NE COR. SW4 SE4 GRANITE SPRINGS FILING NO. 5 SECTION 30 TIS, RIE, UTE M. NE COR. SE4 SE4 2" ALUM CAP A Replat of Part of Lots 26 and 27 of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, PLS 24953 SECTION 30 VISTA RADO SUBDIVISION FILING NO. 3 MERCER ESTATES FILING NO. TWO T1S, R1E, UTE M. Located in SE 1/4 of Sec. 30, T1S, R1E, Ute Meridian, Mesa County, Colorado MCSM No. 1113 (PLAT BK.19 PG.141) Survey Record-Monument VISTA HILLS VISTA RADO FILING NO. 1 (PLAT BK.16 PG.281) is currently removed by 28' Irrigation & Drainage | Easement 29 Road construction. B 1/4 North 20' ROW Vacated 1 S 89 55 $^{'}$ 53 $^{''}$ E , B 1 /4 A ROAD A ROW (PLAT BK.1 PG.26) **S89°55^{'}53^{''}E** 629.14 Occupied by Orchard Mesa Irrigation Waste Ditch B 1/4 Vacated (Bk.1361 Pg.222) **DEDICATION** ccupied by Orchard Mesa Irrigation Waste Ditch 20.00' 20.00' KNOW ALL MEN BY THESE PRESENTS: common to Lot 26\Lot 25 of Grand Junction -That the undersigned YUKON ENTERPRISES, LLC, a Colorado Corporation, is the owner of that real property being Part of Lot 26 and Lot 27 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision, Calc. corner common to Lot 27\Lot 26 of Grand Junction-Orchard Mesa Land Company's Orchard Subdivision DELTA ANGLE | RADIUS | TANGENT | CHORD DIRECTION | CHORD Orchard Mesa Land Company's Orchard Subdivision 14.03 N 61°17'22" W 40' Utility, Irrigation & Drainage Easement 40' Utility, Irrigation & Drainage Easement located in the SE 1/4 of Section 30, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, 38.08 38.00 | 20.81 C2 57°25'16" S 61"17'22" E Colorado. Ownership is witnessed by instruments recorded in Book 3263 at Pages 904 thru 906. 38.08 57°25'16" 38.00 | 20.81 S 61°17'22" W That portion of real property being part of this dedication is described as follows: N 6117'22" E C4 14.03 57°25'16" 14.00 7.67 13.45 43.98 39.60 Commencing at the Southeast corner (MCSM No.693) of the SW 1/4 SE 1/4 of said Section 30 from whence 90'00'00" 28.00 | 28.00 S 45'00'00" E the South one-guarter corner (MCSM No.1074) of said Section 30 bears South 90°00'00" West, a distance C6 11.62 14.00 | 6.17 N 6613'06" E of 1320.30 feet with all bearings contained herein being referenced thereto. Thence North 00°06'19" West, a GRANITE SPRINGS FILING NO. 2 C7 22.84 34°26'17" 38.00 | 11.78 S 59'39'21" W 16,263 distance of 652.21 feet along the Easterly boundary of Granite Springs Filing No.4 to the POINT OF BEGINNING (PLAT BK.17 PG.297) 62°04'28" 41.17 38.00 | 22.87 S 72°05'17" E Thence around the said parcel boundary the following eleven (11) courses: 46°57'33" S 17°34'16" E 30.28 C9 31.14 (Orchard Mesa | Sanitation District | Easement Bk.2690 | Pa.587-588) North 38'59'19" West, a distance of 1.00 feet to a point on the boundary of Granite Springs Filing No.2, continuing along the Easterly boundary of Granite Springs Filing No.2 through course eight (8);
 Northeasterly 161.36 feet along a 440.00 foot radius curve to the left with a central angle of 15.89 23.57,49" S 17°53'25" W ---(Extinguished | Bk.3883 Pg.136 - | 137) 7.30 29*52'19" 14.00 | 3.73 S 14°56'09" W 48.69 06°56'46" 401.65 | 24.38 S 86'31'37" W 21°00'41", the chord of which bears North 40°30'21" East, a distance of 160.45 feet; 74.06 12°25'12" 341.65 | 37.18 N 83'47'24" E 3.) Northeasterly 51.07 feet along a 360.00 foot radius curve to the right with a central angle C14 112.14 15°59'51" 401.65 | 56.44 S 75°03'19" W of 8°07'39", the chord of which bears North 34°03'50" East, a distance of 51.02 feet; 100.53 16.51,34" 341.65 | 50.63 N 69'09'01" E 4.) North 51°52'21" West, a distance of 80.00 feet; 102.12 14'34'04" 401.65 | 51.34 S 59'46'21" W North 52°02'14" West, a distance of 61.51 feet; (DEDICATED HEREON) North 00°00'00" East, a distance of 193.50 feet; C17 80.63 18'38'37" 247.79 140.67 N 51°23'56" E North 