

GLENS AT CANYON VIEW, PHASE 1

A RESUBDIVISION OF BLOCK 1 AND A PORTION OF BLOCK 2 OF THE HOMESTEAD IN GRAND JUNCTION
AS RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE
A PARCEL OF LAND SITUATED IN SECTION 4, T 1 S, R 1 W, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 3

- NOTES:
- 1) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 0°00'10" W BETWEEN THE SOUTH-CENTER SIXTEENTH CORNER OF SECTION FOUR, MESA COUNTY SURVEY MARKER IN PLACE AND THE SOUTH QUARTER CORNER OF SECTION FOUR, A MESA COUNTY SURVEY MARKER IN PLACE.
 - 2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
 - 3) DATE OF SURVEY WAS NOVEMBER 22 AND 23, 2004.
 - 4) THIS MAP IS BASED ON THE RECORDED PLAT OF THE HOMESTEAD IN GRAND JUNCTION RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, CORNERS FOUND IN PLACE AND THE TITLE COMMITMENT PREPARED BY MERIDIAN LAND TITLE, LLC., GRAND JUNCTION, COLORADO, FILE NO. 77699, DATED SEPTEMBER 13, 2005.
 - 5) THERE IS A PRIVATE ROAD CALLED THUNDER MOUNTAIN DRIVE FOR THE USE OF THE HOMESTEAD IN GRAND JUNCTION HOMEOWNERS ASSOCIATION, INC., HACIENDA PARTNERS, LLC., AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN IN BOOK 3928 PAGE 217 (REC. # 2261121) OF THE MESA COUNTY RECORDS.
 - 6) THE RIGHT-OF-WAY WIDTH SHOWN FOR THE SOUTH PORTION OF F1/4 ROAD IS BASED ON THE RECORDED PLAT OF THE HOMESTEAD IN GRAND JUNCTION RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, CORNERS FOUND IN PLACE AND THE TITLE COMMITMENT PREPARED BY MERIDIAN LAND TITLE, LLC., GRAND JUNCTION, COLORADO, FILE NO. 77699, DATED SEPTEMBER 13, 2005. THE RIGHT-OF-WAY WIDTHS SHOWN FOR THE NORTH PORTION OF F1/4 ROAD VARIES AS SHOWN ON THE PLAT MAP.

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY DESCRIBED AS GLENS AT CANYON VIEW, PHASE 1, A RESUBDIVISION OF BLOCKS 1 AND 2 OF THE HOMESTEAD IN GRAND JUNCTION AS SAME IS RECORDED IN RECEPTION NO. 1930890, PUBLIC RECORDS OF MESA COUNTY, COLORADO AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 3928, PAGE 217 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF February

BY: Ken D. Palmer, V.P. FOR: VECTRA BANK COLORADO, NATIONAL ASSOCIATION

STATE OF COLORADO SS
COUNTY OF Eagle

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February, 2005 BY Ken D. Palmer

WITNESS MY HAND AND OFFICIAL SEAL:

Ken D. Palmer, V.P.
NOTARY PUBLIC
ADDRESS: 218 E Valley Rd #108 Carbondale CO
MY COMMISSION EXPIRES: July 9, 2009

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY DESCRIBED AS GLENS AT CANYON VIEW, PHASE 1, A RESUBDIVISION OF BLOCKS 1 AND 2 OF THE HOMESTEAD IN GRAND JUNCTION AS SAME IS RECORDED IN RECEPTION NO. 1930890, PUBLIC RECORDS OF MESA COUNTY, COLORADO AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 3990, PAGE 843 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF February

BY: Mike Seaman, Manager FOR: SREI F-1/4 ROAD, LLC.

STATE OF COLORADO SS
COUNTY OF Eagle

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February, 2005 BY Mike Seaman

WITNESS MY HAND AND OFFICIAL SEAL:

Mike Seaman, Manager
NOTARY PUBLIC
ADDRESS: 218 E Valley Rd #108 Carbondale CO
MY COMMISSION EXPIRES: July 9, 2009

TITLE CERTIFICATION

MERIDIAN LAND TITLE, LLC, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO Hacienda Partners, LLC A Colorado Limited Liability Company. 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: February 16, 2006

BY: David Lawrence D. Vent, Examiner

MERIDIAN LAND TITLE, LLC.

