

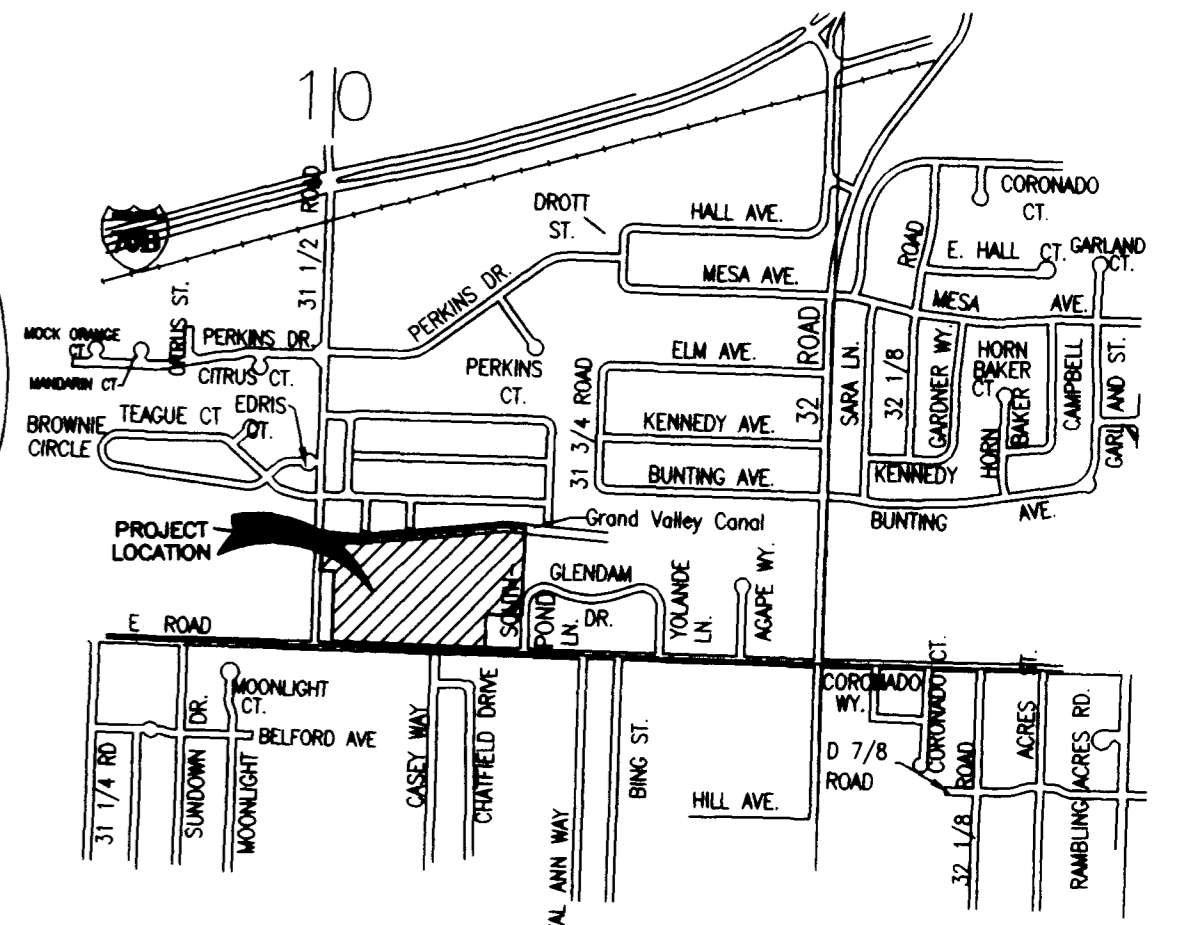
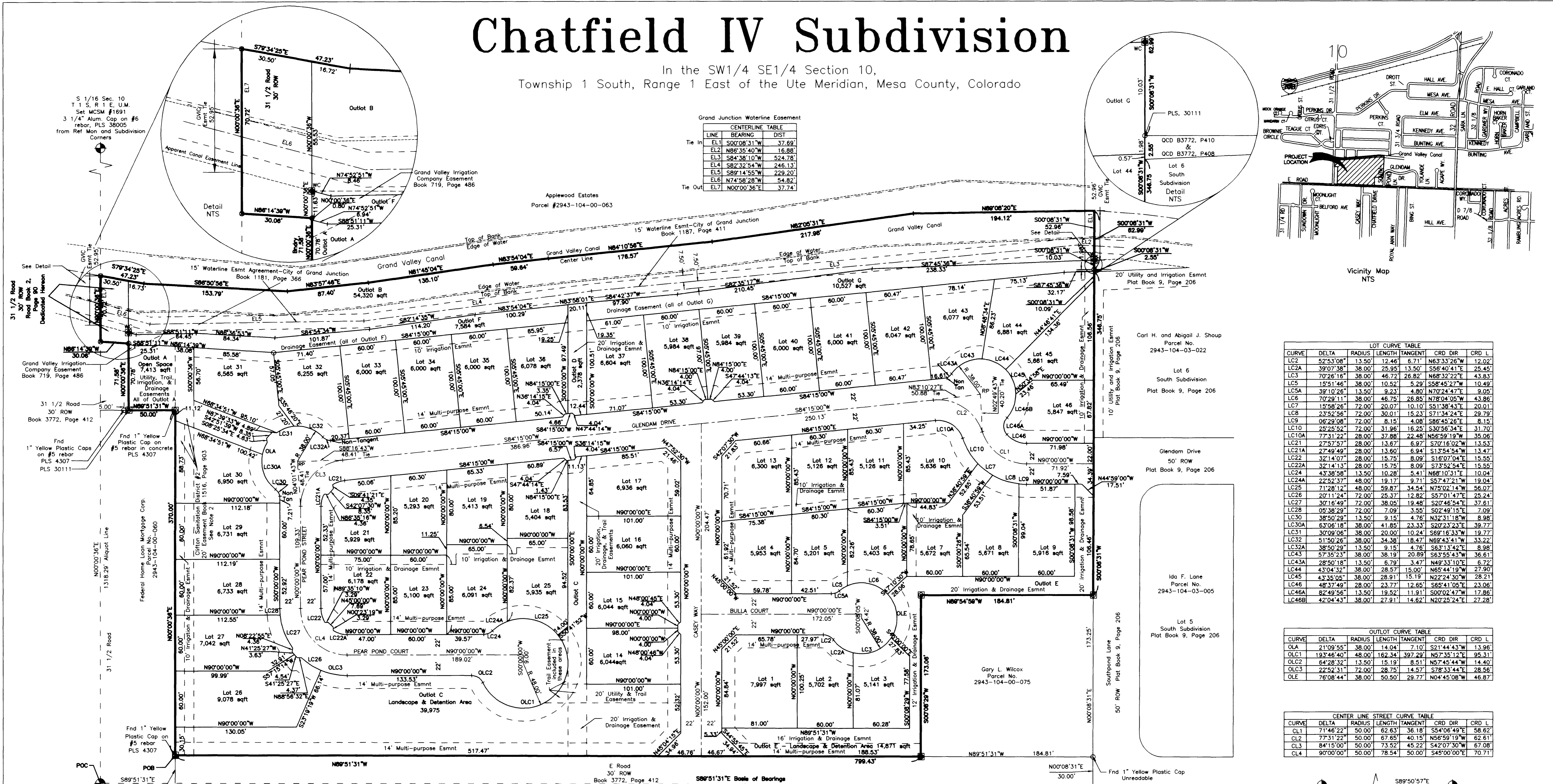


