

TRACYS VILLAGE SUBDIVISION
OF A PARCEL LOCATED IN
NE1/4 OF SECTION 26
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
LOT 2, CARVILLE SIMPLE SUBDIVISION, RECEPTION 2178170
AND RIGHT-OF-WAY VACATION, RECEPTION 2418646
GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That KENCO, LLC, a Colorado limited liability company, is the owner of those properties located in the Northeast Quarter (NE¼) of Section 26, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:
(Original Warranty Deeds: Reception 2882493)

Lot 2, CARVILLE SIMPLE SUBDIVISION, as shown on plat recorded at Reception 2178170, Mesa County records, containing 14.97 Acres.

AND that right-of-way as vacated at City of Grand Junction Ordinance 4161 and recorded at Reception 2418646 and being more particularly described as follows:

COMMENCING at the Northeast corner of said SW¼ NE¼, Section 26, whence the Northwest corner of said SW¼ NE¼, Section 26 bears South 89°53'57" East, a distance of 1305.65 feet (as measured) for a basis of bearings, with all bearings contained herein relative thereto; thence South 19°49'16" West, a distance of 88.08 feet to the Northeast corner of said Lot 2, CARVILLE SIMPLE SUBDIVISION; thence North 64°56'05" West, a distance of 698.45 feet, along the Northeasterly line of said Lot 2; thence North 89°51'02" West, a distance of 128.59 feet, along the most Northerly line of said Lot 2 to the POINT OF BEGINNING; thence South 00°18'09" East, a distance of 193.88 feet, along the most Northerly West line of said Lot 2, CARVILLE SIMPLE SUBDIVISION; thence with a non-tangent curve turning to the right having a delta angle of 15°38'26", a radius of 270.00 feet, an arc length of 73.70 feet, and a chord length of 73.48 feet, with a chord bearing of North 08°07'28" West; thence North 00°18'09" West, a distance of 194.41 feet; thence South 65°00'41" East, a distance of 174.34 feet; thence North 89°51'02" West, a distance of 147.63 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.17 Acres, as herein described, being an overall area of 15.14 Acres for both parcels.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as TRACYS VILLAGE SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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

Tract A is dedicated to the Homeowners Association by separate document as a perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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.

All Irrigation and Drainage Easements are granted to the Homeowners Association by separate document as perpetual easements for the inspection, installation, operation, maintenance and repair of irrigation facilities, detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the irrigation, detention and drainage facilities.

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 easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, _____, has caused their name to be hereunto subscribed this _____ day of _____, A.D. 20____.