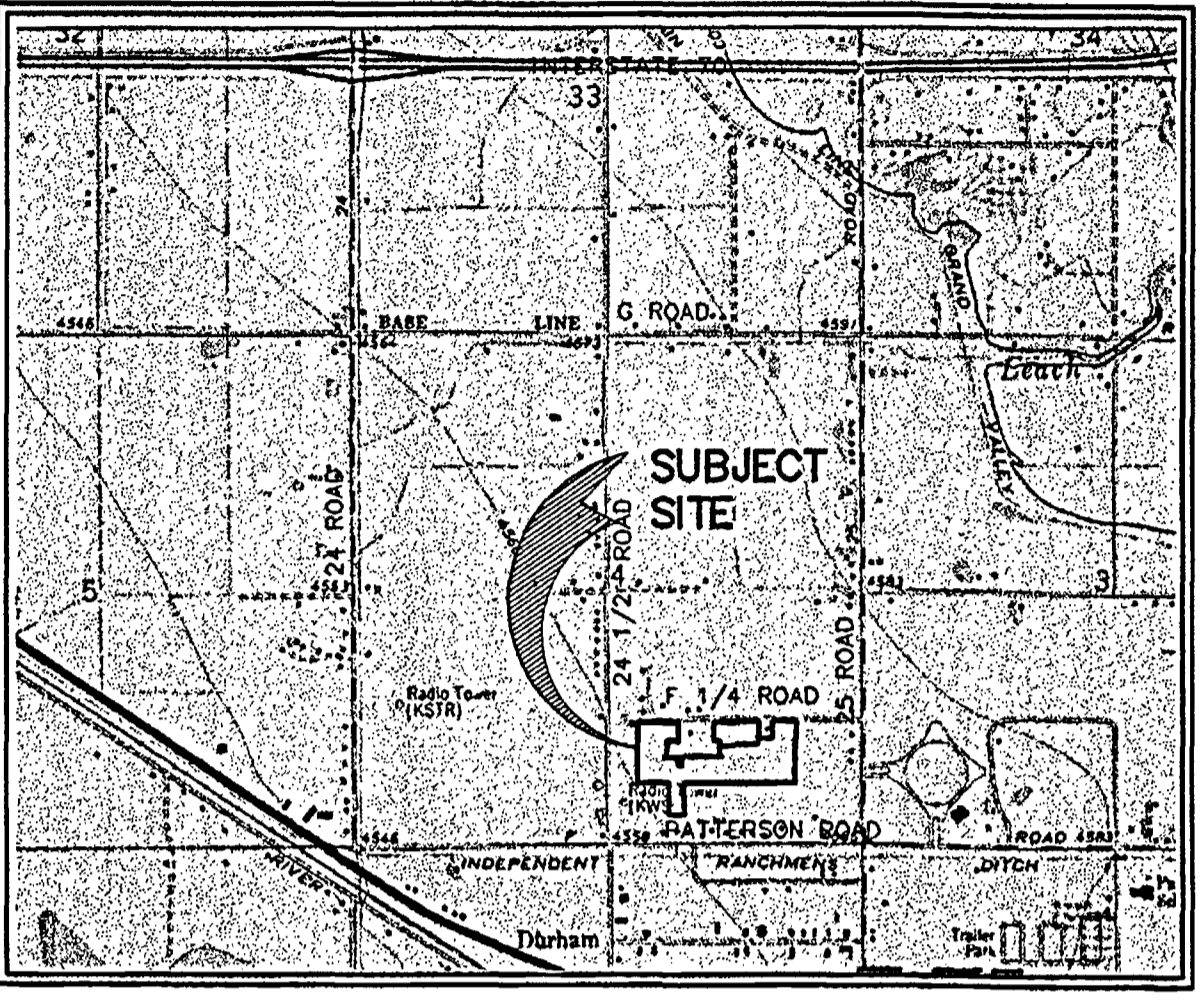
CITY APPROVAL

THIS PLAT OF GLENS AT CANYON VIEW PHASE 1, A PLAT OF A PORTION OF THE HOMESTEAD OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, WAS APPROVED THIS 2 DAY OF March, 2006 A.D.

