

Dunn

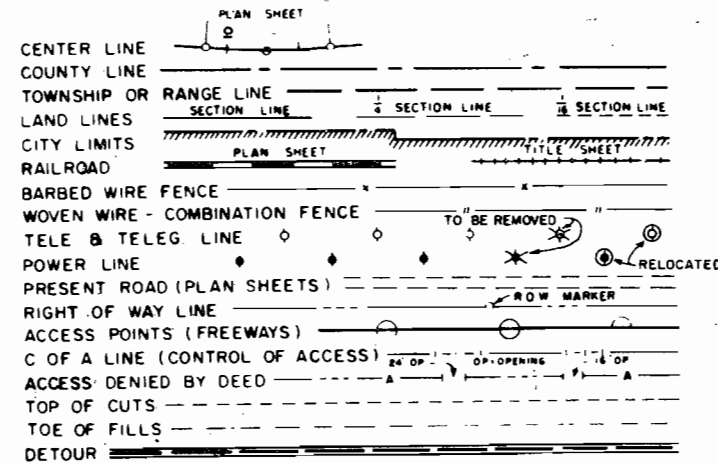
STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
9	COLORADO	C 08-0340-13	1

RIGHT OF WAY
GRAND JUNCTION-COLORADO MONUMENT

REVISIONS

CONVENTIONAL SIGNS



PLAN AND PROFILE OF PROPOSED COLORADO PROJECT NO. C 08-0340-13 STATE HIGHWAY NO. 340 MESA COUNTY RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1"=50'

ROW LENGTH OF PROJECT = 1,388.0' (Sec. A)
ROW LENGTH OF PROJECT = 910.0' (Sec. B)
ROW LENGTH OF PROJECT = 1,550.0' (Sec. C)

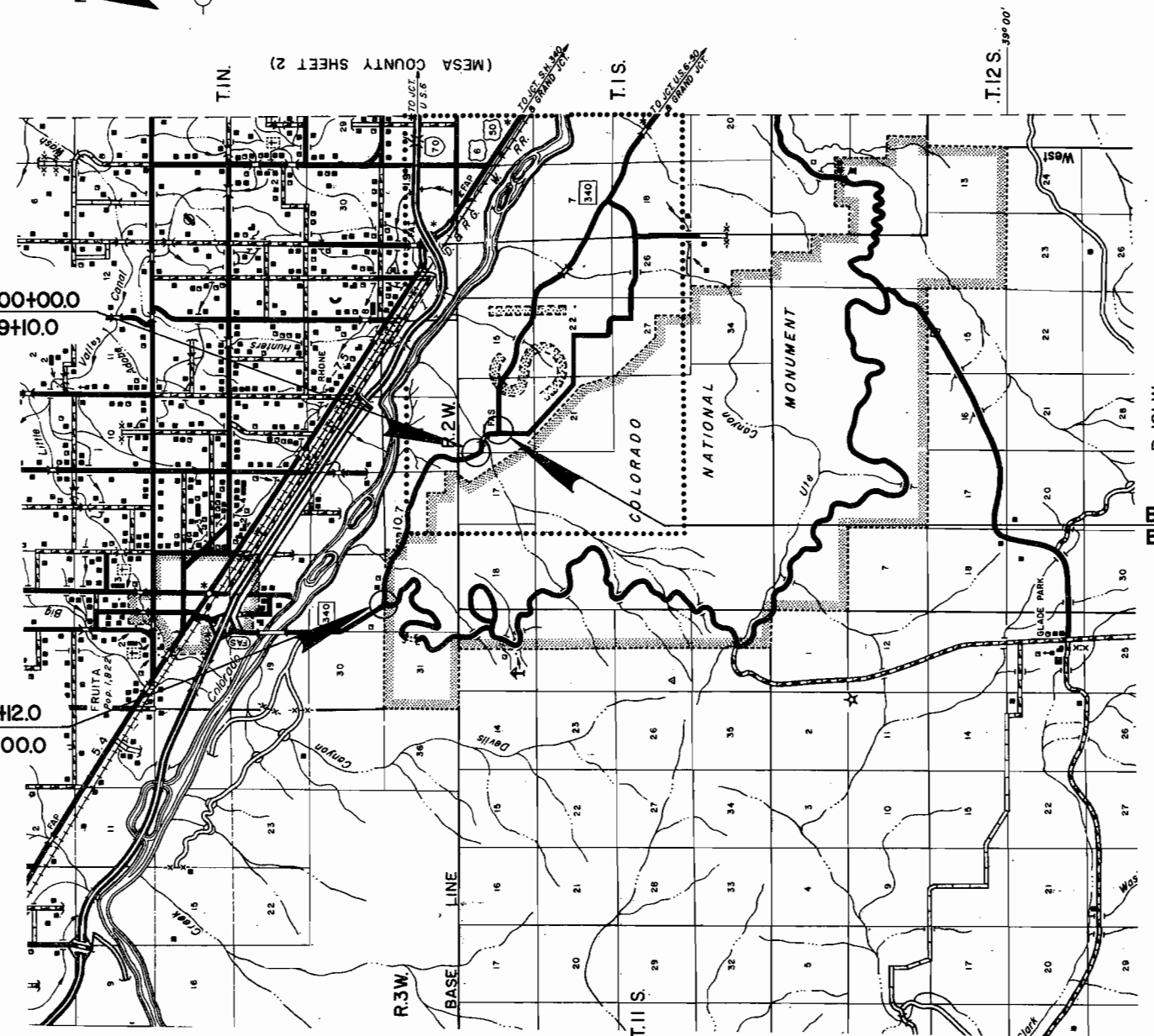
INDEX OF SHEETS
SHEET NO.
1 TITLE SHEET
2-3 TABULATION OF PROPERTIES
4-6 ALIGNMENT SHEETS

BEGIN R.O.W. PROJECT C 08-0340-13 SECTION "B" Sta. T.S. 100+00.0
END R.O.W. PROJECT C 08-0340-13 SECTION "B" Sta. S.T. 109+10.0

BEGIN R.O.W. PROJECT C 08-0340-13 SECTION "A" Sta. 98+2.0
END R.O.W. PROJECT C 08-0340-13 SECTION "A" Sta. 112+00.0

BEGIN R.O.W. PROJECT C08-0340-13 SECTION "C" Sta. 97+50.0
END R.O.W. PROJECT C08-0340-13 SECTION "C" Sta. 113+00.0

@ South Broadway



Dunn

R. O. W. TABULATION OF PROPERTIES IN MESA COUNTY S.H. No. 340 PROJ. C 08-0340-13

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	C08-0340-13	2	

RIGHT OF WAY GRAND JUNCTION-COLO. MONUMENT

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES			LAND	IMPROVEMENTS	DAMAGE	MISC.	TOTAL	REMARKS	NO.
				PARCEL	TO BE ACQUIRED	REMAINDER							
			T. 1 N., R. 2 W., U. P. M.			LT. RT.							
	SECTION "A"												
1	TOWN OF FRUITA, A MUNICIPAL CORPORATION		SW. 1/4 SEC. 29	0.223	0.076	1.4 12.2							
2	KENNETH J. YOUNG, LAFAYETTE YOUNG, JR. & ROSS L. WILLIAMS		SE. 1/4 SW. 1/4 SEC. 29	1.738	1.271	265.0							
3	WALTER F. KOICHEVAR, SR. & PAULINE KOICHEVAR, J. T.		SW. 1/4 SW. 1/4 SE. 1/4 SEC. 29	0.014	0.014	2.8							
	TEMPORARY EASEMENTS											TEMPORARY EASEMENTS	
TE-2	KENNETH J. YOUNG, LAFAYETTE YOUNG, JR. & ROSS L. WILLIAMS		SE. 1/4 SW. 1/4 SEC. 29	0.069	0.069							VOID AFTER CONSTRUCTION	
TE-3	WALTER F. KOICHEVAR, SR. & PAULINE KOICHEVAR, J. T.		SW. 1/4 SW. 1/4 SE. 1/4 SEC. 29	0.057	0.057							VOID AFTER CONSTRUCTION	
	SECTION "B"		T. 11 S., R. 101 W., 6th P.M.									SECTION "B"	
4	CHARLES E. WOODWARD		LOT 1 SEC. 17, LOT 4 & SW. 1/4 NW. 1/4 SEC. 16	1.917	0.523	50.7 177.2							
	TEMPORARY EASEMENTS											TEMPORARY EASEMENTS	
TE-4	CHARLES E. WOODWARD		LOT 4 SEC. 16	0.023	0.023							VOID AFTER CONSTRUCTION	
TE-4A	CHARLES E. WOODWARD		LOT 4 SEC. 16	0.041	0.041							VOID AFTER CONSTRUCTION	
	SECTION "C"											SECTION "C"	
5	RALPH G. SILVEY & FRANCES M. SILVEY, J.T.	B993 P703	SW. 1/4 NW. 1/4 SEC. 16	0.285	0.058	12.2							
6	L. E. CLARIDA (Dec.) & ELLEN L. CLARIDA, J. T.		E. 1/2 NW. 1/4 & SW. 1/4 NW. 1/4 SEC. 16	2.851	2.411	158.3							
6R	L. E. CLARIDA (Dec.) & ELLEN L. CLARIDA, J. T.		E 1/2 NW 1/4, SEC. 16	2.200	1.704								
E-6	ELLEN L. CLARIDA		E 1/2 NW 1/4, SEC. 16	0.191	0.191							THIS EASEMENT IS AN EXCEPTION TO PARCEL 6R AND WILL BE RETAINED BY ELLEN L. CLARIDA	E-6

T.1N. R.2W. U.P.M.