# Chatfield IV Subdivision

In the SW1/4 SE1/4 Section 10,  
Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado

Grand Junction Waterline Easement

LINE	BEARING	DIST
EL1	S00°08'31"W	37.89'
EL2	N86°35'40"W	16.88'
EL3	S84°38'10"W	52.78'
EL4	S82°32'54"W	246.13'
EL5	S89°14'55"W	229.20'
EL6	N74°58'28"W	54.82'
EL7	N00°00'36"E	37.74'



LOT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CRD DIR	CRD L
LC2	52°53'08"	13.50'	12.46'	6.71'	N63°33'26"W	12.02'
LC2A	39°04'38"	38.00'	75.25'	13.50'	S56°40'41"E	29.45'
LC3	70°26'16"	38.00'	46.72'	26.82'	N68°32'22"E	43.83'
LC5	15°51'46"	38.00'	10.52'	5.87'	S58°45'27"W	10.49'
LC5A	39°10'26"	13.50'	9.23'	4.80'	N70°24'47"E	9.05'
LC6	70°29'11"	38.00'	46.75'	26.85'	N78°04'05"W	43.86'
LC7	15°58'26"	72.00'	20.07'	10.10'	S51°38'43"E	20.01'
LC8	23°52'56"	72.00'	30.01'	15.23'	S71°34'24"E	29.79'
LC9	06°29'08"	72.00'	8.15'	4.08'	S86°45'26"E	8.15'
LC10	29°25'52"	72.00'	31.96'	16.25'	S30°56'34"E	31.70'
LC10A	77°31'22"	28.00'	37.88'	22.48'	N56°59'19"W	35.06'
LC21	27°57'57"	28.00'	13.67'	6.97'	S70°16'02"W	13.53'
LC21A	27°49'49"	28.00'	13.60'	6.94'	S15°54'54"W	13.47'
LC22	32°14'07"	28.00'	15.75'	8.09'	S16°07'04"E	15.55'
LC22A	32°14'13"	28.00'	15.75'	8.09'	S73°52'54"E	15.55'
LC24	43°38'58"	13.50'	10.28'	5.41'	N68°10'31"E	10.04'
LC24A	22°52'37"	48.00'	19.17'	9.71'	S52°47'21"W	19.04'
LC25	71°28'12"	48.00'	59.87'	34.54'	N75°02'14"W	56.07'
LC26	20°11'24"	72.00'	25.37'	12.82'	S57°01'42"E	25.24'
LC27	30°16'49"	72.00'	38.05'	19.48'	S20°46'54"E	37.61'
LC28	05°38'29"	72.00'	7.09'	3.55'	S02°49'15"E	7.09'
LC30	38°50'28"	13.50'	9.15'	4.76'	N32°31'18"W	8.98'
LC30A	63°06'18"	38.00'	41.85'	23.33'	S20°23'23"E	39.77'
LC31	30°09'06"	38.00'	20.00'	10.24'	S69°16'33"W	19.77'
LC32	51°50'26"	38.00'	34.38'	18.47'	N69°43'41"W	33.22'
LC32A	38°50'28"	13.50'	9.15'	4.76'	S63°13'42"E	8.98'
LC43	67°35'23"	38.00'	38.19'	20.89'	S63°45'43"W	36.61'
LC43A	28°50'18"	13.50'	6.79'	3.47'	N49°33'10"E	6.72'
LC44	43°04'32"	38.00'	28.57'	15.00'	N65°44'19"W	27.90'
LC45	43°35'05"	38.00'	28.91'	15.19'	N22°24'30"W	28.21'
LC46	48°37'49"	28.00'	23.77'	12.65'	S65°41'05"E	23.06'
LC46A	82°49'56"	13.50'	19.52'	11.91'	S00°02'47"W	17.86'
LC46B	42°04'43"	38.00'	27.91'	14.62'	N20°25'24"E	27.28'