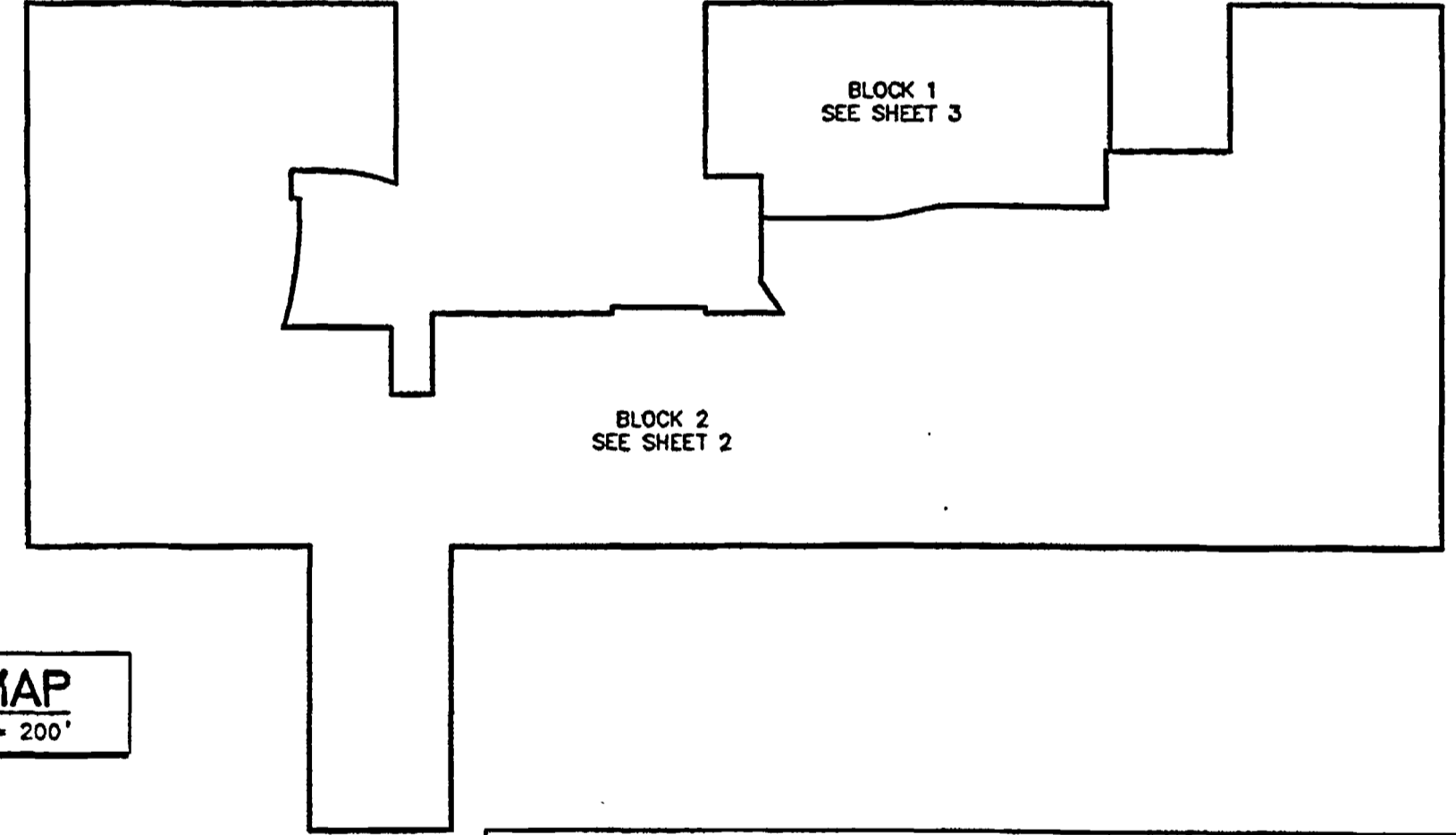
BY: David A. Vailley, City Manager Craig A. Johnson, Mayor

LEGEND

⊙	SET PROPERTY CORNER L鐅 (SET IN CONCRETE)
M.P.E.	MULTI-PURPOSE EASEMENT
D.E.	DRAINAGE EASEMENT
SQ. FT.	SQUARE FEET
NO.	NUMBER
SEC.	SECTION
MCSM	MESA COUNTY SURVEY MONUMENT
W.C.	WITNESS CORNER
LS	LAND SURVEYOR
(TYP.)	TYPICAL
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
ALUM.	ALUMINUM
PG.	PAGE
REC.	RECEPTION
CORN.	CORNER
BC.	BRASS CAP
LOT LINE	_____
EASEMENT LINE	-----
BOUNDARY LINE	_____
SECTION LINE	_____
ADJACENT PROPERTY LINE	_____



VICINITY MAP
SCALE: 1" = 2000'



KEY MAP
SCALE: 1" = 200'

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)

DRAINAGE EASEMENTS (HOA)	BOOK <u>4119</u>	PAGE <u>40</u>
IRRIGATION EASEMENTS (HOA)	BOOK <u>4119</u>	PAGE <u>40</u>
TRACT A (HOA)	BOOK <u>4119</u>	PAGE <u>40</u>
TRACT B (HOA)	BOOK <u>4119</u>	PAGE <u>40</u>
TRACT C (HOA)	BOOK <u>4119</u>	PAGE <u>40</u>
TRACT D (HOA)	BOOK <u>4119</u>	PAGE <u>40</u>