Detail of Intersection
**COLO. 340 &
MONUMENT ROAD**
MESA COUNTY, COLO.
"Sec. A"

REVISIONS	
3-6-73	Added Construction Items
	V.R.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	C 08-0340-13	4	6

RIGHT OF WAY
GRAND JUNCTION-COLORADO MONUMENT
Scale 1"=50'

BEGIN ROW PROJECT C 08-0340-13 Sta. 98+12.0
SECTION "A"

(2) TE-2

Kenneth J. Young,
Lafayette Young Jr. &
Ross L. Williams

SE1/4 SW1/4,
Sec. 29

(3) TE-3

Walter F. Kochevar Sr. &
Pauline Kochevar, J.T.

SW1/4 SW1/4 SE1/4,
Sec. 29

NOTE: R.O.W. Previously Purchased on
Project C 08-0340-09

P.O.B. 3
Tie: SSW1/6 Cor. Sec. 29
bears S 87° 59' 30" W
1,286.0'
47.2' Lt.
P.O.S.T. 606.5' Ah. P.I.

(1)

Town of Fruita, a
Municipal Corporation
SW1/4, Sec. 29

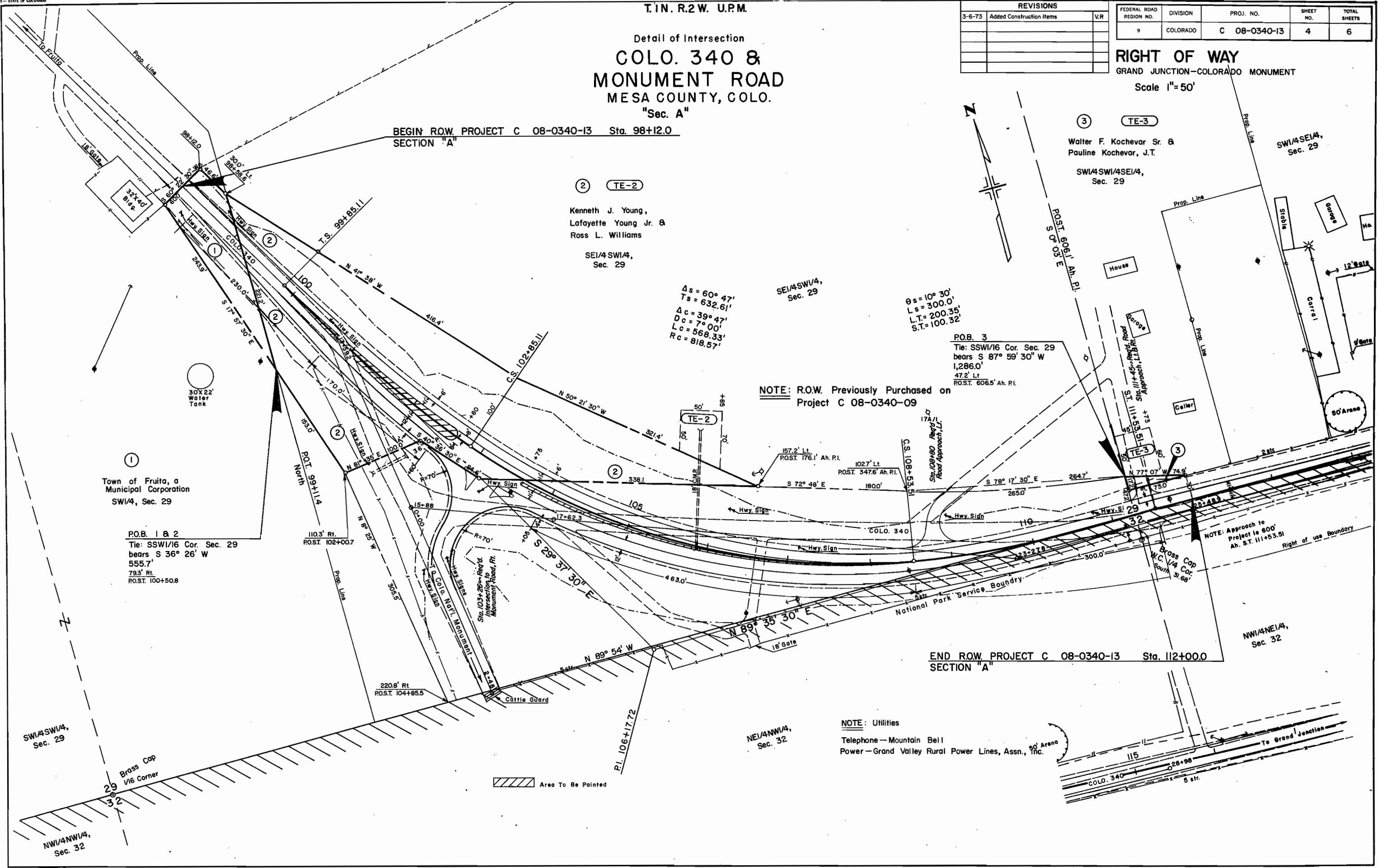
P.O.B. 1 & 2
Tie: SSW1/6 Cor. Sec. 29
bears S 36° 26' W
555.7'
79.3' Rt.
P.O.S.T. 100+50.8

NOTE: Approach to
Project is 600'
Ah. S.T. 111+53.51
Right of use Boundary

END ROW PROJECT C 08-0340-13 Sta. 112+00.0
SECTION "A"

NOTE: Utilities
Telephone—Mountain Bell
Power—Grand Valley Rural Power Lines, Assn., Inc.

Area To Be Painted



T. 11 S., R. 101 W., 6th P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	C 08-0340-13	5	6

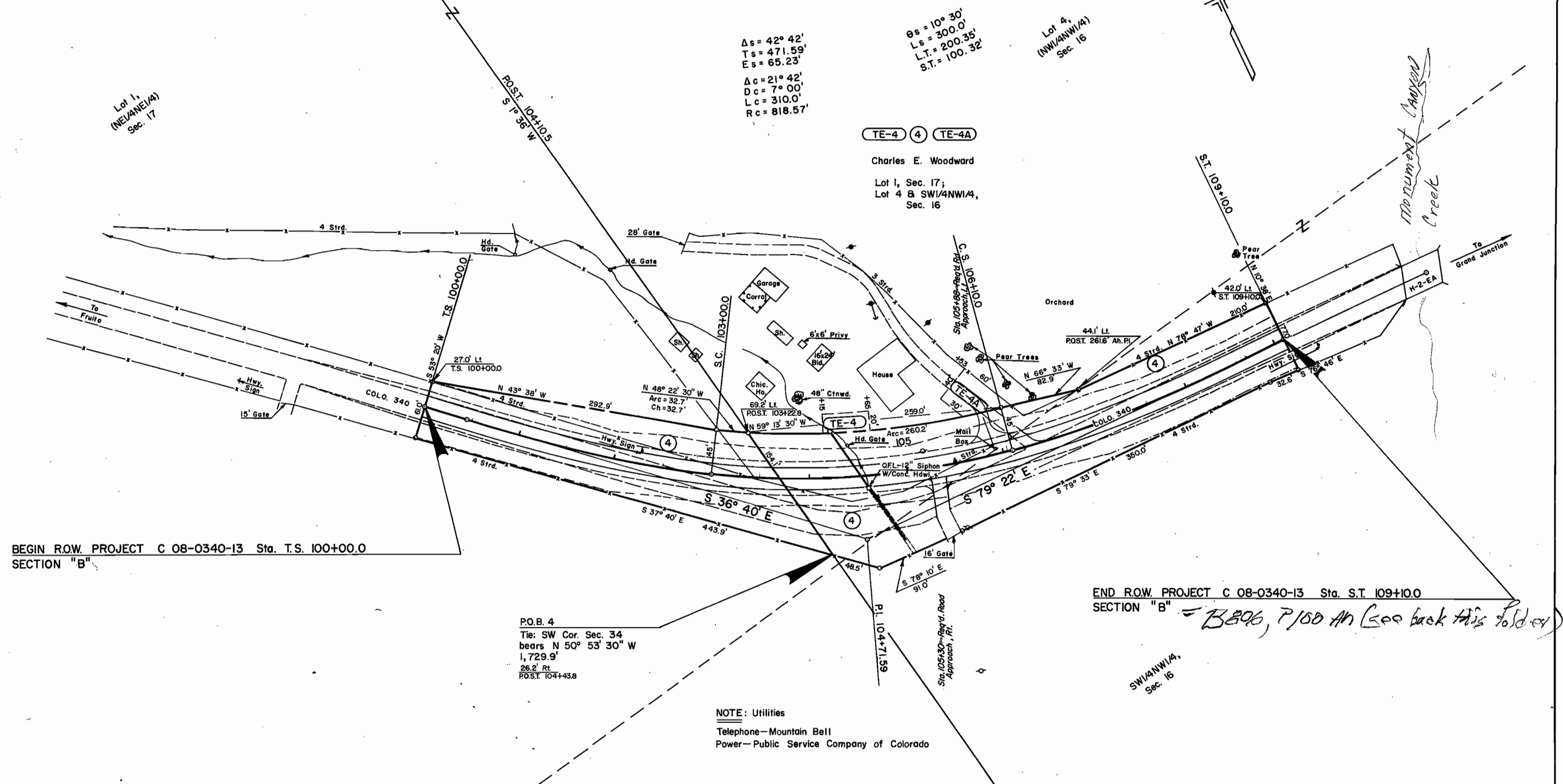
RIGHT OF WAY

GRAND JUNCTION-COLORADO MONUMENT

Scale : 1"= 50'

