

VICINITY MAP

LOT 2

LOT 3

료LOT 1

100 FEET

LOT 8

S89'51'50"E

1. Notice: According to Colorado law you must commence any legal action based

BASIS OF BEARINGS: The west line of the SE 1/4 of the NW 1/4 of Section

26, Township 1 South, Range 1 West, Ute Meridian, having a grid bearing of

N 00° 16' 26' W and is monumented on the ground as shown on this Plat.

3. Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the

Company, Commitment No. 915-H0054771-097-NAF, Amendment No. A,

5. Engineered foundations consistent with the recommendations of the geotechnical

4. Easement and Title Information provided by First American Heritage Title

report for this subdivision are highly recommended.

The origin for this basis of bearings hereon is based on the grid bearings of

upon any defect in this survey within three years after you first discover such

commenced more than ten years from the date of certification shown hereon.

defect. In no event may any action based upon a defect in this survey be

GRAPHIC SCALE

SCALE: 1 INCH = 100 FEET

TRACT B

LOT 9 LOT 4

TRACT D

LOT 5

LOT 6

TRACTIC

LOT 12 LOT 7

LOT 13 LOT 8

LOT 7

1317.94

LOT 2

LOT 1

LOT 2

LOT

LOT :

658.97

C 1/4 CORNER, SECTION 26, TOWNSHIP 1 SOUTH,

RANGE 1 WEST.

UTE MERIDIAN.

PLS 16835

LOT 6

NW 1/16 CORNER,

SECTION 26, TOWNSHIP 1 SOUTH,

RANGE 1 WEST.

MCSM NO. 271-1

UTE MERIDIAN.

FEET 100

C-W 1/16 CORNER,

TOWNSHIP 1 SOUTH.

the Mesa County SIMSLCS network.

proper location as shown by record.

dated July 26, 2005.

SECTION 26,

RANGE 1 WEST.

MCSM NO. 1076

UTE MERIDIAN.

ROAD

41

26

## AREA CHIMMARY

ANLA SUMMANT							
6.955 AC.±	76.4%						
0.314 AC.±	3.5%						
0.282 AC.±	3.1%						
0.040 AC.±	0.4%						
0.040 AC.±	0.4%						
1.473 AC.±	16.2%						
9.104 AC.±	100%						
	6.955 AC.± 0.314 AC.± 0.282 AC.± 0.040 AC.± 0.040 AC.± 1.473 AC.±						

#### FOR CITY OF GRAND JUNCTION USE

ANTIETAM SUBDIVISION

S 3/4 OF THE W 1/2 OF THE SE 1/4 OF THE NW 1/4 SECTION 26. TOWNSHIP 1 SOUTH, RANGE 1 WEST,

UTE MERIDIAN, MESA COUNTY, COLORADO

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.
Declarations Recorded in Book $\underline{4035}$ Pages $\underline{535}$ through $\underline{552}$ .
Dedication Note 5.  Deed of conveyance recorded in Book 4035 Page 553.
Dedication Note 6.  Deed of conveyance recorded in Book 4035 Page 555
Dedication Note 7.  Deed of conveyance recorded in Book 4035 Page 555
Dedication Note 8.  Deed of conveyance recorded in Book 4035 Page 555.
Dedication Note 10.  Deed of conveyance recorded in Book 4035 Page 557.

#### TITLE CERTIFICATION

We, First American Heritage Title Company, 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 Dale G. Cole and Vic E. Egbert and Tami K. Van Cleve, 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.

Executed this 12th day of October A.D., 2005.

#### CITY APPROVAL

The Antietam Subdivision is approved and all dedications accepted this 27th day of October A.D., 2005.

#### COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado County of Mesa

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:38 ... A...M.,

on the 10th day of November, A.D. 2005 in Book No. 4035, Page No. 533-534, Reception No. 2285810 Drawer No. <u>RR-72</u>, Fees #20.00 1,00

Mesa County Clerk and Recorder

Deputy

#### **DECLARATIONS**

The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

#### SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Antietam Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this \_\_/O\_\_ day of <u>October</u> A.D., 2005.

