

# Arbor Vista Subdivision

In the SW1/4 SW1/4 of Section 7  
Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado  
Including a Replat of Lot 1 of Omega Business Park III, Book 4104, Page 475

### Owners Statement and Dedication:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Grand Junction Housing Authority, is the owner of that real property situate in the SW1/4 SW1/4, Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado consisting of that same parcel as conveyed by Conquest Developments, L.L.C., Grantor, to Grand Junction Housing Authority, Grantee, as evidenced by warranty deed recorded in the Mesa County, Colorado, Clerk and Recorder's records at Book 4326, Page 256 and those same four parcels as conveyed by Warren Living Trust, Grantor, to Grand Junction Housing Authority, Grantee, as evidenced by warranty deed recorded in the Mesa County, Colorado, Clerk and Recorder's records at Book 4327, Page 14, said combined parcel being more particularly described as follows:

Beginning at a point on the north line of NW1/4 SW1/4 SW1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, said point being the same as the northwest corner of Parcel One of the said parcels conveyed by Warren Living Trust and not monumented, whence the S 1/16 corner on the west line of said Section 7 bears N89°57'10"W, a distance of 408.00 feet, with all other bearings contained herein being relative thereto;  
thence, S89°57'10"E along said north line, a distance of 186.06 feet, said point not monumented;  
thence, S00°05'15"W, a distance of 30.00 feet to the southerly right-of-way of Elm Avenue, as recorded in Book 808, Page 312, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 18478;  
thence, S89°57'10"E along said southerly right-of-way line, a distance of 66.06 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 18478;  
thence, N00°05'15"E, a distance of 30.00 feet to the northeast corner of said NW1/4 SW1/4 SW1/4, monumented with an illegible 1-inch yellow plastic cap on 5/8-inch rebar;  
thence, S89°55'42"E along the north line of the NE1/4 SW1/4 SW1/4 of said Section 7, a distance of 116.00 feet, said point not monumented;  
thence, S00°05'15"W parallel with the west line of said NE1/4 SW1/4 SW1/4, a distance of 30.00 feet to the southerly right-of-way line of an apparent easement for Elm Avenue, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 18478;  
thence, S00°05'15"W parallel with the west line of said NE1/4 SW1/4 SW1/4, a distance of 299.10 feet to the south line of the N1/2 NE1/4 SW1/4 SW1/4 of said Section 7, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 18478;  
thence, N89°54'37"W along said south line, a distance of 116.00 feet to the east line of the NW1/4 SW1/4 SW1/4 of said Section 7, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 18478;  
thence, S00°05'15"W along said east line, a distance of 304.06 feet to the northwest corner of the Bunting Avenue right-of-way as recorded in Plat Book 14, Page 50, monumented with a 5/8-inch rebar;  
thence, S00°05'15"W continuing along said east line, a distance of 25.00 feet to the south line of said NW1/4 SW1/4 SW1/4, monumented with an illegible 1-inch yellow plastic cap on 5/8-inch rebar;  
thence, N89°53'32"W along said south line, a distance of 132.12 feet to the southeasterly corner of Bunting Avenue right-of-way, as recorded in Plat Book 12, Page 421-422, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 18469;  
thence, N00°05'15"E, a distance of 33.00 feet to the northeasterly corner of said Bunting Avenue right-of-way, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 18469;  
thence, N00°05'15"E, a distance of 247.66 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 26959, said point being the southeast corner of Lot 1 of Omega Business Park III, as recorded in Book 4104, Page 475;  
thence along the boundary of said Lot 1 on the following four (4) courses:  
(1) N89°59'46"W, a distance of 322.46 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 18469;  
(2) N00°05'15"E, a distance of 190.81 feet to a 5/8-inch rebar with a 1-inch red plastic cap, PLS 11221 and a 1 1/2-inch aluminum disk, PLS 18469;  
(3) S89°54'45"E, a distance of 106.63 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 18469;  
(4) N00°02'50"E, a distance of 153.83 feet to the southerly right-of-way line of Elm Avenue, as recorded in Plat Book 12, Page 421-422, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 18469;  
thence, S89°57'10"E along said southerly right-of-way line, a distance of 95.94 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 18469;  
thence, N00°05'15"E, a distance of 33.00 feet to the POINT OF BEGINNING;

containing 5.09 acres by these measures.