REVISIONS		
3-6-73	Added Construction Items	

Detail of
COLO. 340
 MESA COUNTY, COLO.
 "Sec. B"



NOTE: Utilities
Telephone—Mountain Bell
Power—Public Service Company of Colorado

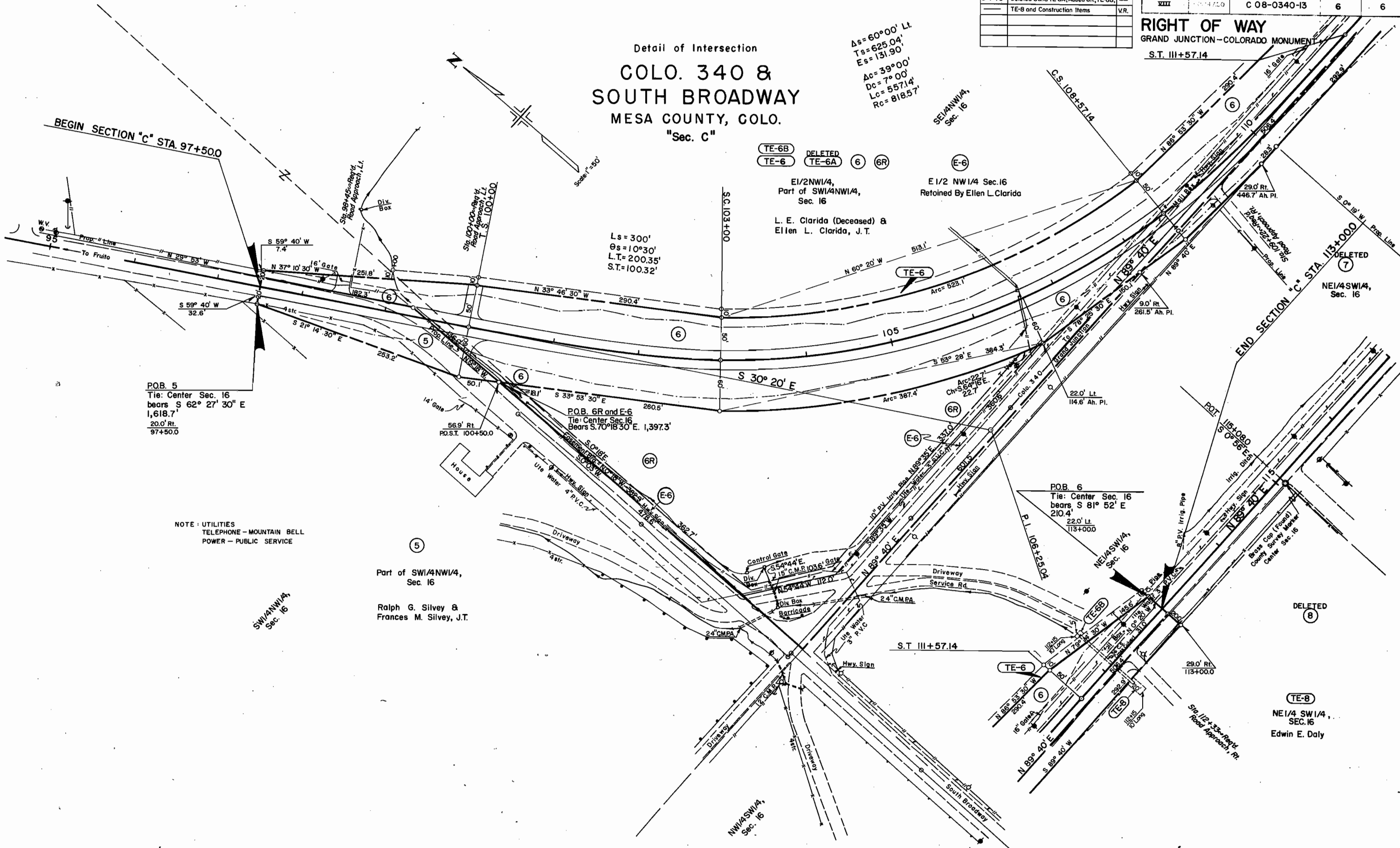
T.11 S., R.101 W., 6th P.M.

REVISIONS		
1-17-73	Deleted Parcel 7	V.R.
3-7-73	Deleted Band TE-6A, Added 6R, TE-6B,	
	TE-8 and Construction Items	V.R.

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	104-420	C 08-0340-13	6	6

RIGHT OF WAY
GRAND JUNCTION - COLORADO MONUMENT
S.T. III+57.14

Detail of Intersection
**COLO. 340 &
SOUTH BROADWAY**
MESA COUNTY, COLO.
"Sec. C"



POB. 5
Tie: Center Sec. 16
bears S 62° 27' 30" E
1,618.7'
20.0' Rt.
97+50.0

NOTE: UTILITIES
TELEPHONE - MOUNTAIN BELL
POWER - PUBLIC SERVICE

SW 1/4 NW 1/4,
Sec. 16

Part of SW 1/4 NW 1/4,
Sec. 16

Ralph G. Silvey &
Frances M. Silvey, J.T.

NW 1/4 SW 1/4,
Sec. 16

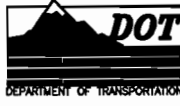
S.T. III+57.14

POB. 6
Tie: Center Sec. 16
bears S 81° 52' E
210.4'
22.0' Lt.
113+00.0

NE 1/4 SW 1/4,
Sec. 16

TE-8

NE 1/4 SW 1/4,
SEC. 16
Edwin E. Daly



Region 3
222 South 6th Street Room 317
Grand Junction, Colorado 81501
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit: Larry Baughman

[illegible][illegible][illegible]

Right of Way Plans

Plan Sheet

Project Number: C 08-0340-06?

