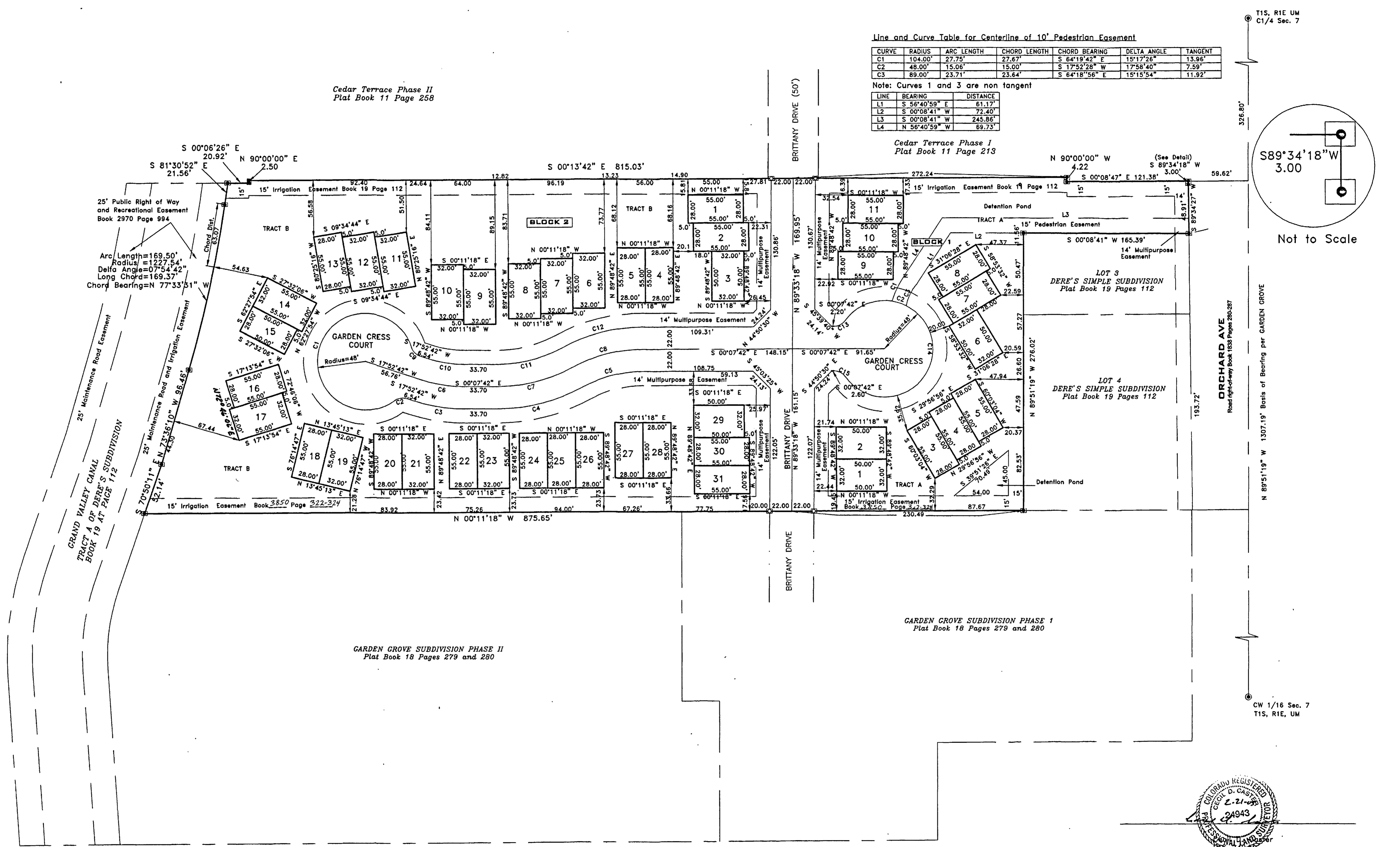




# GARDEN GROVE SUBDIVISION PHASE III

## A REPLAT OF LOT 2 DERE'S SIMPLE SUBDIVISION

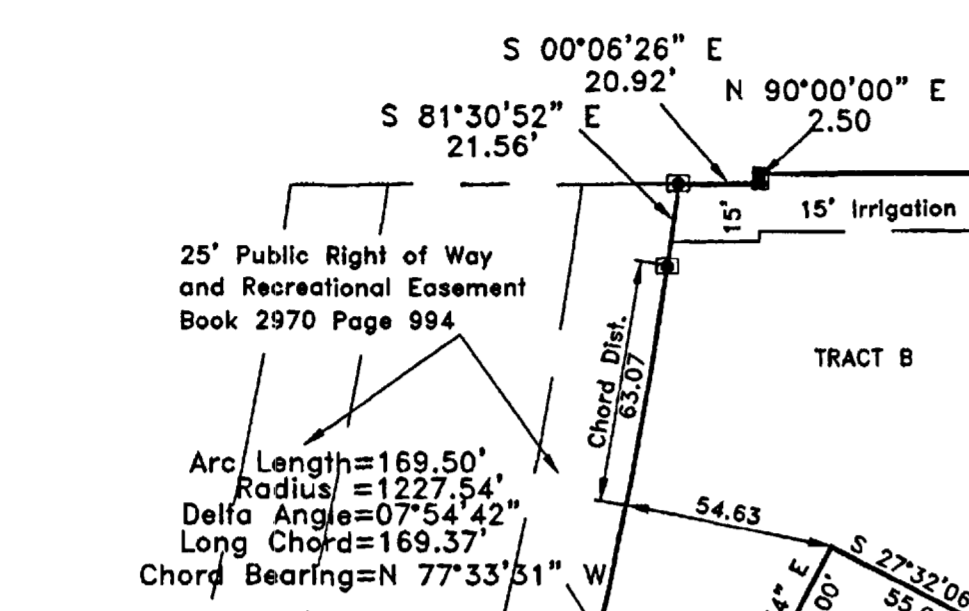
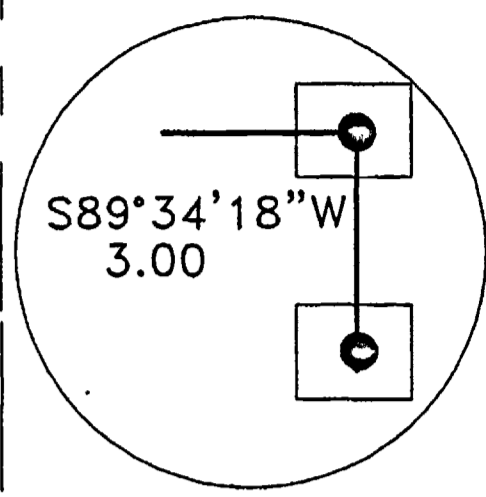