Dean E. Ficklin P.L.S., 19597

# 19597

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Dale G. Cole, being the owner of record of that real property situated in the S 3/4 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 26, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3181, Page 15 and also that Vic E. Egbert and Tami K. VanCleve, being the owners of record of that real property situated in the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 26, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3368, Page 773 of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby Plat said real property under the name and style of ANTIETAM SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A tract of land situated in the S 3/4 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 26, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more fully described as follow:

Beginning at a C-W 1/16 corner of Section 26, Township 1 South, Range 1 West, Ute Meridian, and considering the west line of the SE 1/4 of the NW 1/4 of said Section 26 to bear N 0016'26" W, with all other bearings contained herein relative thereto:

- 1. Thence N 00"16'26" W, 127.70 feet;
- 2. Thence S 5816'26" E, 36.00 feet; 3. Thence S 88'31'26" E, 233.92 feet;
- 4. Thence N 02'33'34" E, 103.50 feet;
- 5. Thence N 81"16'26" W, 252.56 feet;
- Thence N 0016'26" W, 85.37 feet; Thence S 89'52'06" E. 338.01 feet:
- Thence N 0015'37" W, 659.67 feet:
- Thence S 89°52'26" E, 301.57 feet;
- 10. Thence S 00"13'45" E, 989.61 feet;
- 11. Thence N 89°51'50" W, 233.97 feet;
- 12. Thence S 00°15'26" E, 80.00 feet;
- 13. Thence N 89°51′50" W, 175.00 feet; 14. Thence N 0015'26" W, 80.00 feet;
- 15. Thence N 89°51'50" W, 250.00 feet to the point of beginning.

Antietam Subdivision as described above contains 9.104 acres more or less.

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

- 1. All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever.
- 2. All Multipurpose Easements are dedicated 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.
- 3. All Utility Easements are dedicated 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.
- 4. Trail Easement is dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public and accompanying pets, if any, for use as pedestrians, and/or with their wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes.
- 5. All Irrigation Easements to be granted to the Antietam Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- 6. Tract A (Open Space) to be granted to the Antietam Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- 7. Tract B (Open Space) to be granted to the Antietam Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- 8. Tract C and D to be granted to the Antietam Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) ingress and egress of the appropriate lot owners. their guests, and invitees, and also for the use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- 9. Tract A is dedicated to the City of Grand Junction as a perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.
- 10. 20' Sanitary Sewer Easement as shown in Lot 8, Block 1 and Tract B is granted to the parcel presently owned by Cindy L. Rogers, her successors and assigns as perpetual easement for the installation, operation, maintenance and repair of sanitary sewer lines and appurtenant facilities. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.

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 of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Dale G. Cole, has caused his name to be hereunto subscribed this \_\_\_\_\_\_ day of \_\_\_\_\_\_ A.D., 2005.

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado

County of Mesa

The foregoing Certificate of Ownership and Dedication was acknowledged before me this \_\_\_\_\_\_ , A.D., 2005, by Dale G. Cole as owner.

IN WITNESS WHEREOF, I hereunto affix my hord and official seal.

IN WITNESS WHEREOF, said owners, Vic E. Egbert and Tami K. VanCleve, have caused their names to be hereunto subscribed this \_\_\_\_\_\_ day of \_\_\_\_\_\_ A.D., 2005.

By Dale G. Cole, as Attorney-in-Fact pursuant to Power-of-Attorney dated June 03, 2005.

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado County of Mesa

The foregoing Certificate of Ownership and Dedication was acknowledged before me this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, A.D., 2005, by Dale G. Cole, power of attorney, on behalf of owners.



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 3181 at Page 17, modification of in Book 3612 at Page 835, modification of in Book 3741 at Page 37, and also in Book 3368 at Page 775, modification of in Book 3787 at Page 562, modification of in Book 3938 at Page 315 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these present to be signed by its President, with the authority of its board of directors, this \_\_\_\_\_\_ day

Ron Sawyer, President
First National Bank of the Rockies

ACKNOWLEDGMENT OF LIENHOLDER

State of Colorado

County of Mesa

The foregoing Lienholder's Ratification of Plat was acknowledged before me this day of OCTOBER , A.D., 2005, by Ron Sawyer of President of First National Bank of the Rockies.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