LAND USE SUMMARY

LOT	SQUARE FEET ±	ACRES ±	PERCENT ±
LOT 1	33,641	0.772	30.00
LOT 2	41,208	0.946	38.75
TRACT A	10,213	0.234	9.11
TRACT B	10,577	0.243	9.43
TRACT C = OPEN SPACE	4,039	0.093	3.60
TRACT D	12,451	0.286	11.11
TOTAL BLOCK 1	112,127	2.574	100.00
BLOCK 1 AREA	112,127	2.574	12.35
BLOCK 2 AREA	796,052	18.275	87.65
TOTAL AREA	908,179	20.849	100.00

SHEET INDEX

SHEET 1	NOTES, CHARTS AND CERTIFICATIONS
SHEET 2	BOUNDARY AND MONUMENTS
SHEET 3	DETAIL BLOCK 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, HACIENDA PARTNERS, LLC., IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND BEING A PART OF THAT REAL PROPERTY AS SHOWN ON THE ACCOMPANYING PLAT, A PARCEL OF LAND SITUATED IN BLOCKS 1 AND 2 OF THE HOMESTEAD IN GRAND JUNCTION AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL LYING WITHIN THE SE1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 2 THE POINT OF BEGINNING; THENCE S00°02'36" W ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 2 A DISTANCE OF 632.70 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 2 THE FOLLOWING SIX (6) COURSES:

1. S89°51'32"W A DISTANCE OF 659.81 FEET
 2. S89°50'27"W A DISTANCE OF 494.51 FEET
 3. S00°02'00"W A DISTANCE OF 334.43 FEET
 4. S89°44'16"W A DISTANCE OF 164.95 FEET
 5. N00°01'53"E A DISTANCE OF 334.71 FEET
 6. S89°50'27"W A DISTANCE OF 327.89 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE N00°10'15"W ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 2 A DISTANCE OF 632.70 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF F 1/4 ROAD; THENCE N89°50'07"E ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 2 A DISTANCE OF 429.17 FEET TO THE NORTHWEST CORNER OF THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1, AS RECORDED IN RECEPTION NO. 1863289 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING SAID NORTHERLY BOUNDARY OF BLOCK 2 AND ALONG THE WESTERLY BOUNDARY OF SAID CONDOMINIUM MAP 1 THE FOLLOWING SIX (6) COURSES:
1. S00°02'25"W A DISTANCE OF 210.59 FEET TO A POINT ON A NON-TANGENT CURVE
 2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 23°10'17", A DISTANCE OF 72.80 FEET (CHORD BEARS N78°22'27"W 72.30 FEET) TO A POINT OF TANGENCY
 3. N89°57'34"W A DISTANCE OF 50.55 FEET
 4. S00°02'26"W A DISTANCE OF 32.00 FEET TO A POINT OF A NON-TANGENT CURVE
 5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 274°6'23", A DISTANCE OF 8.73 FEET (CHORD BEARS S76°04'15"E 8.64 FEET) TO A POINT OF A NON-TANGENT CURVE
 6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 452.00 FEET AND A CENTRAL ANGLE OF 18°49'08", A DISTANCE OF 145.46 FEET (CHORD BEARS N78°22'27"W 147.79 FEET) TO THE SOUTHWEST CORNER OF THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5; AS RECORDED IN RECEPTION NO. 2200105 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE, THENCE LEAVING SAID BOUNDARY OF CONDOMINIUM MAP 1 AND ALONG THE SOUTHERLY BOUNDARY OF SAID CONDOMINIUM MAP 5 THE FOLLOWING FOUR (4) COURSES:
1. S89°57'34"E A DISTANCE OF 124.22 FEET
 2. S00°02'26"W A DISTANCE OF 77.45 FEET
 3. S89°57'34"E A DISTANCE OF 48.82 FEET
 4. N00°02'26"E A DISTANCE OF 93.31 FEET TO THE SOUTHWEST CORNER OF THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3, AS RECORDED IN RECEPTION NO. 2024406 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF CONDOMINIUM MAP 5 AND ALONG THE SOUTHERLY BOUNDARY OF SAID CONDOMINIUM MAP 3, S89°57'34"E A DISTANCE OF 101.12 FEET TO THE SOUTHWEST CORNER OF SAID CONDOMINIUM MAP 5, THENCE LEAVING SAID SOUTHERLY BOUNDARY OF CONDOMINIUM MAP 3 AND ALONG SAID SOUTHERLY BOUNDARY OF CONDOMINIUM MAP 5 THE FOLLOWING TWO (2) COURSES:
1. S89°57'34"E A DISTANCE OF 108.02 FEET
 2. N00°06'58"E A DISTANCE OF 7.85 FEET TO THE SOUTHWEST CORNER OF THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 2, AS RECORDED IN RECEPTION NO. 1984404 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF CONDOMINIUM MAP 5, ALONG THE SOUTHERLY BOUNDARY OF SAID CONDOMINIUM MAP 2, S89°57'34"E A DISTANCE OF 108.73 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 4 AS RECORDED IN RECEPTION NO. 2031998 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF CONDOMINIUM MAP 2 AND ALONG THE BOUNDARY OF SAID CONDOMINIUM MAP 4 THE FOLLOWING FIVE (5) COURSES:
1. S00°04'46"W A DISTANCE OF 6.52 FEET
 2. S89°57'34"E A DISTANCE OF 90.34 FEET
 3. N34°52'12"W A DISTANCE OF 44.27 FEET
 4. N00°02'26"E A DISTANCE OF 122.94 FEET
 5. N89°57'34"W A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF SAID CONDOMINIUM MAP 4 ALSO BEING THE EASTERLY BOUNDARY OF SAID CONDOMINIUM MAP 1; THENCE LEAVING SAID CONDOMINIUM MAP 4 ALONG THE WESTERLY BOUNDARY OF SAID CONDOMINIUM MAP 1, N00°02'26"E A DISTANCE OF 202.08 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1 ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF F 1/4 ROAD; THENCE LEAVING SAID EASTERLY BOUNDARY OF CONDOMINIUM MAP 1 ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 1 THE FOLLOWING TWO (2) COURSES:
1. N89°50'07"E A DISTANCE OF 199.62 FEET
 2. N89°51'50"E A DISTANCE OF 272.40 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS RECEPTION NO. 1791724 IN THE MESA COUNTY CLERK AND RECORDERS OFFICE; THENCE LEAVING SAID NORTHERLY BOUNDARY OF BLOCK 1 ALONG THE WESTERLY BOUNDARY OF SAID PARCEL S00°08'47"E A DISTANCE OF 171.73 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL N89°49'15"E A DISTANCE OF 140.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL N00°09'40"W A DISTANCE OF 171.62 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF F 1/4 ROAD; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 2 AND SAID SOUTHERLY RIGHT-OF-WAY N89°51'58"E A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 908,179 SQUARE FEET, 20.849 ACRES, MORE OR LESS.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS GLENS AT CANYON VIEW, PHASE 1, A RESUBDIVISION OF A PART OF THE HOMESTEAD IN GRAND JUNCTION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART THE REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:

1. ALL MULTI-PURPOSE 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 THERETO 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.
2. ALL UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF UTILITIES AND APPURTENANCES THERETO 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.
3. TRACTS A - D ARE GRANTED BY SEPARATE INSTRUMENT TO THE HACIENDA SUBDIVISION ASSOCIATION. TRACTS A - D ARE SUBJECT TO A PUBLIC EASEMENT ACROSS THEIR ENTIRETY FOR EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS GRANTED HEREBY.
4. DRAINAGE AND IRRIGATION EASEMENTS ARE GRANTED BY SEPARATE INSTRUMENT TO THE HACIENDA SUBDIVISION ASSOCIATION AND ARE HEREBY DEDICATED TO THE CITY OF GRAND JUNCTION SUBJECT TO THE ASSOCIATION HAVING MAINTENANCE RESPONSIBILITIES.
5. THE ACCESS EASEMENT FOR EMERGENCY VEHICLE INGRESS AND EGRESS IS DEDICATED TO THE CITY OF GRAND JUNCTION. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 2394, PAGE 354, MESA COUNTY RECORDS.

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 PLATED SHALL NOT BURDEN OR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT THE REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

SAID OWNER FURTHER CERTIFIES THAT ALL LIENHOLDERS ARE REPRESENTED HEREON.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME, TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF February, A.D., 2006

BY: HACIENDA PARTNERS, LLC.
TITLE: Kenneth Banfield

STATE OF Texas SS
COUNTY OF Travis

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, A.D., 2006 BY Kenneth Banfield AS Manager OF HACIENDA PARTNERS, LLC.

MY COMMISSION EXPIRES: 9-27-09

WITNESS MY HAND AND SEAL
William
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 2:08 O'CLOCK P.M., ON THE 23rd DAY OF March, 2006 A.D., AND IS DULY RECORDED IN BOOK 4119 PAGES 37-39 AS RECEPTION NO. 2200055 DRAWING RR-129

ATTEST: _____
CLERK AND RECORDER

BY: _____
DEPUTY

CALLITY NOTATION CENTER OF COLORADO
 1-800-922-1987
 OR 934-06700 IN METRO DENVER
 CALL BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG. GRADE OR UNDERGROUND MEMBER UTILITIES

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8676 FAX (970) 945-2555
 WWW.HCE-ENG.COM

