GRANITE SPRINGS FILING NO. 4 A Replat of Part of Lots 29 and 30 of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, Pursuant to C.R.S. 24-68-101et seq., and Chapter 1.10 of the 2000 Located in SW 1/4 SE 1/4 of Sec. 30, T1S, R1E, Ute Meridian, Mesa County, Colorado Mesa County Land Development Code, a site specific development plan DEDICATION has been approved by Mesa County for GRANITE SPRINGS FILING NO.4. KNOW ALL MEN BY THESE PRESENTS LIENHOLDER ACKNOWLEDGEMENT STATEMENT That the undersigned YUKON ENTERPRISES, LLC, a Colorado Corporation, is the owner of that real property Bearings on this plat are based on the South Line of the SW4 SE4 of Lienholder hereby acknowledges the following as depicted and/or dedicated on this plat. being Part of Lots 27, 29 and 30 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision. Section 30, Township 1 South, Range 1 East of the Ute Meridian to CURVE TABLE (1) The existence and location of public rights—of—way, including any rights of maintenance located in the SW 1/4 SE 1/4 of Section 30. Township 1 South, Range 1 East, of the Ute Meridian, Mesa bear S 90°00'00" W between MCSM No. 693 for the East 1/16 corner and administration of rights-of-way; (2) the existence of individual lots and the location County, Colorado. Ownership is witnessed by instruments recorded in Book 3263 at Pages 904 thru 906. along the South boundary of Section 30 and MCSM No. 1074 for the
 TANGENT
 DIRECTION
 CHORD

 59.31
 \$68'32'31"E
 118.02

 50.00
 \$45'00'00"E
 70.71

 50.00
 \$45'00'00"E
 70.71

 50.00
 \$45'00'00"E
 70.71

 50.00
 \$45'00'00"E
 70.71

 10.78
 \$N07'52'07"E
 21.36

 47.24
 \$67'03'05"E
 94.15

 47.06
 \$76'30'31"E
 93.80

 43.72
 \$85'36'51"E
 87.18

 36.46
 \$67'03'05"E
 72.68

 36.33
 \$76'30'31"E
 72.41

 33.75
 \$85'36'51"E
 67.29

 7.74
 \$N07'52'07"E
 15.33

 36.94
 \$80'56'57"E
 73.75

 30.07
 \$87'11'46"E
 60.07

 28.00
 \$45'00'00"E
 39.60

 28.00
 \$45'00'00"E
 39.60

 41.47
 \$67'09'19"E
 82.76

 13.82
 \$N07'52'07"E
 27.38

 27.05
 \$20'35'33"E
 50.65

 14.83
 \$52'49'21"E
 of lot lines; (3) and the zoning density proposed for this subdivision. Lienholder hereby That portion of real property being part of this dedication is described as follows: South 1/4 corner of Section 30 on existing record of deposit 838-93. 11'26'29" 15'44'15" 90'00'00" 90'00'00" 90'00'00" 15'44'15" agrees, in the event of partial foreclosure on its lien against the property depicted in this plat, that items (1) through (3) above and all rights incidental thereto, shall survive any Commencing at the Southeast corner (MCSM No.693) of the said SW 1/4 SE 1/4 of said Section 30 from Research for easements, rights—of—way and encumbrances by Western such partial foreclosure. whence the South one-quarter corner (MCSM No.1074) of Section 30 bears South 90°00'00" West, a distance Colorado Title Company - Order File Number: 96-11-015L of 1320.30 feet with all bearings contained herein being referenced thereto. Thence North 00°06'19" West, a distance of 30.00 feet to a point on the North Right—of—way line of B Road being the POINT OF BEGINNING. GRAND VALLEY NATIONAL BANK 09'28'29" 09'26'23" 08'46'17" 09'28'29" 09'26'23" 08'46'17" 15'44'15" Thence around the said parcel boundary the following sixteen (16) courses: DECLARATION OF COVENANTS 1.) South 90°00'00" West, a distance of 805.93 feet, along the North right—of—way line of B Road; The Declaration of Protective Covenants and Restrictions for GRANITE 2.) North 00'00'00" East, a distance of 254.57 feet to a point on the boundary of Granite Springs Filing No.3, continuing along the said boundary of Granite Springs Filing No.3 through course seven (7);