That said owner has laid out, platted and subdivided the above described real property into lots as shown hereon, and designate the same as Arbor Vista Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 utility providers and appurtenant facilities.

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, traffic control facilities, street lighting, landscaping, trees and grade structures.

The Ingress and Egress Easement is dedicated to the owners within said Arbor Vista Subdivision for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

All tracts/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 platted shall not burden or overburden said easement by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress to and from the easement.

That all lienholders of record for the described property are represented hereon.

IN WITNESS WHEREOF, said owner, Grand Junction Housing Authority, has caused its name to be hereunto subscribed this first day of February A. D. 2008

*Jody M. Kole*  
Signature Grand Junction Housing Authority

Jody M. KOLE  
Name (Printed)

*Jody M. Kole*  
Executive Director

Title



STATE OF COLORADO } SS  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jody M. KOLE  
1st day of February A.D. 2008  
*Jody M. Kole*  
Executive Director  
GRAND JUNCTION HOUSING AUTHORITY

Witness my hand and official seal *Jody M. Kole*  
Notary Public  
My commission expires 4-10-08

### City of Grand Junction Approval:

This plat of Arbor Vista Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 5th day of February, A. D. 2008.

*Janice Rich*  
City Manager

### Clerk and Recorder's Certificate:

STATE OF COLORADO } SS  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at  
4:21 o'clock P.M. this 5th day of February, A.D., 2008

and is duly recorded in Book No. 4597, Page 770 & 771.

Reception No. 2422776, Drawer No. VV-64  
*Janice Rich* *Janice Rich* 20+1  
Clerk and Recorder Deputy Fees

### Title Certification:

STATE OF COLORADO } SS  
COUNTY OF MESA

We, Abstract and Title CO of Mesa County, 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 in Grand Junction Housing Authority; that the current taxes have been paid; that all mortgages not satisfied or released of record or 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: Feb. 4, 2008 By: *Donald K. Paine* Title: Chief Title Examiner

### Lienholder's Ratification of Plat:

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described 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 4326, Page 258 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

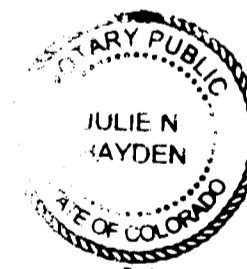
In witness whereof, the said corporation has caused these presents to be signed by its VP (Title), with the authority of its board of directors, this 1st day of FEBRUARY, 2008.

By: *Ken Shettler* For: Bank of Colorado

STATE OF COLORADO } SS  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Ken Shettler, VP of this 1st day of February A.D. 2008  
Bank of Colorado

Witness my hand and official seal *Julie N. Hayden*  
Notary Public  
My commission expires 10-01-08



### Lienholder's Ratification of Plat:

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described 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 4327, Page 17 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

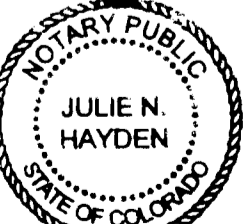
In witness whereof, the said corporation has caused these presents to be signed by its VP (Title), with the authority of its board of directors, this 1st day of FEBRUARY, 2008.

By: *Ken Shettler* For: Bank of Colorado

STATE OF Colorado } SS  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Ken Shettler, VP of this 1st day of February A.D. 2008  
Bank of Colorado

