATEMENT:**

I, David G. Nicewicz, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of BEEHIVE ESTATES SUBDIVISION PLAT was made by me and/or under my direction and supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

David G. Nicewicz P.L.S. 24963

ACCORDING TO COLORADO LAW YOU MUST COMMENT ON ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**PLAN SCALE**  
1" = 50'

**SIGNATURE BLOCK**

FIELD CREW: DGN, RKG	DATE: 09/04
DRAFTER: DGN, RKG	DATE: 09/04
CHECKED BY: MLD	DATE: 09/04

**WEST ELK LAND SURVEYING, INC.**

34618 L ROAD  
HOTCHKISS, COLORADO 81419  
EMAIL: westelkland@aol.com

**TITLE**  
BEEHIVE ESTATES SUBDIVISION

DATE: 08/21/05 DWG: FUOCDSBP2 SHEET 2 OF 2

GENE SANDERS  
(AS PER BOUNDARY ADJUSTMENT PLAT)  
(PLAT BOOK 1, PAGE 30, DEPOSIT NO. 1092-94)