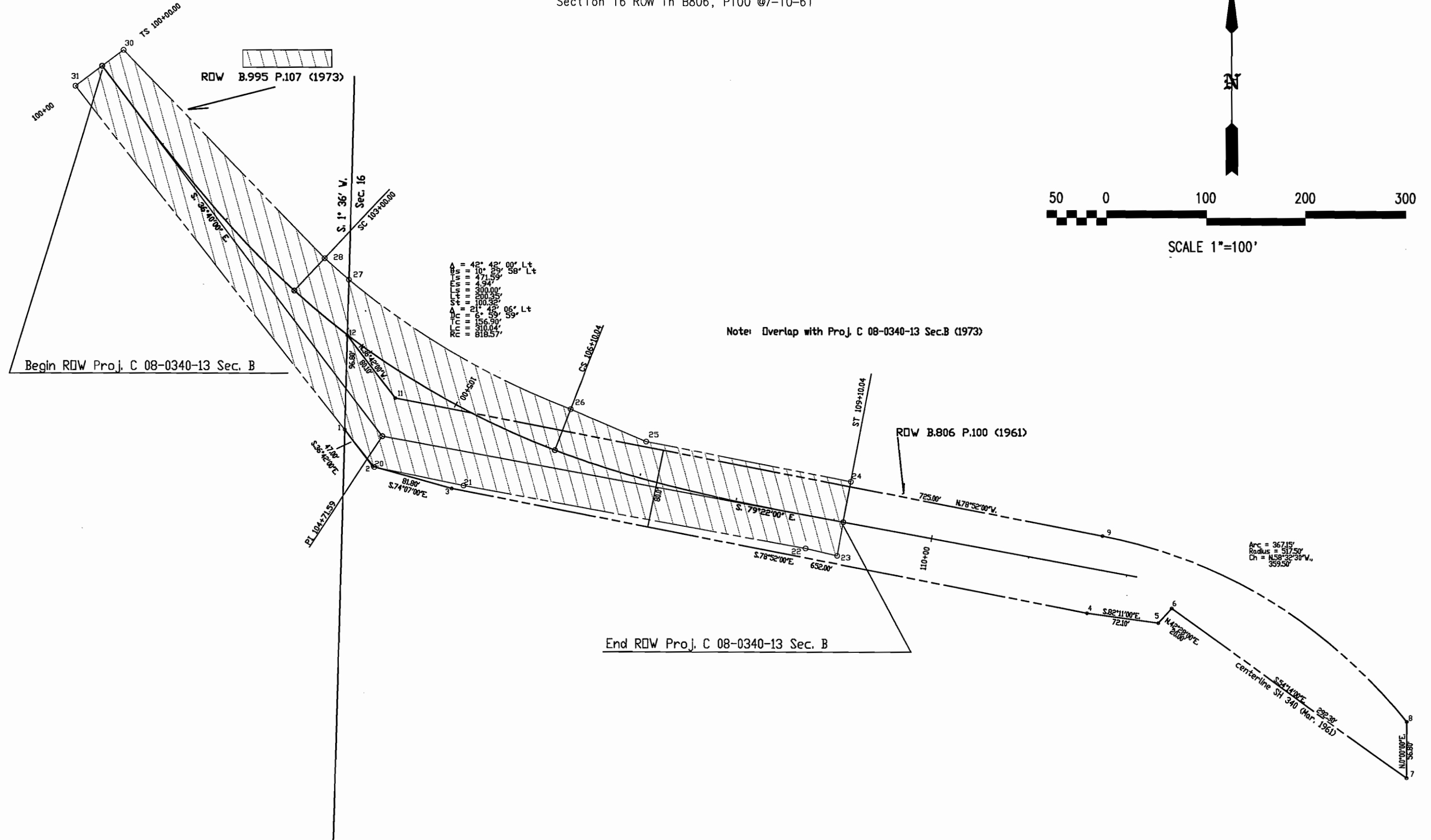
Project Location: Redlands

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
Redlands	8-20-02		1	1

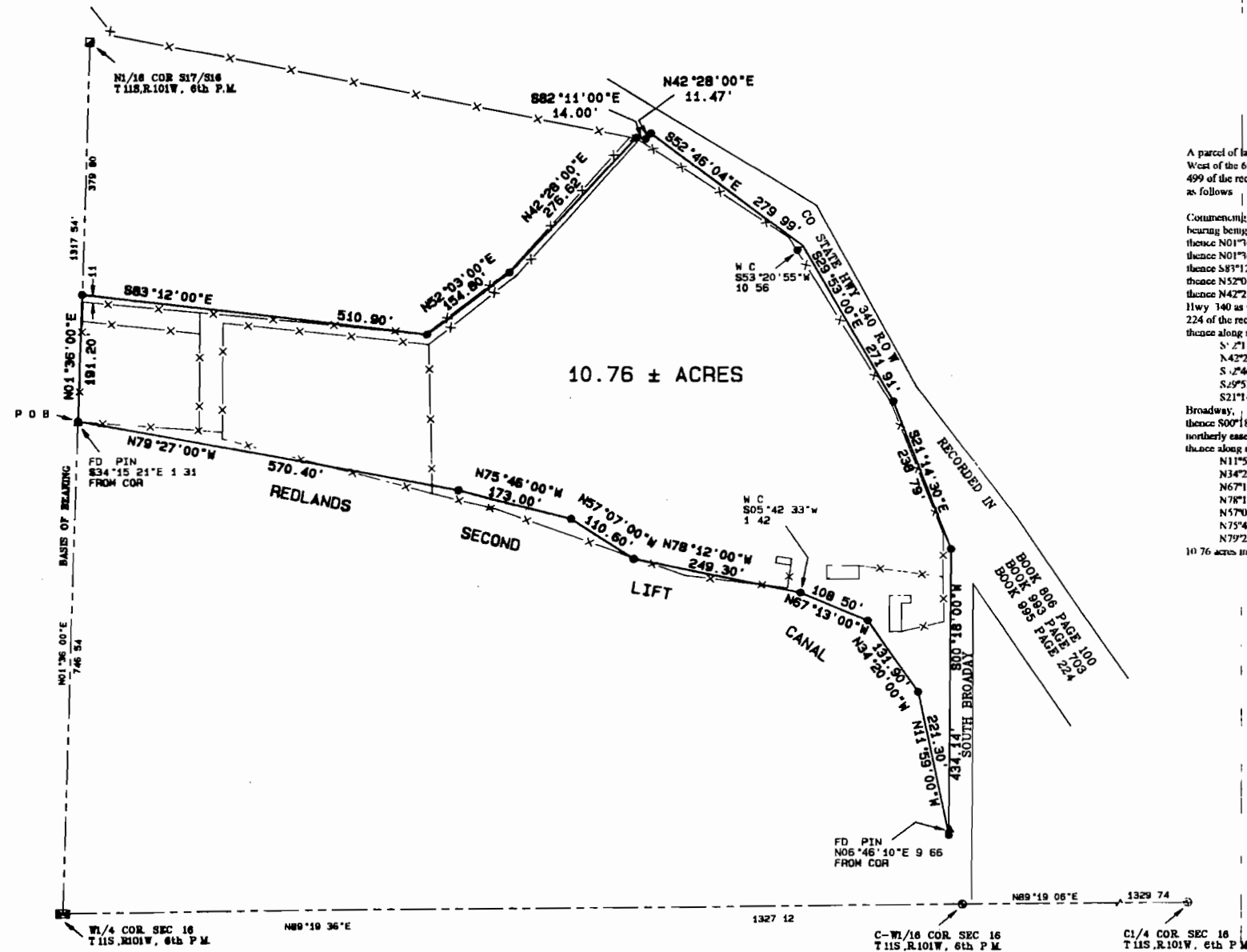
West of South Broadway Intersection

R.O.W. Plan Sheet
T. 11 S., R. 101 E., 6th Meridian
Section 16 ROW in B806, P100 @7-10-61



FILING CERTIFICATION: _____ AT _____ M., FOR INFORMATION
 DEPOSITED THIS _____ DAY OF _____ OF THE _____ AND SURVEYS/RIGHT OF WAY
 ONLY IN BOOK _____ RECEIVED NUMBER _____
 SURVEYS AT PAGE _____ SIGNED _____
 _____ DEPT. _____

COONEY PROPERTY



PROPERTY DESCRIPTION

A parcel of land situated in the SW 1/4 NW 1/4 of Section 16, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, as recorded in Book 1850 at Page 499 of the records of the Mesa County Clerk and Recorder's Office, being more clearly defined as follows:

Commencing at the found G.L.O. brass cap for the NW 1/4 corner of said Section 16, the bases of bearing being N01°36'00"E along the west line of the NW 1/4 of said Section 16, thence N01°36'00"E a distance of 746.54 feet to the Point of Beginning, thence N01°36'00"E a distance of 191.20 feet, thence S83°12'00"E a distance of 510.90 feet, thence N52°03'00"E a distance of 154.80 feet, thence N42°28'00"E a distance of 276.62 feet to a point on the southerly right-of-way of C.O. Hwy 140 as recorded in Book 806 at Page 100, Book 997 at Page 703 and Book 995 at Page 224 of the records of the Mesa County Clerk and Recorder, thence along said southerly right-of-way the following 7 courses:
S°21'00"E a distance of 14.00 feet
N42°28'00"E a distance of 11.47 feet
S°27°46'04"E a distance of 279.99 feet
S°9°53'00"E a distance of 271.91 feet
S21°14'30"E a distance of 238.79 feet to a point on the west right-of-way line of South Broadway, thence S00°18'00"W a distance of 414.14 feet along said west right-of-way line to a point on the northerly easement line of the Redlands Second Lift Canal, thence along said northerly easement line the following 7 courses:
N11°59'00"W a distance of 221.30 feet
N34°20'00"W a distance of 131.90 feet
N67°13'00"W a distance of 108.50 feet
N78°12'00"W a distance of 249.30 feet
N57°07'00"W a distance of 110.60 feet
N75°46'00"W a distance of 173.00 feet
N79°27'00"W a distance of 570.40 feet to the Point of Beginning. Said parcel contains 10.76 acres more or less.

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYORS OFFICE

DATE 7-30-92

BOOK 1 PAGE 20

RECEPTION NO 776-92

SURVEYOR'S CERTIFICATE

I, Michael W. Drisel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey. That no title search was made by me to determine ownership or easements recorded or unrecorded except as shown.

Michael W. Drisel
Michael W. Drisel P.L.S. 20677

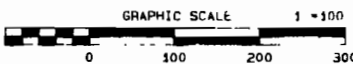


6-8-92
Date

LEGEND

- MESA COUNTY SURVEY MARKER
- G.L.O. BRASS CAP DATED 1914
- FD PIPE W/ALUM CAP NO MARKINGS
- ▲ FD #4 REBAR
- SET #5 REBAR W/ ALUM CAP STAMPED D.H. THOMPSON LS 20677

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 the certification shown hereon.