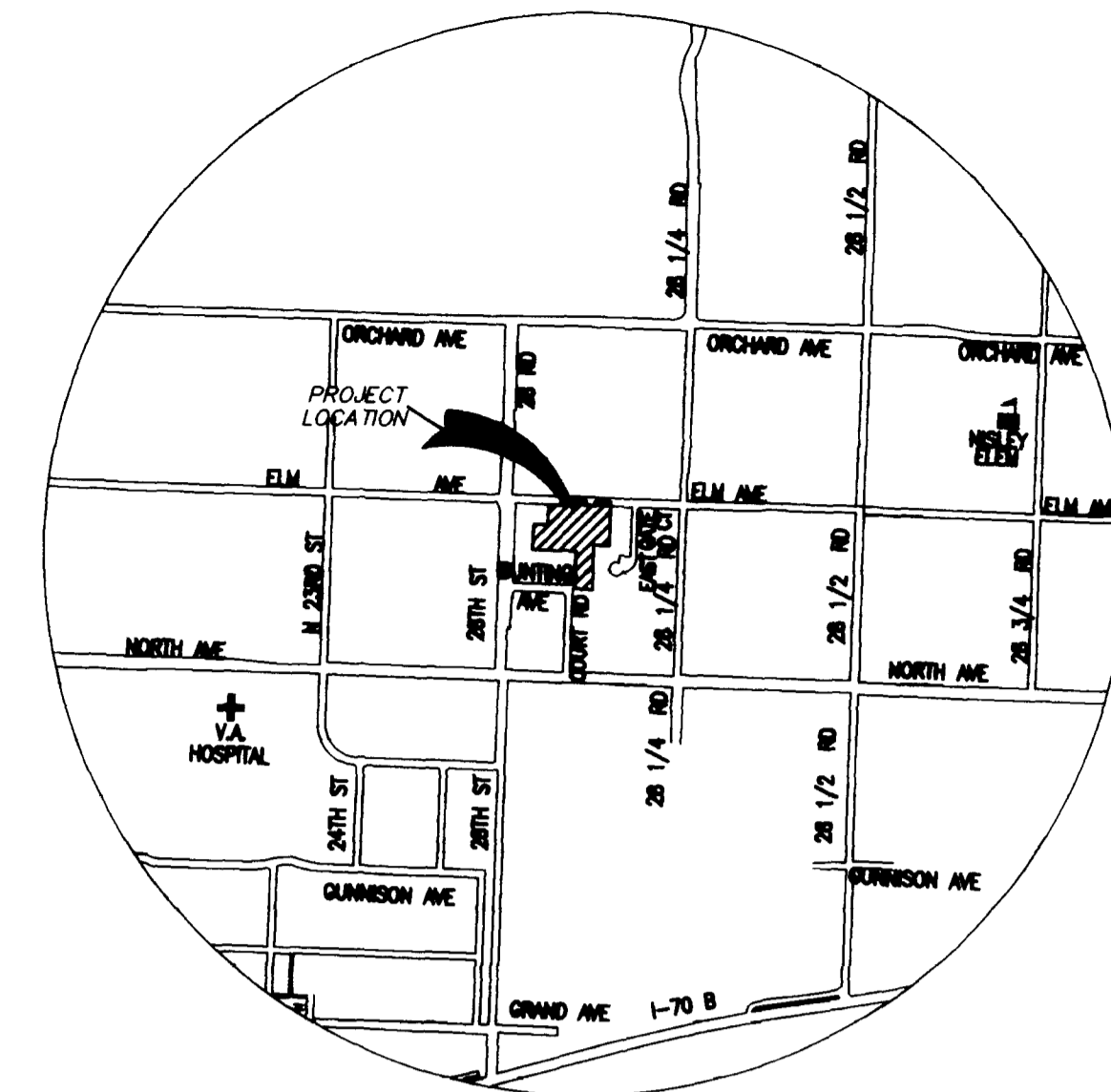
Witness my hand and official seal *Julie N. Hayden*  
Notary Public  
My commission expires 10-01-08



### SUBSCRIBER'S STATEMENT:

I, Thomas W. Sylvester, a Registered Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Grand Junction Housing Authority Improvement Survey was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information. Title information was provided by Abstract & Title CO. of Mesa County, Inc., commitment numbers 00918608 updated 10/22/07 and 00919018 updated 10/22/07.

Thomas W. Sylvester, PE 14249 & PLS 38005



Vicinity Map  
Not to Scale

### City Use Block:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

NA

### Basis of Bearing and Linear Units:

The bearing between the found 3" Brass Cap at the S 1/16 Corner on the West Line of Section 7 and the found 3 1/4" Aluminum Cap on Steel Bar, PLS 18480 at the SW Corner of Section 7, both in Township 1 South, Range 1 East of the Ute Meridian is assumed to bear S00°00'14"W to correspond to the Mesa County Coordinate System.