" AN NOOMONNDEED OF TENSY WAS RELICEDED 9/8/05 IN BOOK 3987 AT PAGE 768 AT RECEPTION 2274282

#### ANTIETAM SUBDIVISION

S 3/4 OF THE W 1/2 OF THE SE 1/4 OF THE NW 1/4 SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN. MESA COUNTY, COLORADO

VISTA ENGINEERING CORP. GRAND JUNCTION, COLORADO JOB NO: DATE: SHEET NO:

\_of 2 1" = 100' | 4149.01 - 02 | 10 - 07 - 05

01309301.TIF

# ANTIETAM SUBDIVISION

12' RIGT-OF-WAY /BOOK 56, PAGE 454

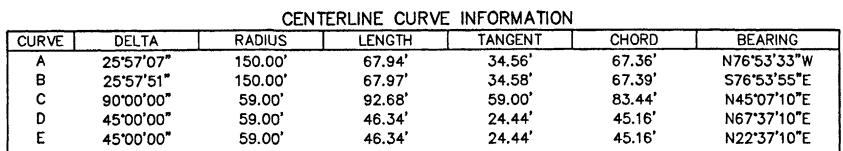
2' RIGHT-OF-WAY - DEDICATED HEREON

C-W 1/16 CORNER, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN. MCSM NO. 1076

22' RIGHT-OF-WAY
| DEDICATED HEREON | L17

S 3/4 OF THE W 1/2 OF THE SE 1/4 OF THE NW 1/4 SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

NW 1/16 CORNER,
SECTION 26,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN.
MCSM NO. 271



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	25'57'07"	172.00'	77.91	39.63'	77.24	N76'53'33"W
2	25'57'51"	128.00'	58.00'	29.51'	57.51'	S76*53'55"E
3	25'57'07"	128.00'	57.98'	29.49'	57.48'	N76'53'33"W
4	13'57'34"	128.00'	31.19'	15.67'	31.11'	N82'53'19"W
5	11'59'33"	128.00'	26.79'	13.44'	26.74'	N69°54'46"W
6	25'57'51"	172.00'	77.94'	39.65'	77.28'	S76°53'55"E
7	90'00'00"	37.00'	58.12'	37.00'	52.33'	N45°07'10"E
8	<b>30</b> *52 <b>*</b> 57 <b>"</b>	13.50'	7.28'	3.73'	7.19'	N74°26'22"W
9	151*45'53"	48.00'	127.14	190.85'	93.10'	N45°07'10"E
10	58'09'21"	48.00'	48.72'	26.69'	46.66	S88'04'34"E
11	41*22'30"	48.00'	34.66'	18.13'	33.91'	N42°09'30"E
12	5274'02"	48.00'	43.76'	23.53'	42.26'	N04°38'46"W
13	30°52'57"	13.50'	7.28'	3.73'	7.19'	\$1579'18"E
14	80'38'03"	13.50'	19.00'	11.46'	17.47	N40°40'35"W
15	40'26'13"	13.50'	9.53'	4.97'	9.33'	N20°34'40"W
16	40"1'50"	13.50'	9.47'	4.94'	9.28'	N60°53'41"W
17	260'38'22"	48.00'	219.08'	55.70'	72.72'	S49°45'35"W
18	108'29'27"	48.00'	90.88'	66.67'	77.90'	S26'44'52"E
19	2574'52"	48.00'	21.15'	10.75'	20.98'	S40°07'17"W
20	56°58'15"	48.00'	47.73'	26.05'	45.79'	S8173'51"W
21	4019'25"	48.00'	33.78'	17.62'	33.09'	N50°07 <b>'</b> 18"W
22	30'28'22"	48.00'	25.53'	13.07'	25.23'	N14'43'25"W
23	3277'16"	75.00'	42.26'	21.71'	41.71	S71°22'33"E
24	10°23'25"	554.00'	100.46	50.37'	100.33	N8279'28 <b>"</b> W
25	5*52'49"	833.00'	85.49'	42.78'	85.45'	N74"1'21"W
26	2*35'27"	833.00'	<b>37.67</b> ′	18.84'	37.66'	N75°50'02"W
27	3"17'21"	833.00'	47.82	23.92'	<del>4</del> 7.82'	N72*53'38"W
28	18'43'53"	75.00'	24.52'	12.37'	24.41'	S64°35'51"E
29	13'33'23"	75.00'	17.75'	8.91'	17.70'	\$80°44'29"E