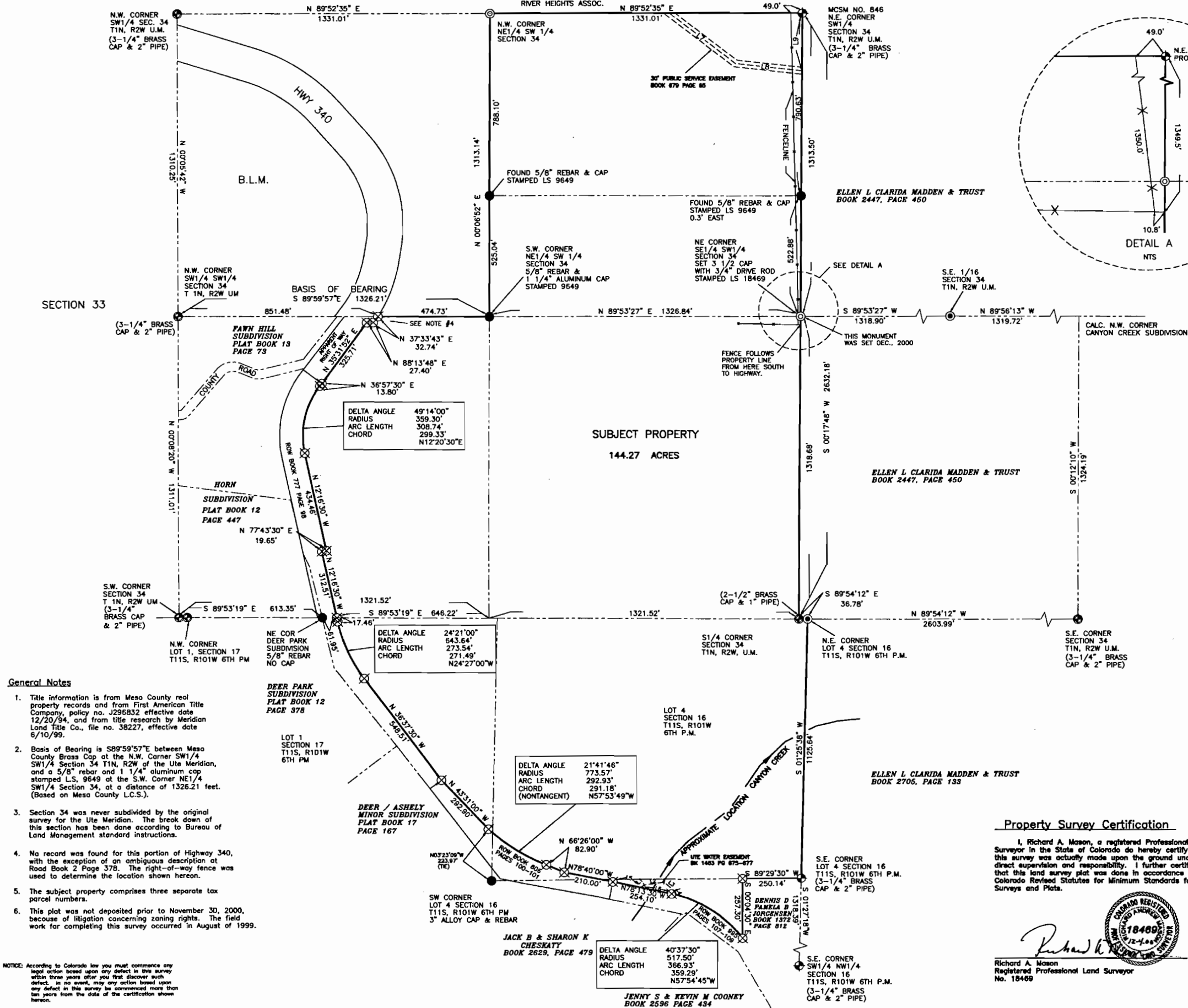
COONEY PROPERTY
LOCATED IN THE
SW 1/4 NW 1/4 SEC. 16, T.11S., R.101W., 6th P.M.
MESA COUNTY, COLORADO
D H SURVEYS INC.

1231 N.23rd ST., #106 - Grand Junction CO
(303) 245-8749

Designed By M W D Checked By S L H Job No 143-91-01
Drawn By THOMEL Date JUNE 1992 Sheet 1 of 1

DEPOSIT 776-92

DEPOSIT OF SURVEY



LEGEND

- G.L.O. BRASS CAP
- ⊕ MESA COUNTY SURVEY MARKER
- ⊙ 1 1/2" PIPE WITH PLUMBERS CAP STAMPED 1/16 COR.
- FOUND REBAR & CAP AS NOTED.
- ⊙ SET 3 1/2" CAP WITH 3/4" DRIVE ROD STAMPED LS 18469
- ⊗ SET 5/8" REBAR AND CAP STAMPED LS 18469

PROPERTY DESCRIPTION:

Parcels 1, 2 and 3 all inclusive as described in Book 2117 at Page 770 of the Mesa County real property records.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°27'58" W	18.67'
L2	S 82°27'52" W	96.16'
L3	N 47°58'12" W	59.18'
L4	N 17°58'12" W	15.13'
L5	N 78°13'30" E	119.76'
L6	S 78°13'30" E	134.34'
L7	S 52°33'39" E	358.55'
L8	N 83°45'02" W	285.43'
L9	N 00°17'48" E	250.27'

Property Survey Certification

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado do hereby certify that this survey was actually made upon the ground under my direct supervision and responsibility. I further certify that this land survey plot was done in accordance with the Colorado Revised Statutes for Minimum Standards for Land Surveys and Plots.



Richard A. Mason
Registered Professional Land Surveyor
No. 18469

MESA COUNTY RECEPTION NO. **2314-00**

DEP. BOOK **70** FILING DATE: **DEC. 05 2000**



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\9033\903300S.DWG			
BOUNDARY SURVEY FOR SUNSHINE OF THE REDLANDS			
IN SW1/4 OF SECTION 34 T1N, R2W U.M. AND LOT 1 OF SECTION 17 AND LOT 4 OF SECTION 16, AND PART OF THE SW1/4 NW1/4 SECTION 16 T1N, R101W, 6TH P.M. MESA COUNTY, COLORADO			
Designed	Checked	Proj	Sheet
RAM	RAM	9033	1
Date	11/29/00	By	or 1

DEPOSIT 2314-00

RIVER TERRACE SUBDIVISION FILING NO. 1

DEDICATION AND OWNERSHIP STATEMENT

Sunshine of the Redlands Inc., a Colorado corporation, is the sole owner of those certain tracts of land lying in the SW1/4 of Section 34, Township One North, Range Two West of the Ute Meridian, and Lot One of Section 17 and Lot 4 and part of the SW1/4 NW1/4 of Section 16, Township 11 South, Range 101 West of the Sixth P.M., Mesa County, Colorado, said tracts being recorded in Book 2829, at Page 590, and in Book 2117 at Page 768 of the Mesa County real property records, the perimeter of said tracts being more particularly described as follows:

Beginning at a 5/8-inch rebar and 1-1/4-inch aluminum cap stamped L.S. 9649 for the southwest corner of the NE1/4 SW1/4 of said Section 34 from whence a G.L.O. Brass cap for the northwest corner of the SW1/4 SW1/4 of said Section 34 bears S89°59'57"W 1326.21 feet; thence the following courses and distances:

1. N00°06'52"E 1313.15 feet to the northwest corner of the NE1/4 SW1/4 of said Section 34;
2. N89°52'35"E 1331.01 feet to a Mesa County Survey Marker for the northeast corner of the SW1/4 of said Section 34;
3. S00°17'48"W 2632.18 feet to a G.L.O. Brass Cap for the South 1/4 Corner of said Section 34;
4. S89°54'12"E 36.78 feet to the northeast corner of Lot 4 of said Section 16;
5. S01°25'38"W 586.53 feet;
6. S47°40'30"W 668.66 feet;
7. S24°57'59"W 173.57 feet to the right-of-way line of said Highway 340;
8. Continuing on said right-of-way line N78°13'30"W 254.10 feet;
9. N78°40'00"W 210.00 feet;
10. N62°26'00"W 82.90 feet to the beginning of a 773.57 foot radius nontangent curve to the right (the central angle of which is 21°41'46" and the chord of which bears N57°53'49"W 291.18 feet);
11. 292.93 feet along the arc of said curve;
12. N43°31'00"W 292.90 feet;
13. N36°37'30"W 548.51 feet to the beginning of a 643.64 foot radius curve to the right (the central angle of which is 24°21'00" and the chord of which bears N24°27'00"W 271.49 feet);
14. 273.54 feet on the arc of said curve;
15. N12°16'30"W 312.51 feet;
16. N77°43'30"E 19.65 feet;
17. N12°16'30"W 434.36 feet to the beginning of a 359.30 foot radius curve to the right (the central angle of which is 49°14'00" and the chord of which bears N12°20'30"E 299.33 feet);
18. 308.74 feet on the arc of said curve;
19. N36°57'30"E 13.80 feet;
20. N35°31'52"E 325.71 feet;
21. N88°13'48"E 27.40 feet;
22. N37°33'43"E 32.74 feet to the northerly line of the SW1/4 SW1/4 of said Section 34;
23. Leaving said right-of-way line N89°59'57"E 474.73 feet to the point of beginning.

[139.80 Acres]

That said owner has caused the said real property to be laid out and surveyed as RIVER TERRACE SUBDIVISION, FILING NO. 1, a subdivision in Mesa County, Colorado.

That said owner does hereby dedicate and set apart for the use of the public the following:

All multi-purpose easements to Mesa County and the public utilities for the use as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, irrigation lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All utility easements to Mesa County and the public utilities for the use as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines;

All Streets and Right-of-Ways to Mesa County for the use of the public forever.

All Highway right-of-way to Colorado Department of Transportation for the use as State Highway road right-of-way.

That said owner does hereby reserve for the uses specified the following:

All Public Service Company of Colorado easements reserved to Public Service Company of Colorado or the use as perpetual easements for the construction, operation and maintenance of underground electric and natural gas distribution lines.

All irrigation easements reserved for the benefit of the property owners / homeowners association for the use as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All pedestrian trail easements reserved to the property owners / homeowners association for the use as private trail easements.

All landscape easements reserved for the benefit of the property owners / homeowners association for the use as perpetual easements for the installation and maintenance of landscape areas.

All drainage easements reserved for the benefit of the property owners / homeowners association as perpetual easements for the conveyance and detaining of runoff water which originates within the area platted or from upstream areas, through natural or man-made facilities above or below ground.