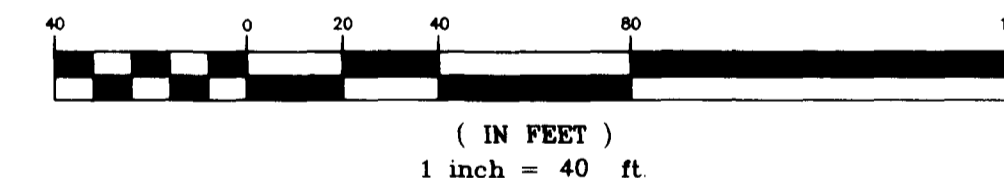
Linear units are in U. S. Feet defined by an Act of Congress in 1866 to be exactly 39.37 inches to a meter.

### Notice:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown hereon.



GRAPHIC SCALE



### Abbreviations Used

Ave.	Avenue	R	Range
Alum. Cap	Aluminum Cap	ROW	Right-of-way
CE	Conservation Easement	S	South
CHK	Checked	SW	Southwest
Cor.	Corner	S. Line	South Line
E	East	Sec.	Section
Esmt	Easement	sq.ft.	Square Feet
Fnd	Found	S1/16	Southwest 1/16 corner
L	Line	SW1/16	Southwest 1/16 corner
(M)	Measured	T	Township
Parcel No.	Parcel Number	UE	Utility Easement
PE	Professional Engineer	UM	Ute Meridian
PLS	Professional Land Surveyor	W	West
POB	Point of Beginning	W. Line	West Line
(R)	Recorded	W1/16	West 1/16 corner

Middle initials of names are listed per Assessor's records.

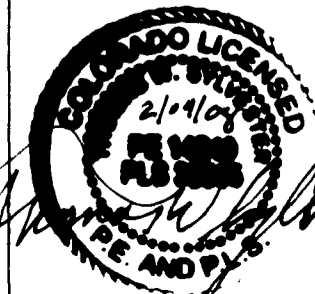
### Merritt LS, L.L.C.