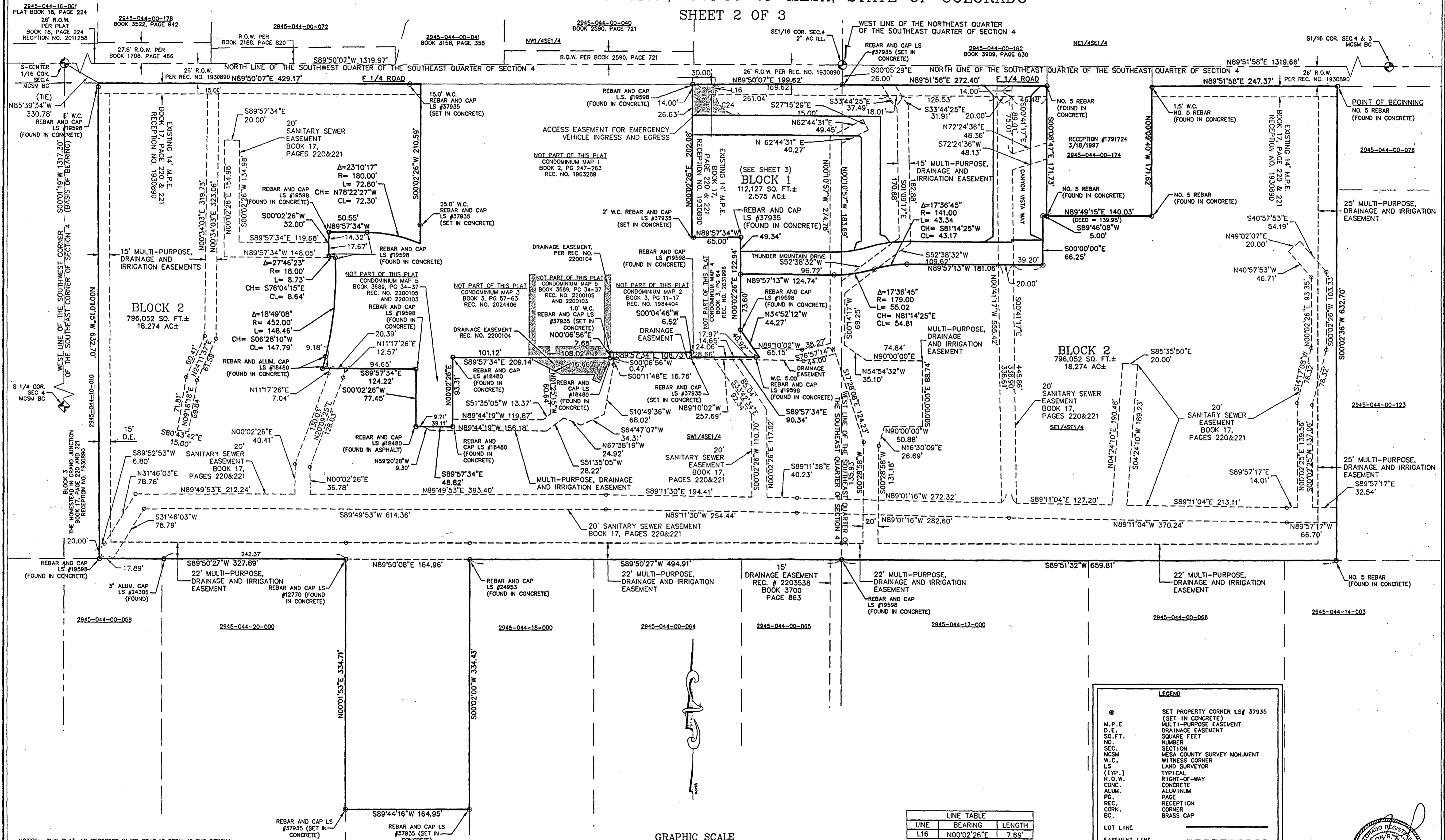
HACIENDA PARTNERS, LLC
 CITY OF GRAND JUNCTION, COLORADO
 GLENS AT CANYON VIEW
 PHASE 1 FINAL PLAT
 SEC. 4, T. 1 S, R. 1 W, OF T1E UTE MERIDIAN

PROJECT NO. 2041007.00
 0512
 1 OF 3

GLENS AT CANYON VIEW, PHASE 1

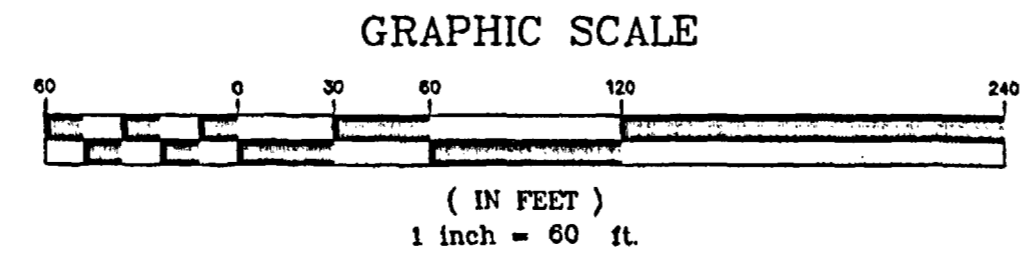
A RESUBDIVISION OF BLOCK 1 AND A PORTION OF BLOCK 2 OF THE HOMESTEAD IN GRAND JUNCTION AS RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE A PARCEL OF LAND SITUATED IN SECTION 4, T 1 S, R 1 W, OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

SHEET 2 OF 3



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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.