LINE INFORMATION							
	LINE	BEARING	DISTANCE				
	L26	N81"16'26"W	17.25'				
	L27	N8176'26"W	32.05'				
	L28	N60'07'10"E	91.93'				
	L29	N60'07'10"E	84.09'				
	L30	S00"13'12"E	16.35'				
	L31	N76'20'17"W	36.38'				
	L32	S89*59'43"W	266.25'				
	L33	N0045'37"W	8.45'				
	L34	S69'27'35"E	76.63'				
	L35	S79'38'32"E	80.86'				
	L36	S70'53'00"E	150.06'				
	L37	S89'51'50"E	27.24'				
	L38	N02'38'21"E	23.29'				
	L39	N02°08'04"E	63.43'				
	L40	S72'03'40"E	414.21'				
	L41	S89'51'50"E	38.95'				
	L42	N07*46'00"W	53.01				
	L43	N15'30'48"W	69.20'				
	L44	S85'04'45"E	629.50'				
	L45	S79*38'32"E	76.03'				

### SUBDIVISION

THE W 1/2 OF THE
E NW 1/4 SECTION 26,
OUTH, RANGE 1 WEST,
ESA COUNTY, COLORADO

NEERING CORP.
TION, COLORADO
SHEET NO:

2 of 2

MCSM NO. 1076	N 0016'26" W			<u> </u>	00"16'26" W 1320.02' BASIS OF BEARINGS	WEST LINE OF 4 /4 NIW 4 /4				—— MCSM NO. 271
141 141	N 0046'06" W 42005"	25.94' 2.02', N 0016'26" W 85.37'  S 5816'26" E 71.78'	26 1/4 ROAD BOOK 22	GHT-OF-WAY. 294, PAGE 831	BASIS OF BEARINGS	WEST LINE SE 1/4 NW 1/4				
2945-263-00-941 WATER TREATMENT BLANT	S 88*31*26" E 233.92" L18 L14" MULTI-PURPOSE II EASEMENT 7 5" JUTILITY EASEMENT 7 5" 75 75	0.06'  2945-262-00-027 CINDY ROGERS 256 26 1/4 ROAD GRAND JCT., CO 81503-1728 6 26 8	S 89*52'06					DELTA  A 25°57'07" B 25°57'51" C 90°00'00" D 45°00'00" E 45°00'00"	CENTERLINE (150.00' 67.9 150.00' 92.6 59.00' 46.3 59.00' 46.3	34.56' 6' 97' 34.58' 6' 88' 59.00' 83 34' 24.44' 4
2945-263-00-941 WATER TREATMENT PLANT CITY OF GRAND JUNCTION 244 26 1/4 ROAD GRAND JCT., CO 81503	BO	TILITY EASEMENT 771 AND 198.8. 27 19	<b>\</b> E					CURVE DELTA	CURVE I	INFORMATION  STH TANGENT CH
0.00	15' IRRIGATION EAS	ASEMENT NO TO A STORAGE OF TO	DETAIL C	2945-262-00-036 WESTERN COLORADO FLORAL CO. P.O. BOX 581 GRAND JCT., CO 81502-0581		2945-262-00-035 MARK AND LORETTA DANFORD 268 26 1/4 ROAD GRAND JCT., CO 81503-1728		1 25°57'07" 2 25°57'51" 3 25°57'07" 4 13°57'34" 5 11°59'33" 6 25°57'51" 7 90°00'00" 8 30°52'57"	172.00' 77.9 128.00' 58.0 128.00' 57.9 128.00' 31.19 128.00' 26.7 172.00' 77.9 37.00' 58.1 13.50' 7.28	29.51'       57         28'       29.49'       57         19'       15.67'       3'         79'       13.44'       26         24'       39.65'       77         12'       37.00'       52         8'       3.73'       7
N 00°15'26" W 80.00'	15°	103.50' & L26 & 4 N 02'33'34" E N00'16'26"W 3 (A)	IRRIGATION EASEMENT S00°07'54"W					9 151'45'53" 10 58'09'21" 11 41'22'30" 12 52'14'02"	48.00' 127.1 48.00' 48.7 48.00' 34.6 48.00' 43.7	72' 26.69' 4' 66' 18.13' 3