OUTLET CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CRD DIR	CRD L
OLA	21°09'55"	38.00'	14.04'	7.10'	S21°44'43"W	13.96'
OLC1	19°34'40"	48.00'	162.34'	397.29'	N57°35'12"E	95.31'
OLC2	64°28'32"	13.50'	15.19'	8.51'	N57°45'44"W	14.40'
OLC3	22°52'31"	72.00'	28.75'	14.57'	S78°33'44"E	28.56'
OLE	76°08'44"	38.00'	50.50'	29.77'	N04°45'08"W	46.87'

CENTER LINE STREET CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CRD DIR	CRD L
CL1	71°46'22"	50.00'	62.63'	36.18'	S54°06'49"E	58.62'
CL2	77°31'22"	50.00'	67.65'	40.15'	N56°59'19"W	62.61'
CL3	84°15'00"	50.00'	73.52'	45.22'	S42°07'30"W	67.08'
CL4	90°00'00"	50.00'	78.54'	50.00'	S45°00'00"E	70.71'

- LEGEND**
- Found or Set Section Monument as Described
  - Set 2" Alum. Cap on #5 rebar, PLS 38005
  - Found 1" Yellow Plastic Cap on #5 rebar, PLS 30111, or as described
  - Set 1 1/2" SS Disk with PK Nail, PLS 38005
  - Monument set in concrete
  - Set witness corner, 2" Alum. Cap on #5 rebar, PLS 38005
- Monuments found within 0.25' of record are considered as being in record position.

**NOTE:**  
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.

**BASIS OF BEARING AND LINEAR UNITS:**  
The bearing between the found MCSM #11 at the S 1/4 corner of Section 10, and the found MCSM #991 at the E 1/16 corner of the South line of Section 10, both in Township 1 South, Range 1 East, of the Ute Meridian is assumed to bear S89°51'31"E to correspond to the Bulla Boundary Line Adjustment Survey Plat, Deposit No. 3086-04, PLS 30111.  
Linear units are in U.S. Feet defined by an Act of Congress in 1866 as exactly 39.37 inches in a meter.

- NOTE:**
- Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U. S. Patent, Book 11, Page 328, Reception No. 18093, March 14, 1894.
  - Clifton Sanitation Easement South of Outlet A is to be extinguished by separate instrument upon acceptance of the sewer line through Outlet A along Pear Pond Street and Pear Pond Court, through the Utility easement to Casey Way, then along Casey Way to its tie-in location in E Road.
  - All references to recorded documents by book and page indicate the first page of the recorded document whether it is a single page document or a multiple page document. The reference implies the full recorded document when it is a multiple page document.

**Area Summary**

Category	Acres	Percent
Lots	6.42	54.6%
Outlots	3.15	26.8%
ROW	2.18	18.6%
Total	11.75	100.0%

**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 Chatfield IV Subdivision 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 Company of Mesa County, Inc., commitment no. 00920147 C2.  
Thomas W. Sylvester PE 14249 & PLS 38005

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

**Chatfield IV Subdivision**  
In the SW1/4 SE1/4 Section 10  
Township 1 North, Range 2 West of the  
Ute Meridian, Mesa County, Colorado

DATE: March 6, 2008 MC Planning No: 2006-243 FN1  
DRAWN: KP CHK: TWS PROJECT NO: 0643  
REVISED: SCALE: 1" = 50' SHEET 2 OF 2