LINE	BEARING	LENGTH
L16	N00°02'26"E	7.69'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C24	90°02'26"	33.00'	51.86'	S44°58'47"E	46.69'

LEGEND

- SET PROPERTY CORNER LS# 37935 (SET IN CONCRETE)
- M.P.E. MULTI-PURPOSE EASEMENT
- D.E. DRAINAGE EASEMENT
- S.O.F.T. SQUARE FEET
- NO. NUMBER
- SEC. SECTION
- MCSM MESA COUNTY SURVEY MONUMENT
- W.C. WITNESS CORNER
- LS LAND SURVEYOR
- (TYP.) TYPICAL
- R.O.W. RIGHT-OF-WAY
- CONC. CONCRETE
- ALUM. ALUMINUM
- PG. PAGE
- REC. RECEPTION
- CORN. CORNER
- BC. BRASS CAP

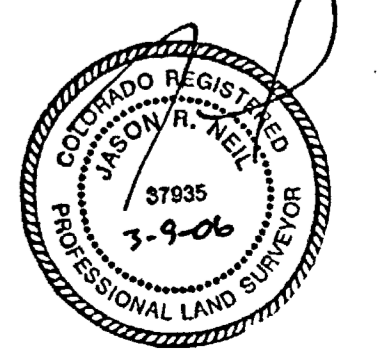
LOT LINE _____

EASEMENT LINE _____

BOUNDARY LINE _____

SECTION LINE _____

ADJACENT PROPERTY LINE _____



CALL UTILITY OF COLORADO
1-800-922-1987
OR 534-6700 IN METRO DENVER
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG. GRADE OR
UNDERGROUND NUMBER UTILITIES

BY _____

REVISION _____

DATE _____

NO. _____

Drawn by: JLM
Checked by: JRN
Date: 2/9/06
File: FPLATPH1

HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE E-120, ENGLEWOOD, CO 80112
PHONE (303) 925-0544 FAX (303) 925-0547
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
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www.hceng.com

HAGENDA PARTNERS, LLC
CITY OF GRAND JUNCTION, COLORADO
GLENS AT CANYON VIEW
PHASE 1 FINAL PLAT
SEC. 4, T 1 S, R 1 W, OF THE UTE MERIDIAN