All access easements reserved for the benefit of the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owners, their guests, and invitees, as common driveways and also for use by public service providers and utilities, including but not limited to, irrigation line, drainage appurtenances, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded by separate instrument, subject to further conditions and restrictions as may be set forth in that instrument. (See note 4).

Outlot A reserved for the benefit of the property owners / homeowners association as an irrigation facility and for the benefit of the public emergency response as an ingress and egress for emergency services, including but not limited to police, fire and ambulance access.

Outlot B reserved for the benefit of the property owners / homeowners association as an open-space and common area tract.

Outlot C reserved for the benefit of the property owners / homeowners association as an open-space and common area tract, and also reserved perpetually as a wildlife and conservation corridor.

Outlot D reserved for the benefit of the property owners / homeowners association as an open-space and common area tract, said outlot being subject to a drainage easement in favor of the property/homeowners Association, and that portion of said outlot shown hereon as a private pedestrian trail being subject to a private pedestrian trail easement.

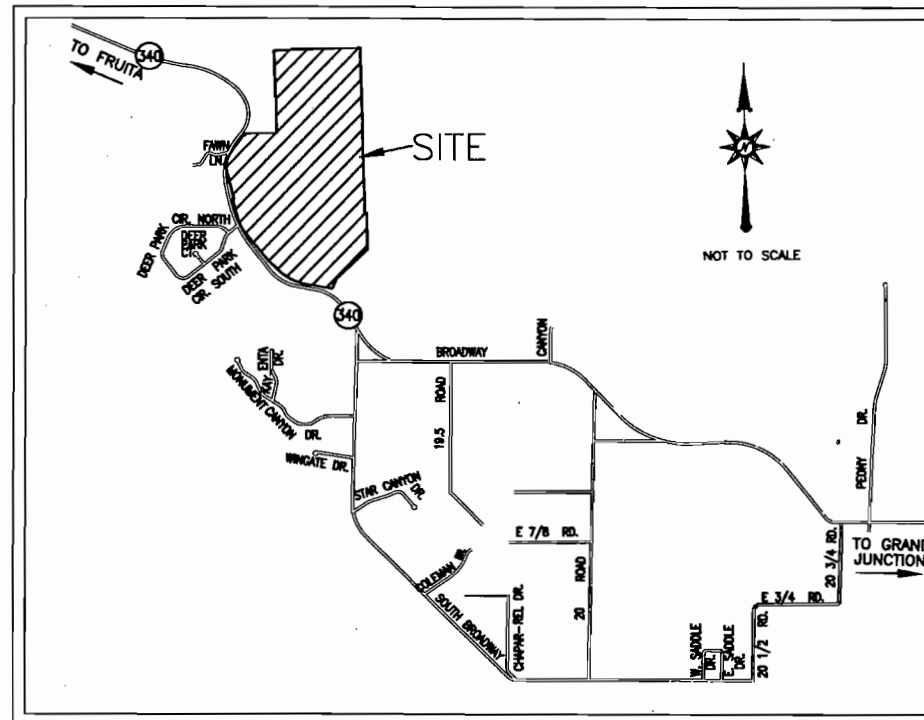
Outlot E through H, all inclusive, reserved for the benefit of the property owners / homeowners association for use as irrigation, landscaping and signage tracts.

All easements include the right of ingress and egress on, along, over, under, through and across by the grantees, its 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 grantees/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That there are no lien holders of record.

Declaration of Covenants, Conditions, and Restrictions and Easements of River Terrace, Recorded in Book 2866, Pages 312-346.

VICINITY MAP



General Notes

1. Title information is from Mesa County real property records and from First American Title Company, policy no. J296832 effective date 12/20/94, and from title research by Meridian Land Title Co., file no. 38227, effective date 6/10/99.
2. Basis of Bearing is S89°59'57"E between Mesa County Brass Cap at the N.W. Corner SW1/4 SW1/4 Section 34 T11N, R21W of the Ute Meridian, and a 5/8" rebar and 1 1/4" aluminum cap stamped L.S. 9649 at the S.W. Corner NE1/4 SW1/4 Section 34, at a distance of 1326.21 feet. (Based on Mesa County L.C.S.).
3. Reference is made hereon to "Survey of Property Identifying Revised Boundary for Sunshine of the Redlands, Inc. deposited by LS 18469, duly deposited with Mesa County Clerk.
4. Limited Common Elements include common driveways which are further defined and described as per "Declaration of Covenants, Conditions and Restrictions and Easements of River Terrace", recorded in Book 2866, Pages 312-346. Limited Common Elements also include easements for Public Service Company of Colorado as recorded by separate instrument.
5. All expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.

NOTE: ALL LOT CORNERS MUST BE MONUMENTED PRIOR TO THE SALE OF ANY LOTS, ACCORDING TO COLORADO STATUTES.

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.

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 the certification shown hereon.

AREA SUMMARY

DESC:	ACRES	PERCENT
LOTS	37.75	27.00%
OUTLOTS	9.13	6.53%
TRACT A	88.35	63.20%
DEDICATED R.O.W. (MESA COUNTY)	4.10	2.93%
DEDICATED R.O.W. (STATE OF COLORADO)	0.47	0.34%
TOTAL	139.80	100.00%

NOTES REQUIRED BY MESA COUNTY PLANNING DEPARTMENT:

Any lots in the RIVER TERRACE SUBDIVISION may require an engineered individual Sewage Disposal System (ISDS) in order to meet the requirements of the Mesa County Health Department.

Pursuant to C.R.S. 24-68-101 et seq., and Section 1.10 of the 2000 Mesa County Land Development Code a site specific development plan has been approved for River Terrace Subdivision, Filing No. 1 and shall result in a vested right for a period of three years from 5/22/01.

RIGHT-TO-FARM

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.

Said owner has caused its name to be hereunto subscribed this

24th day of May A.D. 2001.

Sunshine of the Redlands Inc.
John Moir, Vice President

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 24th day of May A.D. 2001, by John Moir, Vice President of Sunshine of the Redlands Inc.

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:53 o'clock P.M. this 11th day of June A.D. 2001 and is duly recorded as Reception Number 2000255 in Plot Book 18, Page 170-173.

Drawer No. 33133

Mona Todd Clerk and Recorder
Casey Gail Deputy
Fees: \$40

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

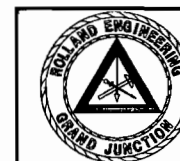
Approved this 7th day of June A.D. 2001, Board of County Commissioners of Mesa County, Colorado.

Kathryn A. Hall
Chairperson

Property Survey Certification

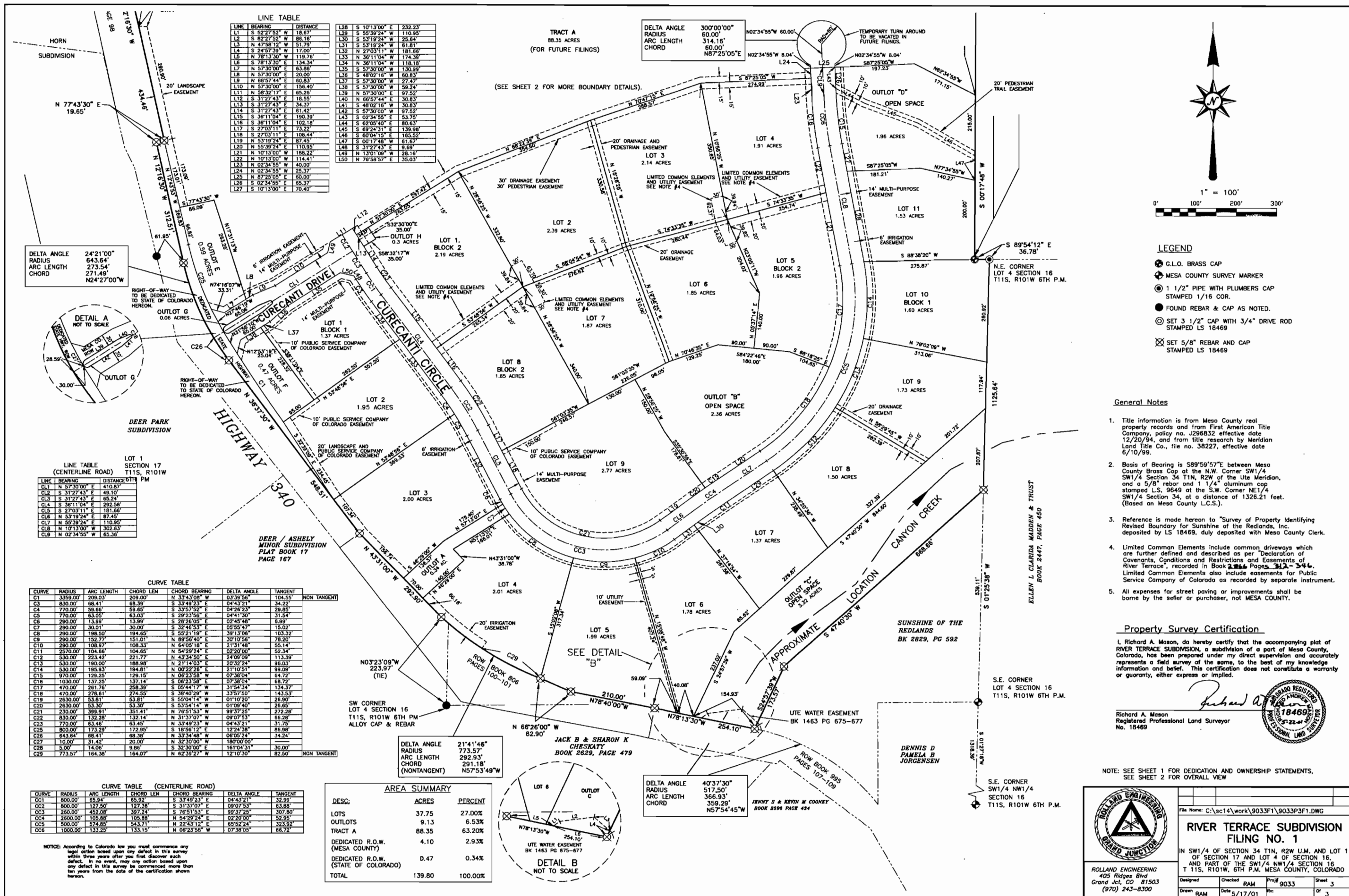
I, Richard A. Mason, do hereby certify that the accompanying plat of RIVER TERRACE SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, to the best of my knowledge information and belief. This certification does not constitute a warranty or guaranty, either express or implied.