by: _____ title: _____
for: KENCO, LLC, a Colorado limited liability company

NOTARY PUBLIC'S CERTIFICATE

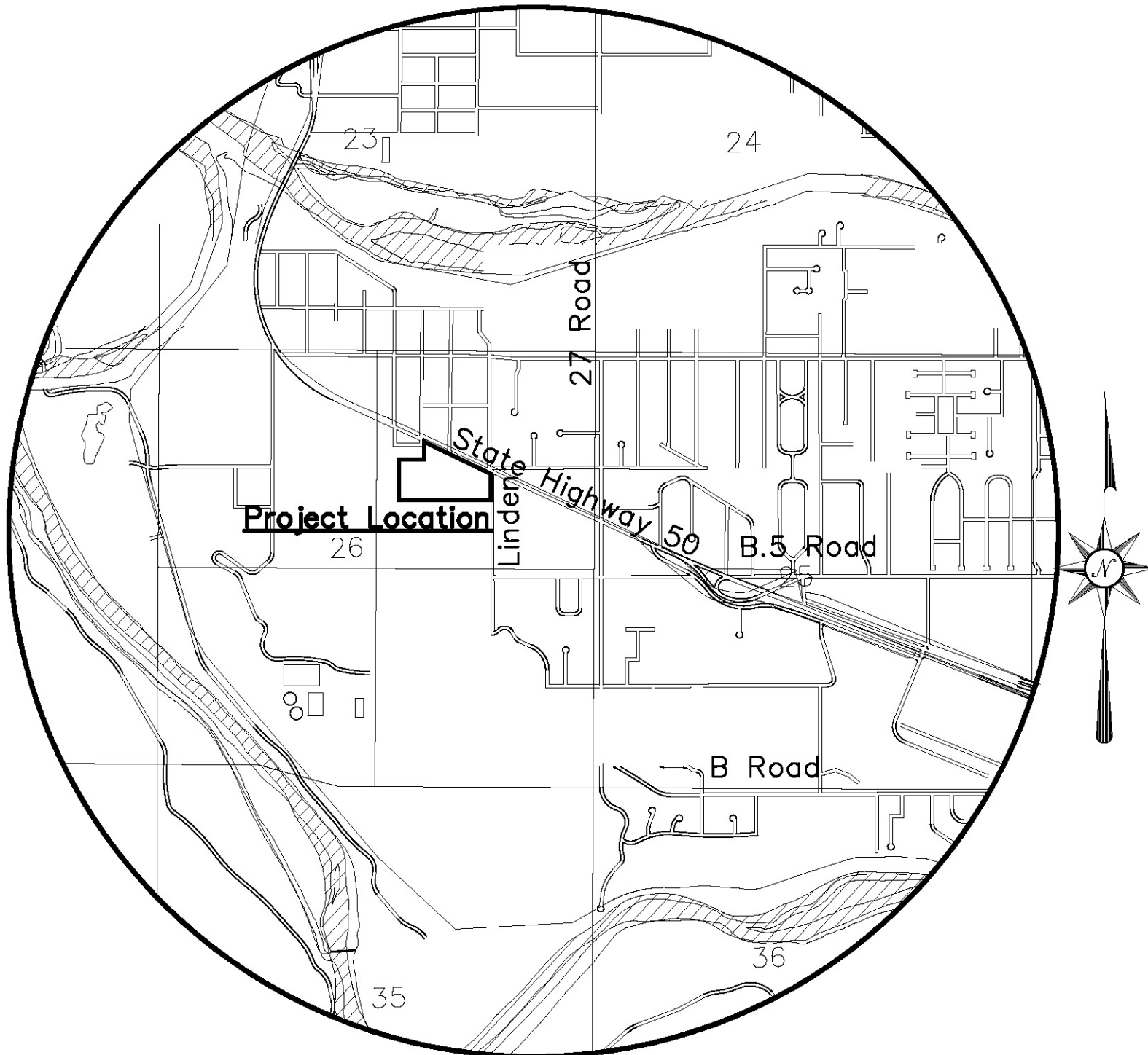
STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by _____, title: _____

for KENCO, LLC, a Colorado limited liability company this _____ day of _____, A.D., 20____.
Witness my hand and official seal:

Notary Public

My Commission Expires _____



VICINITY MAP

NOT TO SCALE

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Reception Number _____, 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 _____, with the authority of its Board of Directors, this _____ day of _____, 20____.

By: _____ (title) _____

For: _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by _____, (title) _____, for _____ this _____ day of _____, A.D., 20____.

Witness my hand and official seal:

Notary Public

My Commission Expires _____

LEGEND

ALIQUOT SURVEY MARKER, AS NOTED
● SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 24953
□ PER CRS-38-51-105, IN CONCRETE
▲ FOUND EVIDENCE, AS NOTED
▲ PK NAIL, SET IN PAVING

DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
D DELTA ANGLE OF ARC
R RADIUS OF ARC
L LENGTH OF ARC
NAD 83 NORTH AMERICAN DATUM 1983

C CHORD DISTANCE OF ARC
B CHORD BEARING OF ARC
= EQUAL SYMBOL
% PERCENT SYMBOL
& AND SYMBOL
⚡ INTERSTATE HIGHWAY SYMBOL
Ⓜ STATE HIGHWAY SYMBOL
US UNITED STATES
NTS NOT TO SCALE
CRS COLORADO REVISED STATUTES
§ss SOLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
NAVD 88 NORTH AMERICAN VERTICAL DATUM 1988
→ CALCULATED POSITION OF POINT OF CURVATURE OR POINT OF TANGENCY

PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
L.L.C. LIMITED LIABILITY COMPANY
A.D. ANNO DOMINI
± MORE OR LESS
° DEGREES (ANGULAR)
' MINUTES (ANGULAR) OR FEET (LINEAR)
S SECONDS (ANGULAR) OR INCHES (LINEAR)
MCSM MESA COUNTY SURVEY MARKER
BLM BUREAU OF LAND MANAGEMENT
ROW RIGHT-OF-WAY
CDOT COLORADO DEPARTMENT OF TRANSPORTATION
POB POINT OF BEGINNING
POC POINT OF COMMENCING
T TOWNSHIP
R RADIUS OR RANGE (Context)
MCGPS MESA COUNTY GLOBAL POSITIONING SYSTEM

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of TRACYS VILLAGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and rules of the State of Colorado. This survey is not a guaranty or warranty, either expressed or implied.

GENERAL NOTES

Easement and Title Information provided by Land Title Guarantee Company per Old Republic National Title Service, Policy No. OX65038605.1347865, dated June 5, 2019.

Basis of bearings is the North line of SW¼ NE¼ Section 26 which bears South 89°53'57" East, a distance of 1305.65 feet (as measured), established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, _____, 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 to _____; that the current taxes have been paid; that all mortgages not satisfied or released of record nor 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: _____ by: _____ Name And Title
for: _____ Name Of Title Company

FOR CITY USE ONLY

Associated Recorded Documents
Reception Type

_____ Declaration of Covenants and Restrictions
_____ Tract A to the Homeowner's Association
_____ All Irrigation and Drainage Easements to the Homeowner's Association
_____ 20.0' x 20.0' Sign Easement to Homeowner's Association
_____ Temporary Turnaround Easement to the City of Grand Junction for Fire Services usage

CITY OF GRAND JUNCTION APPROVAL

This plat of TRACYS VILLAGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D., 20____.

City Manager _____

Mayor _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____, A.D., 20____, and was duly recorded in Reception No. _____