20' INGRESS/EGRESS BOOK 191, PAGE 444 N 89'51'50" W	PET PET	20' SANITARY SEWER EASEMENT FOR THE BENEFIT OF CINDY L. ROGERS (SEE DEDICATION NO.10)  (SEE DEDICATION NO.10)	10.00'	INITARY SEWER AND GATION EASEMENT NOOTH		10'SANITARY SEWER AND L33	2945 CALV 263 GRAND	13 30°52'57" 14 80°38'03" 15 40°26'13" 16 40°11'50" 17 260°38'22" 18 108°29'27" 19 25°14'52"	13.50' 7.28 13.50' 19.0 13.50' 9.53 13.50' 9.47 48.00' 219.0 48.00' 90.8 48.00' 21.1	8'       3.73'       7         90'       11.46'       17         3'       4.97'       9         7'       4.94'       9         08'       55.70'       72         38'       66.67'       77
175.00°	Q	「	O015'37" W 99.00' 7757.95' 78 LOT 12	99.00'  LOT 11  8,102 S.F. \$\frac{1}{2} \frac{1}{2} \f	5'37" W   659.67'  99.00'	74.60' 131.11'  S S S S S S S S S S S S S S S S S S	26200998 ARY CEMETARY 26 1/4 ROAD JCT., CO 81503	20 56'58'15" 21 40"9'25" 22 30'28'22" 23 32"7'16" 24 10'23'25" 25 5'52'49" 26 2'35'27"	48.00' 47.7 48.00' 33.7 48.00' 25.5 75.00' 42.2 554.00' 100.4 833.00' 85.4 833.00' 37.6	73' 26.05' 45 78' 17.62' 33 53' 13.07' 25 26' 21.71' 4 46' 50.37' 10
S 00°15'26" E 80.00'	164.	47' LOT 7 9,791 S.F454 AC.±	0.07'10" E N 00.07'10" E 0 L12 98.20'	91.00' [ ] TRACT C  1,728 S.F.	007'10" E 0 91.00'  TRACT D  1,728 S.F.  0.040 AC.±	9,731 S.F. 97 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		27 3"7'21" 28 18'43'53" 29 13'33'23"	833.00' 47.8 75.00' 24.5 75.00' 17.7	32' 23.92' 4' 52' 12.37' 2
N L25 10 10 17	\$ 00°07'1 180.85' 191.36'	10" w 245.67'	348 S.F. 8,008 S.F. 8,008 S.F. 192 AC.± 0.184 AC.±	8,008 S.F.	008 S.F. 101 10 100 100 100 100 100 100 100 100	17 LOT 1 NERVANCY 13,090 S.F. EASE 17 NO.300 AC.± SEE		LINE INFORMA	TION	LINE I
2945-263-00-032 DAVID EUGENE AND MARY EDITH COLBY 246 26 1/4 ROAD GRAND JCT., CO 81503-1728	$\gamma_i^{(1)} / j' j'$ LOT		X		URG STREET	14 16 N00°24'00"E T W W W W W W W W W W W W W W W W W W		LINE BEARING L1 N44'55'44"E L2 N45'07'10"E L3 N44'52'50"W	DISTANCE 25.06' 25.18' 25.18'	LINE E L26 N8 L27 N8 L28 N6
GRAND JCT., CÓ 81503-1728	33,754 	AC.±	N 00°07'10" E 300.  3.83' 93.00' 94.0  O 14' MULTI-PURPOSE EAS	.03*	179.44' N 00'07'10" E N 00'07'10" E 19.51' N 14' MULTI-PURPOSE LOT 1	139.30'  EASEMENT 59.79' 22 TRACT A  LOT 2 MULTI-PURPOSE AND F		L4 S89°52'50"E L5 S89°52'50"E L6 N00°07'10"E L7 S89°52'50"E	26.00' 108.00' 16.00' 108.00'	L29 N6 L30 S0 L31 N7 L32 S8