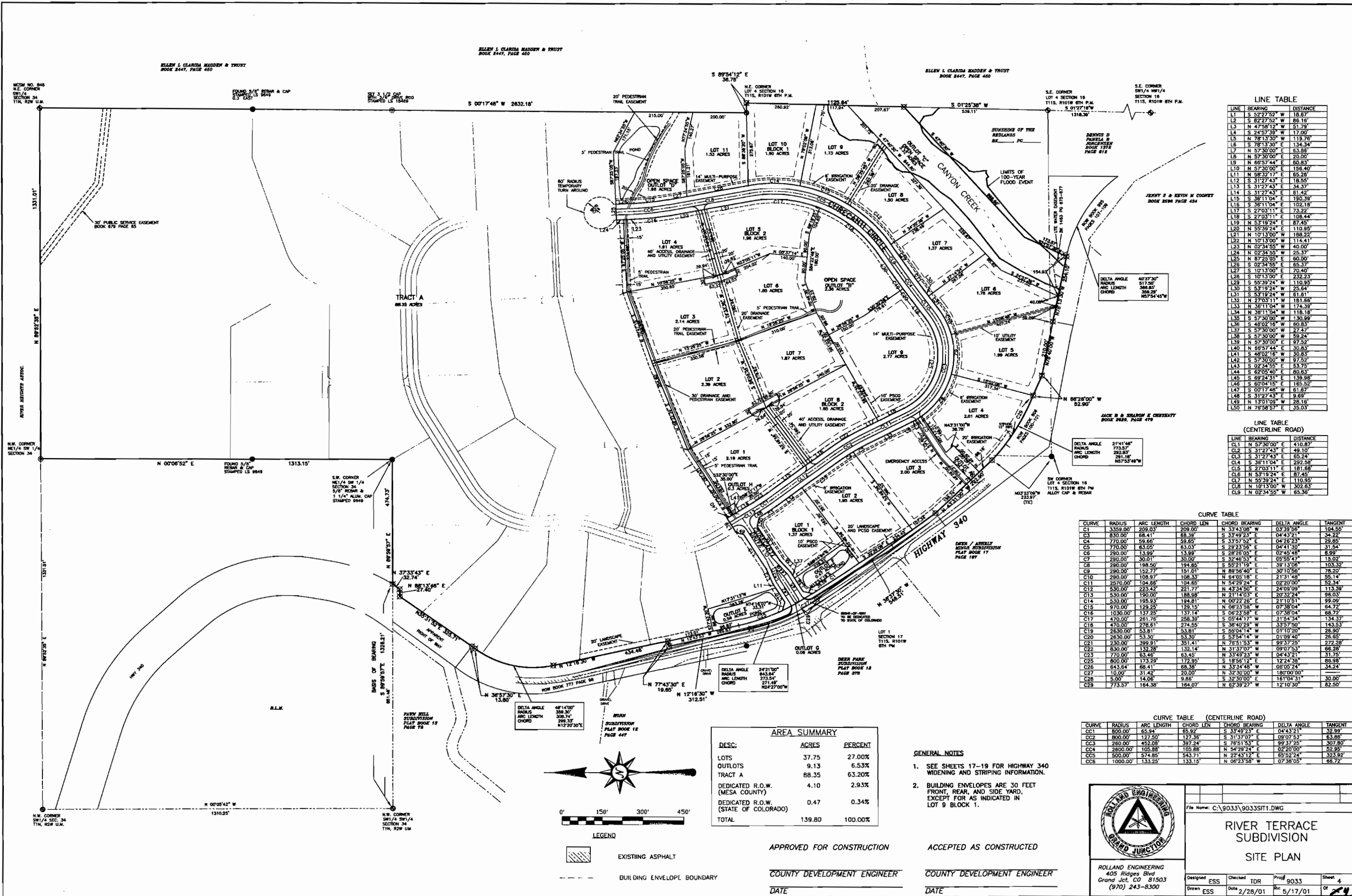
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



ROLLAND ENGINEERING
405 Ridgely Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\9033\9033P1F1.DWG	
RIVER TERRACE SUBDIVISION FILING NO. 1	
IN SW1/4 OF SECTION 34 T11N, R21W U.M. AND LOT 1 OF SECTION 17 AND LOT 4 OF SECTION 16, AND PART OF THE SW1/4 NW1/4 SECTION 16 T11S, R101W, 6TH P.M. MESA COUNTY COLORADO	
Designed: RAM	Checked: RAM
Date: 5/17/01	By: 9033
Drawn: [blank]	Sheet: 1
	Of: 3





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°27'52" W	18.67
L2	S 82°27'52" W	86.16
L3	N 47°58'12" W	51.79
L4	S 24°57'39" W	17.00
L5	N 78°13'30" W	119.76
L6	S 78°13'30" E	134.34
L7	N 57°30'00" E	63.85
L8	N 57°30'00" E	20.00
L9	N 68°57'44" E	60.83
L10	N 57°30'00" E	156.40
L11	N 58°32'17" E	65.26
L12	S 31°27'43" E	18.55
L13	S 31°27'43" E	34.37
L14	S 31°27'43" E	61.42
L15	S 38°11'04" E	190.39
L16	S 38°11'04" E	109.18
L17	S 27°03'11" E	73.22
L18	S 27°03'11" E	108.44
L19	N 53°19'24" E	87.45
L20	N 55°39'24" E	110.95
L21	N 10°13'00" W	188.22
L22	N 10°13'00" W	114.41
L23	N 02°34'55" W	40.00
L24	N 02°34'55" W	25.37
L25	N 87°25'05" E	60.00
L26	S 02°34'55" E	65.37
L27	N 10°13'00" E	70.40
L28	S 10°13'00" E	232.23
L29	S 55°39'24" W	110.95
L30	S 53°19'24" W	25.64
L31	S 53°19'24" W	61.61
L32	N 27°03'11" W	181.68
L33	N 38°11'04" W	174.39
L34	N 38°11'04" W	118.18
L35	N 57°30'00" W	130.99
L36	S 48°02'16" W	80.83
L37	S 57°30'00" W	27.47
L38	S 57°30'00" W	59.24
L39	N 57°30'00" E	97.52
L40	N 68°57'44" E	30.83
L41	S 48°02'16" E	30.83
L42	S 57°30'00" E	97.52
L43	S 02°34'55" E	53.75
L44	S 62°05'40" E	80.63
L45	S 68°24'31" E	139.98
L46	S 60°04'15" E	165.52
L47	S 02°17'48" W	81.67
L48	S 31°27'43" E	9.69
L49	N 13°01'09" W	28.16
L50	N 76°58'57" E	35.03

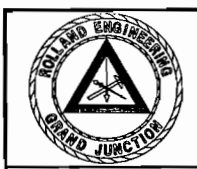
LINE TABLE (CENTERLINE ROAD)		
LINE	BEARING	DISTANCE
CL1	N 57°30'00" E	410.87
CL2	S 31°27'43" E	49.10
CL3	S 31°27'43" E	65.24
CL4	S 38°11'04" E	292.58
CL5	S 27°03'11" E	181.68
CL6	N 53°19'24" E	87.45
CL7	N 55°39'24" E	110.95
CL8	N 10°13'00" W	302.63
CL9	N 02°34'55" W	65.36