Line and Curve Table for Centerline of 10' Pedestrian Easement

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	104.00'	27.75'	27.67'	S 64°19'42" E	15°17'26"	13.96'
C2	48.00'	15.06'	15.00'	S 17°52'28" W	17°58'40"	7.59'
C3	89.00'	23.71'	23.64'	S 64°18'56" E	15°15'54"	11.92'

Note: Curves 1 and 3 are non tangent

LINE	BEARING	DISTANCE
L1	S 56°40'59" E	61.17'
L2	S 00°08'41" W	72.40'
L3	S 00°08'41" W	245.86'
L4	N 56°40'59" W	69.73'



Cedar Terrace Phase II  
Plat Book 11 Page 258

Cedar Terrace Phase I  
Plat Book 11 Page 213

GARDEN GROVE SUBDIVISION PHASE II  
Plat Book 18 Pages 279 and 280

GARDEN GROVE SUBDIVISION PHASE I  
Plat Book 18 Pages 279 and 280

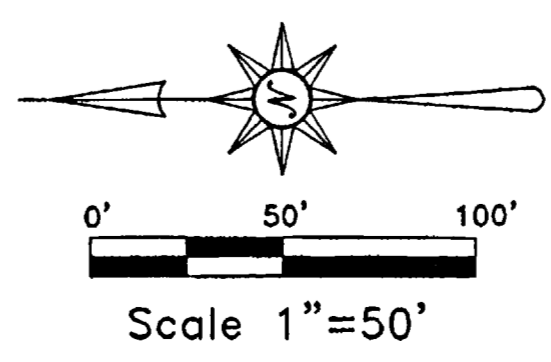
Note:  
1. All ties are at right angles to property line from lot corners.

AREA SUMMARY

Lots	1.56 acres = 24%
Additional R.O.W.	1.06 acres = 16%
Tracts	3.86 acres = 60%
Total	6.49 acres = 100%

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	48.00'	24.25'	24.11'	S 72°07'18" E	28°29'14"	33.93'
C2	13.50'	12.90'	12.41'	S 09°29'37" E	54°44'37"	6.99'
C3	172.00'	54.06'	53.83'	S 08°52'30" W	18°00'24"	27.25'
C4	172.00'	85.73'	84.85'	S 14°24'27" E	28°33'29"	43.78'
C5	128.00'	63.80'	63.14'	S 14°24'27" E	28°33'29"	32.58'
C6	150.00'	47.14'	46.95'	S 08°52'30" W	18°00'24"	23.77'
C7	150.00'	74.76'	73.99'	S 14°24'27" E	28°33'29"	38.18'
C8	150.00'	74.77'	73.99'	S 14°24'27" E	28°33'29"	38.18'
C9	13.50'	12.90'	12.41'	S 45°15'00" W	54°44'37"	6.99'
C10	128.00'	40.23'	40.06'	S 08°52'30" W	18°00'24"	20.28'
C11	128.00'	63.80'	63.14'	S 14°24'27" E	28°33'29"	32.58'
C12	172.00'	85.73'	84.85'	S 14°24'27" E	28°33'29"	43.78'
C13	13.50'	12.90'	12.41'	S 27°30'00" E	54°44'37"	6.99'
C14	48.00'	24.25'	24.11'	S 89°51'12" E	28°33'29"	33.93'
C15	13.50'	12.90'	12.41'	S 27°14'37" W	54°44'37"	6.99'

- LEGEND
- = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
  - ⊙ = Found PK Nail, Replaced with Number 6 Rebar and 2 1/2" metal cap PLS 24943 in monument box.
  - = Found No. 5 Rebar and cap "Monument PLS 24943", except as noted.
  - = Set monument in concrete



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

*G. Bear*

GARDEN GROVE SUBDIVISION PHASE III  
 A REPLAT OF LOT 2 DERE'S SIMPLE SUBDIVISION  
 Located in the NW 1/4 of Section 7,  
 Township 1 South, Range 1 East, of the  
 Ute Meridian.

DESIGNED	FIELD APPROVAL	BKH
DRAWN	RM & CDC	TECHNICAL APPROVAL
CHECKED	CDC	APPROVED
PREPARED FOR:	Garden Grove LLC	JOB NO.