3.97		LOT 5 (%) LOT 4 8,108 S.F. (%) 8,053 S.F. 0.186 AC.± (%) 0.185 AC.±	B L O C K O	S.F. 0.5 8,141 S.F. AC.± 0.187 AC.±	8,085 S.F. 84.41 0.186 AC.±  0.186 AC.±  0.186 AC.±  0.186 AC.±  0.186 AC.±  0.186 AC.±	8,050 S.F. 973 DRAINAGE EASEMENT 65 0.185 AC.± 40 0.314 AC.± 40 0.314 AC.±		L8 N00°07'10"E L9 N00°07'10"E L10 N00°07'10"E L11 N89°52'50"W L12 N00°07'10"E	8.00' 8.00' 108.00' 16.00'	L33 N0 L34 S6 L35 S7 L36 S7 L37 S8
	143.58' DETAIL A	96.65' 110.18'  15' UTILITY AND IRRIGATION EASEMENT	93.00° 94.0 S 00°		EAST LINE W 1/2 SE 1/4 NW 1/4	DETAL B  104.44'  109.44'  INCREMENT  L30		L13 S89'52'50"E L14 N00'07'10"E L15 N00'07'10"E L16 N00'07'10"E	16.00' 8.00' 8.00'	L38 N0 L39 N0 L40 S7 L41 S8
		7		SET THIS	EGEND SURVEY, 5/8" REBAR WITH	CARVILLE SIMPLE SUBDIVISION BOOK 3592, PAGES 665-666		L17 S0076'26"E L18 S87'31'11"E L19 S77'07'46"E L20 S71"14'57"E	145.50' 173.92' 31.76'	L42 N0 L43 N1 L44 S8 L45 S7
SOUTH LINE S89'51	2.63	EAST LINE  W 1/2 SE 1/4 NW 1/4	CIMARRON MESA SUBDIVISION PLAT BOOK 19, PAGES 365-367	▲ FOUND TH	IAMETER ALUMINUM CAP VISTA, 19597. HIS SURVEY, 5/8" REBAR WITH KED LS 16413.			L21 S89°51'50"E L22 S77°07'46"E L23 S77°07'46"E L24 N13°00'44"W L25 N00°07'10"E	134.90' 39.02' 42.95'	
E SE 1/4 1750"E	\	SIMARRON MESA SUBDIVISION		CAP, MAF	HIS SURVEY, 5/8" REBAR WITH RKED LS 11221 . HIS SURVEY, 5/8" REBAR	<b>Z</b>		L25 N00°07'10″E	24.09'	
NW 1/4 1317.5	`. I PI A	AT BOOK 19, PAGES 365-367  DETAIL A		NO CAP. CAP MAR A FOUND TH	SET 1 1/2" DIAMETER ALUMINUM KED VISTA, 19597. HIS SURVEY, 5/8" REBAR WITH	FEET 50 0 50 FEET	,			
658.97' 94'	FAST LINE	W 1/2 SE_1/4 NW 1/4	\$00°07'54"W 10.00' 2.58'	FOUND THE CAP, MAR	KED NHPQ, LS (ILLEGIBLE).  HIS SURVEY, 5/8" REBAR WITH  RKED JOHNSON PLS 16835.	GRAPHIC SCALE SCALE: 1 INCH = 50 FEET				
C 4 /4 CODNED		0.86	$\Delta = 00^{\circ}44^{\circ}40^{\circ}$ $R = 172.00^{\circ}$	CAP, MAR	HIS SURVEY, 5/8" REBAR WITH RKED THOMPSON-LANGFORD PLS 18478.  PLACE, MONUMENT AS DESCRIBED.			STATE TO THE PORT OF THE PORT		ANTIETAM S S 3/4 OF THE
C 1/4 CORNER, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN. PLS 16835	CIMARRON MESA SUE	BDIVISION S 365-367 CARVILLE SIMPLE SUBDIVISION / BOOK 3592, PAGES 665-666 /	CH = 2.23 CB = N 89°29'46" W	.MENT / F FRONT SE / S.F. SQUARE I AC. ACRES.	FEET.		se.	3 19597 5 10-10-05 3		SE 1/4 OF THE NW TOWNSHIP 1 SOUTH UTE MERIDIAN, MESA
PLS 16835 +		DETAIL B	DETAIL C	BOUNDAR	Y CORNERS SET IN CONCRETE OF GRAND JUNCTION CODE.			LAND		VISTA ENGINEE GRAND JUNCTIO
									SCALE:	JOB NO: DATE:

1" = 50' 4149.01-02 10-07-05