743 Horizon Ct., Suite 100B, Grand Junction, CO 81506  
PHONE (970) 255-7386 FAX (970) 256-7386

### Arbor Vista Subdivision

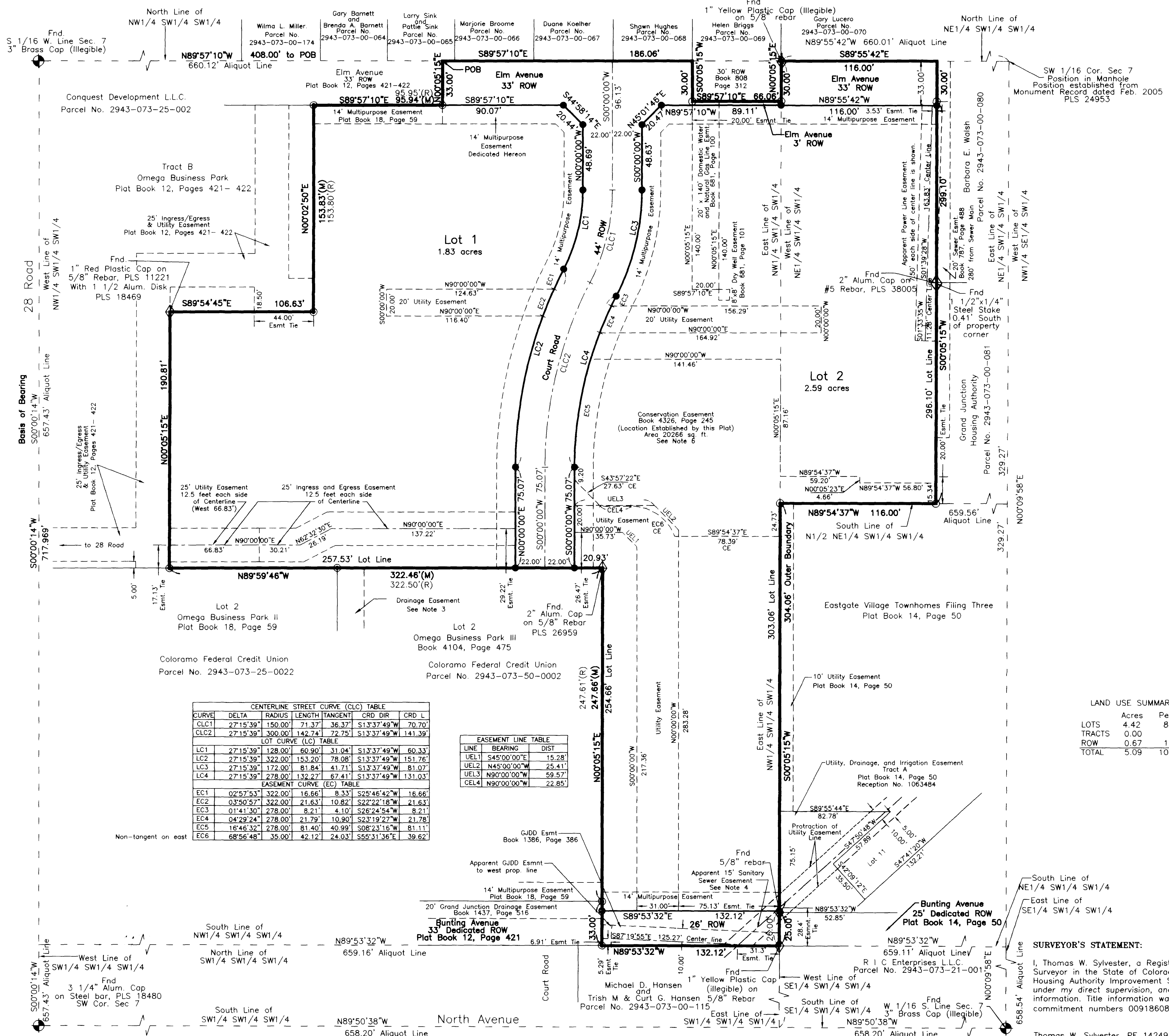
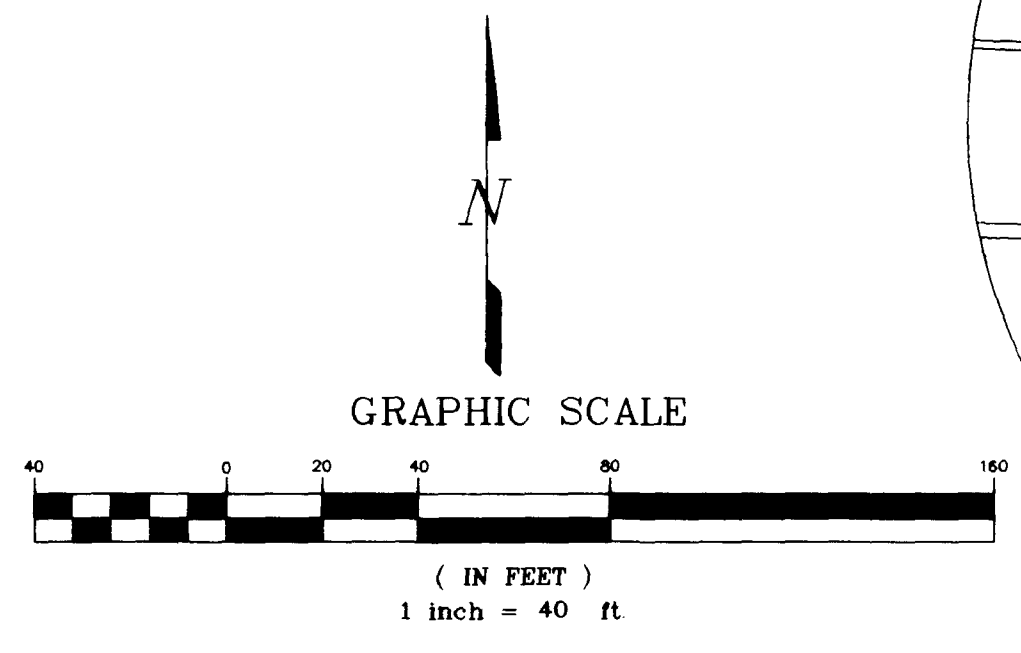
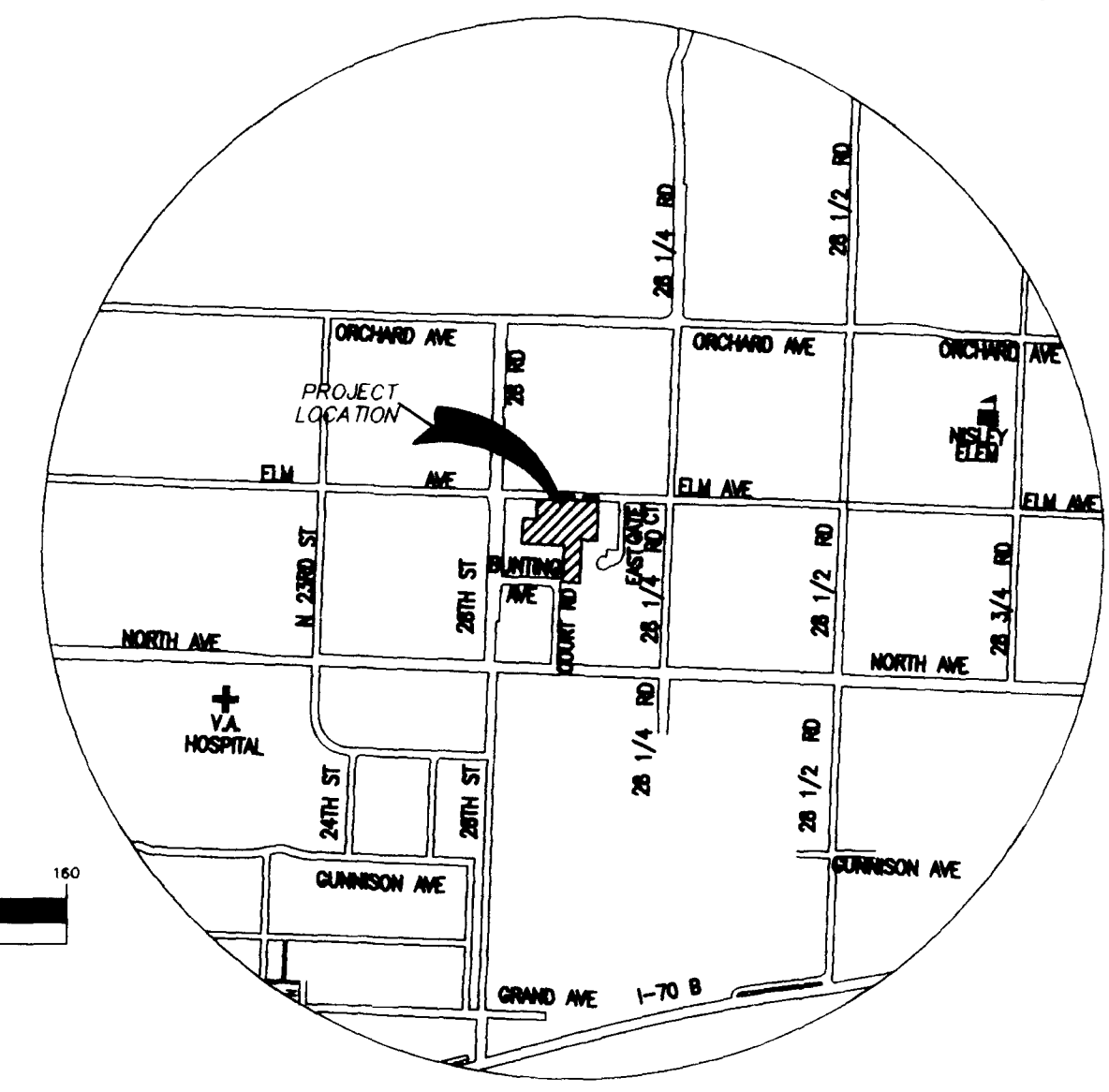
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Township 1 South, Range 1 East of the Ute Meridian  
City of Grand Junction, Mesa County, Colorado  
Including a Replat of Lot 1 of  
Omega Business Park III, Book 4104, Page 475