11°26'06" East, a distance of 44.89 feet; 108.00 20.02 247.79 10.02 N 39'45'38" E 04'37'49" North 00°00'00" East, a distance of 151.42 feet to the Northeast corner of Granite Springs Filing No.2 OUTLOT "A" 360.00 | 25.58 C19 51.07 08'07'39" N 34'03'50" being located on the South right of way line for B 1/4 Road; 440.00 81.59 C20 161.36 21'00'41" N 40'30'21" E DETENTION AREA 9.) South 89°55'53" East, a distance of 629.14 feet along said South right of way line for B 1/4 Road to 4 22.00' 22.00' 9 9.22 S 71°08'07" W 37°43'46" 14.00 | 4.78 a point on the East line of said Lot 26; (Dedicated Hereon) C22 68.30 81'31'23" 48.00 | 41.38 N 86'58'05" W 10.) South 00°07'35" East a distance of 641.10 feet along the East line of said Lot 26 to the Southeast 11,849 sq.ft. Utility & Drainage Easemen 59.63 71"10'45" 48.00 34.35 N 10°37'01" W C23 11.) North 89°56'36" West a distance of 660.20 feet along the South line of said Lot 26 to the point of 48.00 | 10.22 C24 20.15 24°02'58" N 36'59'51" E 20.00 48.00 67.59 78.27 C25 91.52 1091419" S 76'21'30" E C26 16.68 68"15'39" 14.00 9.49 S 55*52'10" E 15.71 The above parcel, as described, contains 9.06 acres, more or less. 337.55 C27 52°02'17" 371.65 | 181.42 | N 63'58'52" 326.06 33.85 50.00 17.60 S 70°36'28" E 33.20 \$90'00'00"W/ 38'47'05" That said owner has caused the said real property to be laid out and surveyed as: 43.22 50.00 | 23.96 | S 25°36'28" E (DEDICATED HEREON) GRANITE SPRINGS FILING NO. 5, a subdivision of the County of Mesa and State of Colorado That said owner does hereby grant to Granite Springs Homeowners Assoc. "OUTLOT A" and "OUTLOT B" for general purpose, utility, irrigation and drainage easements as shown hereon. That said owner does hereby grant to the Public Utilities those portions of real property shown hereon as Multi-purpose and general purpose easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines: together with the right to trim or remove interfering trees and brush; with non-exclusive users right of ingress and egress for the LEGEND maintenance of historic irrigation and drainage ditches. Such easements and rights shall be utilized 10,500 sq.ft. in a reasonable and prudent manner. N 90'00'00" E Granite Springs Filing No.2\ S53.00'09"E 11,378 FOUND SECTION CONTROL MONUMENT, AS NOTED (Bk.2690 Pg./585-586) That said owner does hereby acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon. That said owner does hereby dedicate and set apart all FOUND NO.5 REBAR W/ I.D. CAP "JOHNSON, - PLS 16835" of the road rights—of—way created by this plat to the public forever. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980" IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this $_$ = = day SET NO.5 REBAR W/ ALUM. I.D. CAP "40-WC" MAP SURVEYS-PLS 11980 GIBRALTAR COURT OCK 122.50 FOUND OR SET NO.5 REBAR W/ ALUM. I.D. CAP IN CONCRETE. YUKON ENTERPRISES, LLC, a Colorado Corporation N 90'00'00" E (DEDICATED HEREON) BL 9,200 **s**q.ft. Δ =08°07'39" (2943 - 304 - 00 - 138)STATE OF COLORADO T = 25.58R = 360.00 GILLESPIE 14' Multi-Purpose Esm' COUNTY OF MESA (Bk.3628 Pg.471) N34*03'50"E / 51.02 The foregoing instrument was acknowledged before me this 5122.67 of _____ A.D., 2005, by Vernon Pace, President of Yukon Enterprises, N 90°00'00" E 11,362 sq.ft. Witness my hand and official seal. 10,307 sq.ft. My commission expires: _____1-12-010 R = 440.009,213 sq.ft. — East line of Lot 26 of Grand Junction Orchard Mesa Land Company's Orchard Subdivision CLERK AND RECORDER'S CERTIFICATE Easement N38'59'19"W 1.00 I hereby certify that this instrument was filed for record in my office at 2:00 o'clock ____,P_M. on this 122.83 LOT 26 LOT 25 22.00 22.00° _____ A.D. 2005 and was recorded as reception number 10' Irrigation Easement N89°56'37"W 660.20 2255027 in Plat Book 3902 on Page 70 Drawer No. QQ-110.