3.) North 00°00′00″ East, a distance of 52.33 feet; SPRINGS are recorded in Book 2352 at Pages 208 thru 220. The 1st Amendment to the Protective Covenants and Restrictions for GRANITE SPRINGS are recorded in Book 2524 at Pages 262 thru 264. North 59°36'39" West, a distance of 18.89 feet; The 2nd Amendment to the Protective Covenants and Restrictions for North 26'42'59" East, a distance of 112.00 feet; 6.) North 14°16'42" East, a distance of 45.14 feet; GRANITE SPRINGS are recorded in Book 3240 at Pages 193 and 194. My commission expires: All in the records of the Mesa County Clerk and Recorder's office. 7.) North 27°41'09" East, a distance of 130.00 feet to a point on the boundary of Granite Springs Filing CYNTHIA L. No.2, continuing along the said boundary of Granite Springs Filing No.2 through course fourteen (14); 8.) Easterly 212.61 feet along a 440.00 foot radius curve to the left with a central angle of 27°41'09", the chord of which bears South 76°09'25" East, a distance of 210.55 feet; 07'43'43"
15'44'15"
41'11'05"
23'16'32"
25'32'22"
29'50'14"
20'04'36"
40'05'10"
30'30'54"
39'56'08"
43'26'08"
39'08'38"
00'52'25"
09'49'42"
10'09'44" 100.00 72.00 72.00 72.00 72.00 72.00 38.00 38.00 38.00 38.00 440.00 440.00 440.00 GRANITE SPRINGS FILING NO. 2 9.) South 90°00'00" East, a distance of 69.50 feet; GRANITE SPRINGS FILING NO. 1 South 44'00'44" East, a distance of 41.02 feet; (PLAT BK.17 PG.297) (PLAT BK.16 PG.13) North 90°00'00" East, a distance of 44.00 feet; North 44°00'44" East, a distance of 41.02 feet; North 90°00'00" East, a distance of 46.79 feet; 14.) Easterly 299.41 feet along a 440.00 foot radius curve to the left with a central angle of 38°59'19", the chord of which bears North 70°30'21" East, a distance of 293.67 feet; 15.) South 38'59'18" East, a distance of 1.00 feet; (2943-304-00-272) 16.) South 00°06'19" East, a distance of 622.21 feet to the point of beginning. YUKON ENTERPRISES LLC 75.48 78.04 78.90 60.29 The above parcel, as described, contains 9.80 acres, more or less. 10'09'44" =299.4110°16'25" 07°51'02" S38°59'18"E That said owner has caused the said real property to be laid out and surveyed as: $\Delta = 38^{\circ}59'19''$ - 1.00 =155.76GRANITE SPRINGS FILING NO. 3 GRANITE SPRINGS FILING NO. 4, a subdivision of the County of Mesa and State of Colorado. =440.00 10' Irrigation Easement (PLAT BK.18 PG.352) Ch=N70'30'21"E L = 212.61 $\Delta = 27'41'09''$ That said owner does hereby dedicate to Granite Springs Homeowners Assoc. "OUTLOT A" and "OUTLOT B" for multi-purpose and sewer easements as shown hereon. OUTLOT "B" T = 108.42BLOCK TWO (Dedicated Hereon) R = 440.00That said owner does hereby dedicate to the Public Utilities those portions of real property being used for 832 sq.ft. Multi-Purpose Easement perpetual easements needed for the installation and maintenance of utilities, including but not limited to Ch=S76'09'25"E water, sewer, gas, electric and telephone lines: together with the right to trim or remove interfering trees S44°00'44"E N44°00'44"E and brush; with non-exclusive users right of ingress and egress for the maintenance of driveways, historic ₹41.02 N90°00'00"E irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent N90°00'00"E manner to allow for further improvement of land use. 69.50 46.79 C12 6.00 FULFER SUBDIVISION 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 (PLAT BK.9 PG.143) of the roads created by this plat for the use of 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. IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this $\angle 12$ day 10,816 sq.ft. N1476'42"E of ______ A.D., 2003. 10,830 sq.ft. YUKON ENTERPRISES, LLC, a Colorado Corporation 10,450 sq.ft. BLOCK ONE ORCHARD MESA SANITATION DISTRICT STATE OF COLORADO EASEMENT BK.2690 Pg.589-590.