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3359.00	209.03	209.00	N 33°43'08" W	03°39'56"	104.55
C3	830.00	68.41	68.39	S 33°49'23" E	04°43'21"	34.22
C4	770.00	59.86	59.85	S 33°57'52" E	04°28'23"	29.85
C5	770.00	63.05	63.03	S 29°23'56" E	04°41'30"	31.54
C6	280.00	13.99	13.99	S 28°26'05" E	02°45'48"	6.99
C7	280.00	30.01	30.00	S 32°46'53" E	05°55'47"	15.02
C8	280.00	198.50	194.85	S 55°21'19" E	39°13'02"	103.33
C9	280.00	152.77	151.01	N 88°56'40" E	30°10'56"	78.20
C10	280.00	108.97	108.33	N 64°05'18" E	21°31'48"	55.14
C11	2570.00	104.66	104.65	N 54°29'24" E	02°20'00"	52.34
C12	530.00	233.42	221.77	N 43°34'50" E	24°09'09"	113.39
C13	530.00	180.00	188.58	N 21°14'03" E	20°32'24"	98.03
C14	530.00	195.93	194.81	N 00°22'26" E	21°10'51"	99.09
C15	970.00	129.25	129.15	N 08°23'58" W	07°38'04"	64.72
C16	1030.00	137.28	137.14	S 06°23'58" E	07°38'04"	68.72
C17	470.00	261.78	258.32	S 05°44'17" W	31°54'34"	134.37
C18	470.00	278.61	274.55	S 38°40'29" W	33°57'50"	143.53
C19	2630.00	53.81	53.81	S 55°04'14" W	01°10'20"	26.90
C20	2630.00	53.30	53.30	S 53°54'14" W	01°09'40"	26.65
C21	230.00	399.91	351.41	N 76°51'53" W	99°37'25"	272.28
C22	830.00	132.28	132.14	N 31°37'07" W	09°07'53"	66.28
C23	770.00	63.46	63.45	N 33°49'23" W	04°43'21"	31.75
C25	800.00	173.29	172.99	S 18°56'12" E	12°24'35"	86.98
C26	643.64	68.41	68.38	N 33°34'48" W	05°05'24"	34.24
C27	10.00	31.42	20.00	N 32°30'00" E	180°00'00"	30.00
C28	5.00	14.06	9.86	S 32°30'00" E	181°04'31"	30.00
C29	773.57	164.38	164.07	N 62°39'27" W	12°10'30"	82.50

CURVE TABLE (CENTERLINE ROAD)						
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	800.00	65.94	65.92	S 33°49'23" E	04°43'21"	32.95
CC2	800.00	127.50	127.36	S 31°37'07" E	09°07'53"	63.88
CC3	260.00	452.08	397.24	S 78°51'53" E	99°37'25"	307.80
CC4	2600.00	105.88	105.88	N 54°29'24" E	02°20'00"	52.95
CC5	500.00	574.65	543.71	N 22°43'12" E	65°52'24"	323.92
CC6	1000.00	133.25	133.15	N 06°23'58" W	07°38'05"	68.72

AREA SUMMARY		
DESC	ACRES	PERCENT
LOTS	37.75	27.00%
OUTLOTS	9.13	6.53%
TRACT A	88.35	63.20%
DEDICATED R.O.W. (MESA COUNTY)	4.10	2.93%
DEDICATED R.O.W. (STATE OF COLORADO)	0.47	0.34%
TOTAL	139.80	100.00%

- GENERAL NOTES
- SEE SHEETS 17-19 FOR HIGHWAY 340 WIDENING AND STRIPING INFORMATION.
 - BUILDING ENVELOPES ARE 30 FEET FRONT, REAR, AND SIDE YARD, EXCEPT FOR AS INDICATED IN LOT 9 BLOCK 1.



File Name: C:\9033\9033SIT1.DWG

RIVER TERRACE SUBDIVISION

SITE PLAN

Designed	ESS	Checked	TDR	Proj	9033	Sheet	4
Drawn	ESS	Date	2/28/01	Rv	5/17/01	Of	24

APPROVED FOR CONSTRUCTION

COUNTY DEVELOPMENT ENGINEER

DATE

ACCEPTED AS CONSTRUCTED

COUNTY DEVELOPMENT ENGINEER

DATE

N.W. CORNER SW 1/4 SEC. 34 T1N, R2W U.M.

N 89°52'35" E 1331.01'

B.L.M.

Hwy 340

FOUND 5/8" REBAR & CAP STAMPED LS 9649

P.O.B. S.W. CORNER NE 1/4 SW 1/4 SECTION 34 5/8" REBAR & 1 1/4" ALUM. CAP STAMPED LS 9649

FOUND 5/8" REBAR & CAP STAMPED LS 9649 0.3' WEST

MCSM NO. 846 N.E. CORNER SW 1/4 SECTION 34 T1N, R2W U.M.

ELLEN L CLARIDA MADDEN & TRUST BOOK 2447, PAGE 450

FOUND 3 1/2" CAP WITH 3/4" DRIVE ROD STAMPED LS 18469

ELLEN L CLARIDA MADDEN & TRUST BOOK 2447, PAGE 450

SECTION 33

TRACT A 88.35 ACRES (FOR FUTURE FILINGS)

SEE SHEET 3 FOR SOUTHERLY BOUNDARY DETAILS.

DELTA ANGLE 49°14'00" RADIUS 359.30' ARC LENGTH 308.74' CHORD 299.33' N12°20'30"E

HORN SUBDIVISION PLAT BOOK 12 PAGE 447

DEER PARK SUBDIVISION PLAT BOOK 12 PAGE 378

DEER / ASHELY MINOR SUBDIVISION PLAT BOOK 17 PAGE 167

JACK B & SHARON K CHESKATY BOOK 2629, PAGE 478

JENNY S & KEVIN M COONEY BOOK 2596 PAGE 434

SUNSHINE OF THE REDLANDS BK 2829, PC 592

DENNIS D PAMELA B JORGENSEN BOOK 1372 PAGE 812

AREA SUMMARY

	ACRES	PERCENT
SC	37.75	27.00%
TLOTS	9.14	6.54%
ACT A	88.35	63.20%
DICATED R.O.W. (ESA COUNTY)	4.10	2.93%
DICATED R.O.W. (STATE OF COLORADO)	0.46	0.33%
AL	139.80	100.00%

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 the certification shown hereon.

RIGHT TO FARM ACT NOTICE:
This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101.

1" = 200'

0' 200' 400' 600'

LEGEND

☒ G.L.O. BRASS CAP

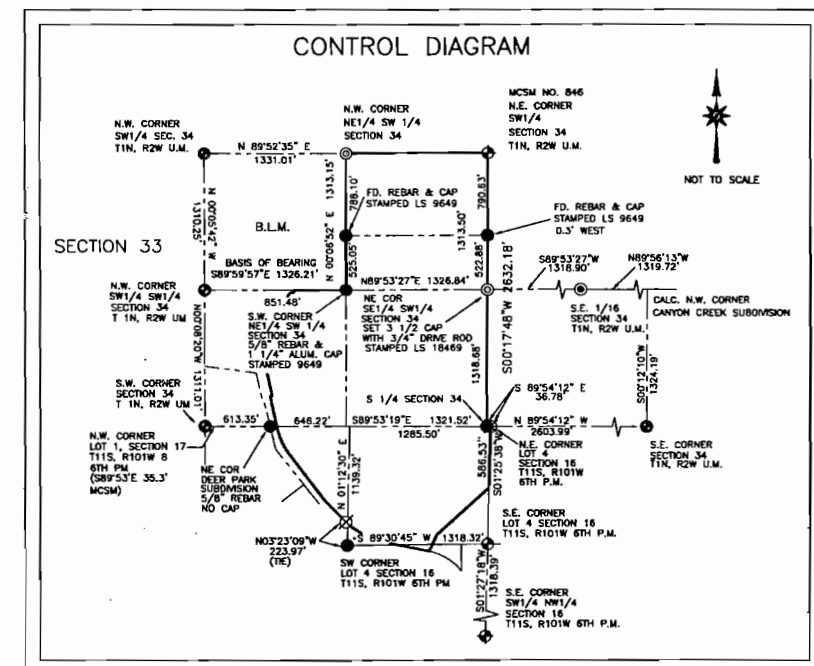
☉ MESA COUNTY SURVEY MARKER

⊙ 1 1/2" PIPE WITH PLUMBERS CAP
STAMPED 1/16 COR.

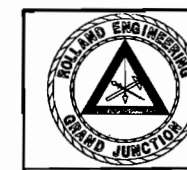
● FOUND REBAR & CAP AS NOTED.

⊙ FOUND 3 1/2" CAP WITH 3/4" DRIVE ROD
STAMPED LS 18469

☒ SET 5/8" REBAR AND CAP
STAMPED LS 18469



NOTE: SEE SHEET 1 FOR DEDICATION AND OWNERSHIP STATEMENTS,
SEE SHEET 3 FOR DETAILS AND EASEMENTS.



File Name: C:\PROJECTS\9033\9033P2F1.DWG			
RIVER TERRACE SUBDMISION FILING NO. 1			
IN SW1/4 OF SECTION 34 T1N, R2W U.M. AND LOT 1 OF SECTION 17 AND 1/4 OF SECTION 16, AND PART OF THE SW1/4 NW1/4 SECTION 16 T 11S, R101W, 6TH P.M. MEADE COUNTY, COLORADO			
Designed	Checked	Proj	Sheet
	RAM	9033	2
Drawn	Date	Rv	Of
RAM	5/17/01		3

Property Survey Certification

I, Richard A. Mason, do hereby certify that the accompanying plot of RIVER TERRACE SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, to the best of my knowledge information and belief. This certification does not constitute a warranty or guaranty, either express or implied.

Richard A. Mason
Registered Professional Land Surveyor
No. 1B469

SH 340 @ South Broadway

Parcels

1997 Photos

Highways

Streets 2