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Fees: \$10^4/4 South line of Lot 26 of Grand Junction Orchard OUTLOT E Mesa Land Company's Orchard Subdivision (2943 - 304 - 00 - 142)(2943 - 304 - 00 - 041)(2943 - 304 - 12 - 001)(2943 - 304 - 12 - 002)FRANKLIN, ETAL DALTON, ETAL ROBERTSON VEATCH (Bk.3580 Pg.799) (Bk.3631 Pg.222) (Bk.3170 Pg.349) BOARD OF COUNTY COMMISSIONERS CERTIFICATE Approved this <u>II</u> day of <u>MAY</u> , A.D., 2005. Board of County Commissioners of the County of Mesa, Colorado. FULFER SUBDIVISION \N38'59'19"Wi (PLAT BK.9 PG.143) LIENHOLDER ACKNOWLEDGEMENT STATEMENT Lienholder hereby acknowledges the following as depicted and/or dedicated on this plat. (1) The existence and location of public rights—of—way, including any rights of maintenance and administration of rights—of—way; (2) the existence of individual lots and the location Bearings on this plat are based on the South Line of the SW4 SE4 of of lot lines; (3) and the zoning density proposed for this subdivision. Lienholder hereby SCALE: 1 inch = 50 feet Section 30, Township 1 South, Range 1 East of the Ute Meridian to agrees, in the event of partial foreclosure on its lien against the property depicted in this SURVEYOR'S CERTIFICATE bear S 90°00'00" W between MCSM No. 693 for the East 1/16 corner plat, that items (1) through (3) above and all rights incidental thereto, shall survive any along the South boundary of Section 30 and MCSM No. 1074 for the such partial foreclosure. (No Scale) PREPARED FOR: South 1/4 corner of Section 30 on existing record of deposit 838-93. I, Millard Walter Eldridge, do hereby certify that the survey as GRANITE SPRINGS FILING NO. 4 represented by this plat was done by me, or under my direct YUKON ENTERPRISES, LLC A GRAND VALLEY NATIONAL BANK LIENHOLDER: Research for easements, rights—of—way and encumbrances by Western Colorado Title Company — Order File Number: 96—11—015L supervision, responsibility, and checking, and that the survey 707 ARROWEST COURT - SUITE A (PLAT BK.17 PG.297) and plat are correct to the best of my knowledge and belief. GRAND JCT., CO 81505 Pursuant to C.R.S. 24-68-101et seq., and Chapter 1.10 of the 2000 GRANITE SPRINGS FILING NO. 5 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for GRANITE SPRINGS FILING NO.5. SE4 Sec.30, T1S, R1E, Ute Meridian LAND USE SUMMARY SITE PLAN RESTRICTION NOTICE: Restrictions appurtenant to the respect-PLANNING NO: 2001-243FP3 Acres Percent RES. NO: ive lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder. Lots (25) 6.524 72.01 May 03, 2005 1" = 50' DECLARATION OF COVENANTS 2.257 24.91 The Declaration of Protective Covenants and Restrictions for GRANITE The foregoing statement was acknowledged before this ______ SPRINGS are recorded in Book 2352 at Pages 208 thru 220. NOTICE: According to Colorado law you must commence any legal 0.279 3.08 Outlot A&B A.D., 2005, by John W Stevenson legal action based upon any defect in this survey within three years MAP Surveys, Inc. The 1st Amendment to the Protective Covenants and Restrictions for years after you first discover such defect. In no event, may any 9.060 100.00 GRANITE SPRINGS are recorded in Book 2524 at Pages 262 thru 264. SE COR. SW4 SE4 action based upon any defect in this survey be commenced more Witness my hand and official seal. The 2nd Amendment to the Protective Covenants and Restrictions for SECTION 30 than ten years from the date of certification shown hereon. GRANITE SPRINGS are recorded in Book 3240 at Pages 193 and 194. T1S, R1E, UTE M. P.O. BOX 290, MESA, COLORADO 81643 All in the records of the Mesa County Clerk and Recorder's office. MCSM No. 693 FAX (970)268-5256 0401GS5_FIN3