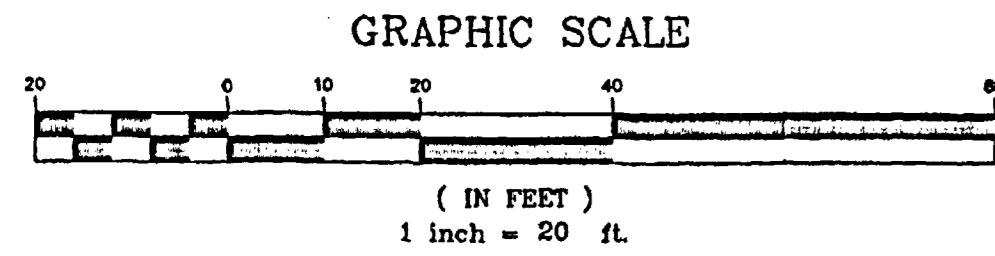
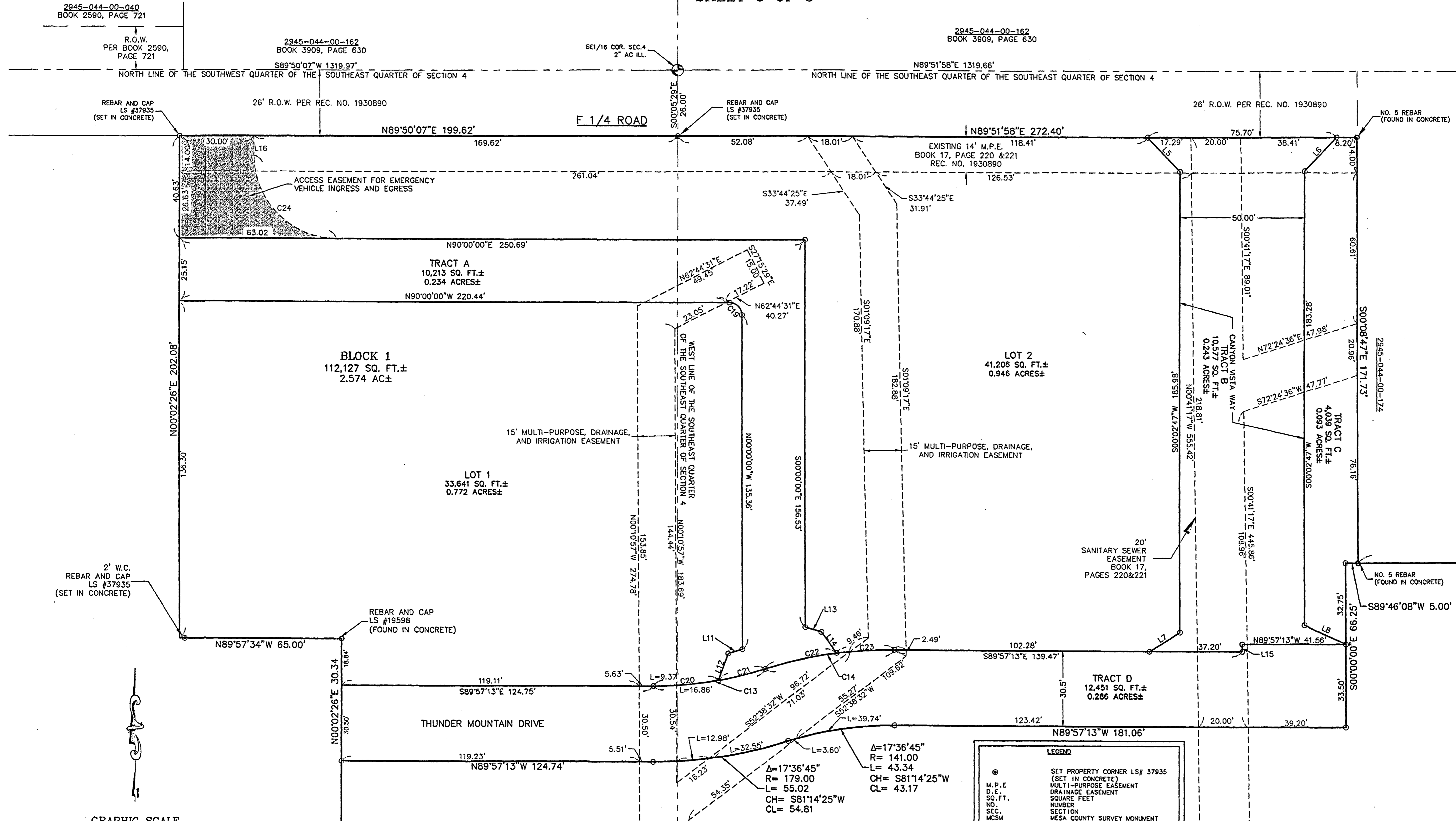
PROJECT NO. 2041007.00
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2 OF 3

GLENS AT CANYON VIEW, PHASE 1

A RESUBDIVISION OF BLOCK 1 AND A PORTION OF BLOCK 2 OF THE HOMESTEAD IN GRAND JUNCTION
AS RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE
A PARCEL OF LAND SITUATED IN SECTION 4, T 1 S, R 1 W, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

SHEET 3 OF 3



LINE	BEARING	LENGTH
L5	S43°38'37"E	18.75'
L6	N43°23'26"E	18.57'
L7	S57°48'07"W	14.42'
L8	S65°01'28"E	18.26'
L11	N72°59'38"E	5.91'
L12	N20°24'39"E	11.64'
L13	S72°49'10"E	6.73'
L14	S36°07'06"E	10.57'
L15	N00°02'47"E	3.00'
L16	N00°02'26"E	7.69'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	17°36'45"	148.50'	45.65'	N81°14'25"E	45.47'
C14	17°36'45"	171.50'	52.72'	S81°14'25"W	52.51'
C19	90°00'00"	5.00'	7.85'	N45°00'00"W	7.07'
C20	10°07'12"	148.50'	26.23'	N84°59'11"E	26.20'
C21	7°29'33"	148.50'	19.42'	N76°10'49"E	19.41'
C22	9°52'09"	171.50'	29.54'	S77°22'07"W	29.50'
C23	7°44'36"	171.50'	23.18'	S86°10'29"W	23.16'
C24	90°02'26"	33.00'	51.86'	S44°58'47"E	46.69'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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.

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OR 314-06700 IN METRO DENVER

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FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	BY

Drawn by: J.M.
Checked by: J.R.N.
Date: 2/9/06
Title: FPLA1PH1

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