TO BE ABANDONED/REVISED THIS FILING. COUNTY OF MESA C30 L=10.12 Δ=15 15 27 "OUTLOT A" DEDICATED HEREON TO GRANITE SPRINGS HOMEOWNERS ASSOC. FOR A MULTI-PURPOSE AND SEWER EASEMENT TYNDALEThe foregoing instrument was acknowledged before me this 1 USED BY ORCHARD MESA SANITATION DISTRICT.
ABSOLUTELY NO PERMANENT ABOVE GROUND
STRUCTURES OR IMPROVEMENTS SHALL BE
PLACED OR ERECTED ON THIS EASEMENT. Ch=N07'37'43"W of July A.D., 2003, by Vernon Race, President of Yukon Enterpris 99.00 C15 99.00 73.00 My commission expires: ____ 11,837 sq.ft. 14' Multi-Purpose Easement CLERK AND RECORDER'S CERTIFICATE N59'36'39"W 9,986 sq.ft OUTLOT "A" I hereby certify that this instrument was filed for record in my office at 3:00 o'clock ____,P.M. on this 3,671 sq.ft. A.D. 2003 and was recorded as reception number 9.751 sq.ft. 9,751 sq.ft. 9,810 sq.ft. M00000,00,00 BLOCK TWO S89"53'41"W 2130244 in Plat Book 19 on Page 395 Drawer No. 00-3 a. & Droin. Esmi LAND USE SUMMARY Veniu Ward Lucien Robbrey 10' Irrigation & Drainage Acres Percent N90'00'00"E <u>,00,00,06</u> N90'00'00"E N90'00'00"E _N90.00,00<u>,</u>E N90'00'00"E 113.41 Mesa County Clerk and Recorder 7.771 79.30 101.00 99.00 99.00 10' Irrigation & Drainage Easemen 1.926 19.65 Streets BOARD OF COUNTY COMMISSIONERS CERTIFICATE Outlot"A" | 0.084 | HARRISON 9,136 sq.ft. (2943-304-00-248) Outlot"B" | 0.019 | 9,751 sq.ft. 9,751 sq.ft. 9,783 sq.ft. James R. Baughman N90°00'00"E 22.001 22.001 S90'00'00" 22.00' 22.00' TOTAL 9.800 105.00 113.56 14' Multi-Purpose E 73.03 99.00 LEGEND LIMESTONE N90.00.00.W 12,520 sq.ft. S90'00'00"W FOUND SECTION CONTROL MONUMENT, AS NOTED BLOCK THREE 9,532 sq.ft. CIRCLE FOUND NO.5 REBAR W/ I.D. CAP "JOHNSON, - PLS 16835" 90.00 90.00 (2943-304-00-951) ● SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980" LOPEZ 95.00 MESA VIEW BAPTIST 14' Multi-Purpose Easement SCALE: 1 inch = 50 feetFOUND OR SET NO.5 REBAR W/ ALUM. I.D. CAP IN CONCRETE. *♦BLOCK FOUR* (2943-304-00-247)CHURCH 12,810 sq.ft. SURVEYOR'S CERTIFICATE 11,477 sq.ft. 9,899 sq.ft. 9,844 sq.ft. 13,000 sq.ft. 11,553 sq.ft. I, Millard Walter Eldridge, do hereby certify that the survey as PREPARED FOR: represented by this plat was done by me, or under my direct YUKON ENTERPRISES. LLC supervision, responsibility, and checking, and that the survey 707 ARROWEST COURT - SUITE A 14' Multi-Purpose Easement and plat are correct to the best of my knowledge and belief. 14' Multi-Purpose Easement GRAND JCT., CO 81505 119.97 S90°00'00"W 805.93 GRANITE SPRINGS FILING NO. (ROW Bk.958 Pg.631 & Bk.959 Pg.478) SW4 SE4 Sec.30, T1S, R1E, Ute Meridian N90'00'00"E 1320.94 March 26, 2003 SCALE: 4-04-03 - S90°00'00"W - 1320.30 -BASIS OF BEARINGS Date of Certification SE COR. MCSM No. 693 for the Colo. Reg. PLS 11980 SECTION 30 SECTION 30 SW Cor. SE4 SE4 of TIS, RIE, UTE M. MAP Surveys, Inc. Sec.30. T1S. R1E. U.M. TIS, RIE, UTE M. MCSM NO. 118 According to Colorado law you must commence any legal MCSM NO. 1074 legal action based upon any defect in this survey within three years TRIANGLE COURT SUBDIVISION years after you first discover such defect. In no event, may any (PLAT BK.7 PG.15) action based upon any defect in this survey be commenced more P.O. BOX 290, MESA, COLORADO 81643 than ten years from the date of certification shown hereon. 0201PACE (970)268-5851 FAX (970)268-5532