DATE: February 1, 2008 PROJECT NO: 0727 Arbor Vista  
DRAWN: KKP CHK: TWS SCALE: 1" = 40'  
REVISED: - SHEET 1 OF 2



# Arbor Vista Subdivision

In the SW1/4 SW1/4 of Section 7  
 Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado  
 Including a Replat of Lot 1 of Omega Business Park III, Book 4104, Page 475



- LEGEND**
- ⊕ Found Section Monument as Described
  - Set 2" Alum. Cap on #5 Rebar, PLS 38005
  - ⊙ Found 2" Alum. Cap on #5 Rebar, PLS 18469
  - Found 2" Alum. Cap on #5 Rebar, PLS 18478
  - ◇ Found as Described
  - Boundary Line
  - - - Lot Line
  - - - Section / Aliquot Line
  - - - Center Line
  - - - Easement Line
- Monuments found within 0.25' of record are considered as being in record position.

- Note:**
- There is a reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. patent recorded December 14, 1892, Book 11, Page 238.
  - There are reservations of irrigation ditch easements within a portion of the 33' dedicated right-of-way for Elm Avenue, the width and location of which are unspecified, Book 381, Page 190, and Book 717, Page 241. Evidence places the irrigation ditch within the right-of-way.
  - A note on the Omega Business Park III plat as recorded in Book 4104, at Page 475, indicates an access easement between Lot 1 and 2 of said Omega Business Park III will be required at the time of Site Plan approval. In addition, it indicates a drainage easement for Lot 1 will be required across Lot 2 at the time of Site Plan approval. Arbor Vista Subdivision as approved will not need these easements across Lot 2. Court Road of Arbor Vista Subdivision provides the necessary access across Lot 1.
  - There is an apparent 15' Sanitary Sewer Easement, 7.5' each side of centerline, the location of which is based on an extension of Utility Easement lines located in Tract A of Eastgate Village Townhomes Filing Three, Book 14, Page 50.
  - Outer perimeter monuments and monuments at Elm Avenue and Bunting Avenue right-of-way are set in concrete.
  - Book 4326, Page 245 allows Grand Junction Housing Authority to establish the location of the referenced conservation Easement. The designated location is as shown.

**Basis of Bearing and Linear Units:**  
 The bearing between the found 3" Brass Cap at the S 1/16 Corner on the West Line of Section 7 and the found 3 1/4" Aluminum Cap on Steel Bar, PLS 18480 at the SW Corner of Section 7, both in Township 1 South, Range 1 East of the Ute Meridian is assumed to bear S00°00'14"W to correspond to the Mesa County Coordinate System.

**LAND USE SUMMARY**

	Acres	Percent
LOTS	4.42	86.8%
TRACTS	0.00	0.0%
ROW	0.67	13.2%
TOTAL	5.09	100.0%

**Notice:**  
 According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown hereon.

**CENTERLINE STREET CURVE (CLC) TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CRD DIR	CRD L
CLC1	27°15'39"	150.00'	71.37'	36.37'	S13°37'49"W	70.70'
CLC2	27°15'39"	300.00'	142.74'	72.75'	S13°37'49"W	141.39'

**LOT CURVE (LC) TABLE**

LC	BEARING	DIST
LC1	S27°15'39"	128.00'
LC2	S27°15'39"	322.00'
LC3	S27°15'39"	172.00'
LC4	S27°15'39"	278.00'

**EASEMENT CURVE (EC) TABLE**

EC	BEARING	DIST
EC1	S02°57'53"	322.00'
EC2	S03°50'57"	322.00'
EC3	S01°41'30"	278.00'
EC4	S04°29'24"	278.00'
EC5	S16°46'32"	278.00'
EC6	S68°56'48"	35.00'

**EASEMENT LINE TABLE**

LINE	BEARING	DIST
UEL1	S45°00'00"E	15.28'
UEL2	N45°00'00"W	25.41'
UEL3	N90°00'00"W	59.57'
CEL4	N90°00'00"W	22.85'

**Merritt LS, L.L.C.**  
 743 Horizon Ct., Suite100B, Grand Junction, Co. 81506  
 PHONE (970) 255-7386 FAX (970) 256-7386

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DATE: February 1, 2008 PROJECT NO: 0727 Arbor Vista  
 DRAWN: KKP CHK: TWS SCALE: 1" = 40'  
 REVISED: SHEET 2 OF 2



**SURVEYOR'S STATEMENT:**  
 I, Thomas W. Sylvester, a Registered Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Grand Junction Housing Authority Improvement Survey was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information. Title information was provided by Abstract & Title CO. of Mesa County, Inc., commitment numbers 0918608 updated 10/22/07 and 0919018 updated 10/22/07.  
 Thomas W. Sylvester, PE 14249 & PLS 38005