Drawer No. _____ Fees: _____

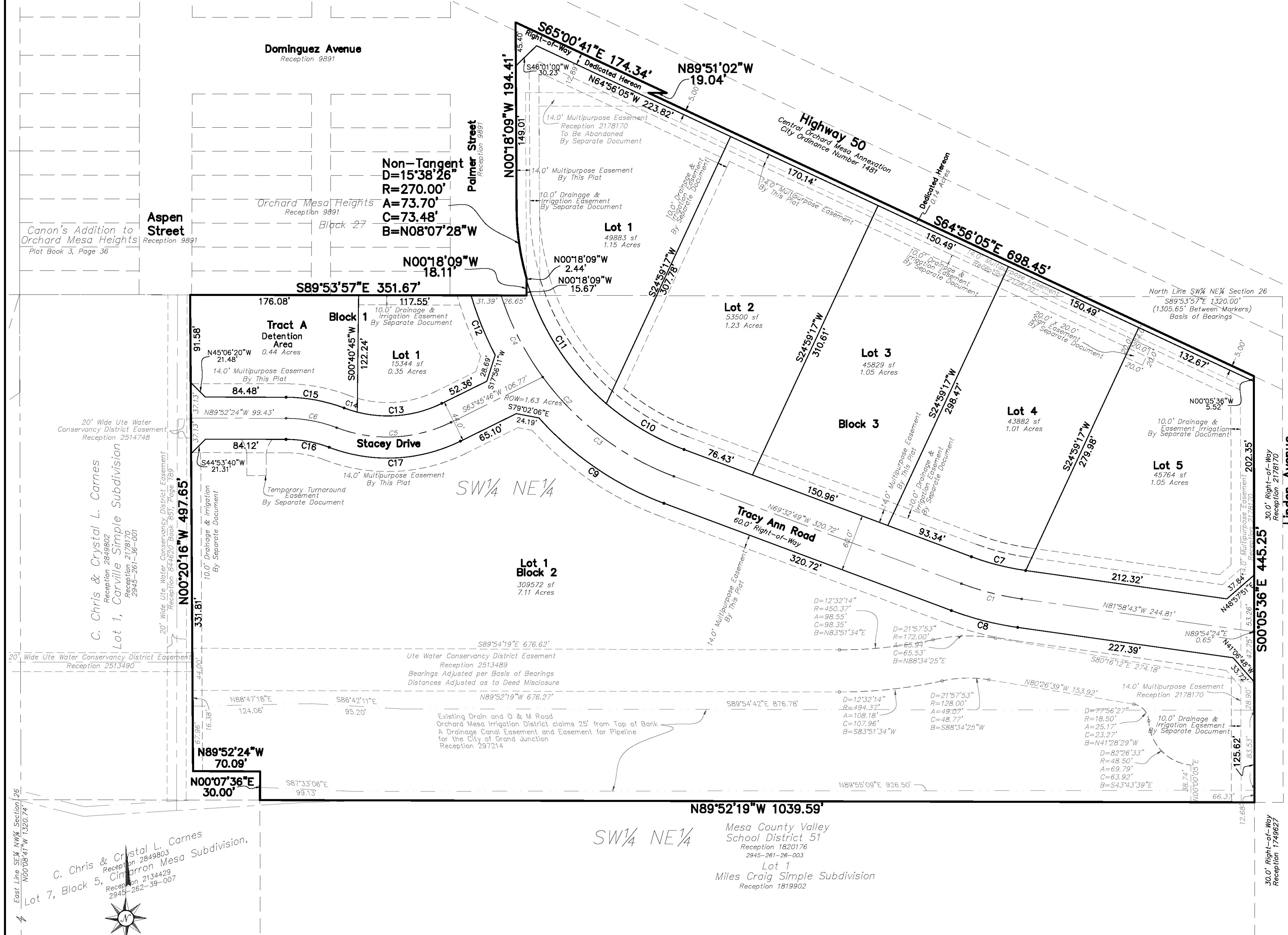
Clerk and Recorder

By: _____
Deputy

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 CERTIFICATION SHOWN HEREON.

		TRACYS VILLAGE SUBDIVISION OF A PARCEL LOCATED IN NE1/4 OF SECTION 26 T1S, R1W OF THE UTE MERIDIAN LOT 2, CARVILLE SIMPLE SUBDIVISION RECEPTION 2178170 AND RIGHT-OF-WAY VACATION RECEPTION 2418646 GRAND JUNCTION, MESA COUNTY, COLORADO High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451	
PROJ. NO. 20-106	SURVEYED DRAWN	CHK'D	SHEET OF
DATE: May, 2021	be	knr	jcf 1 2

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GRAND JUNCTION, MESA COUNTY, COLORADO



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CALCULATED POSITION OF POINT OF CURVATURE OR POINT OF TANGENCY

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DETAIL 1
SCALE: 1"=20'

DETAIL 2
SCALE: 1"=20'

DETAIL 3
SCALE: 1"=20'

Curve	Delta	Radius	Arc	CH	CH Bearing
C1	12°25'54"	300.00'	65.09'	64.96'	N75°45'46"W
C2	51°40'43"	300.00'	270.59'	261.51'	N43°42'28"W
C3	33°18'35"	300.00'	174.41'	171.96'	S52°53'32"E
C4	18°22'08"	300.00'	96.18'	95.77'	N27°03'10"W
C5	47°03'31"	150.00'	123.20'	119.77'	S87°17'31"W
C6	20°41'41"	150.00'	54.18'	53.88'	N79°31'34"W
C7	12°25'54"	270.00'	58.58'	58.47'	N75°45'46"W
C8	12°25'54"	330.00'	71.60'	71.46'	N75°45'46"W
C9	27°42'52"	330.00'	159.62'	158.07'	N55°41'23"W
C10	20°08'07"	270.00'	94.88'	94.40'	N59°28'46"W
C11	32°58'10"	270.00'	155.37'	153.23'	N32°55'38"W
C12	11°42'11"	330.00'	67.41'	67.29'	N22°02'18"W
C13	40°38'57"	128.00'	90.81'	88.92'	S84°05'14"W
C14	06°24'34"	128.00'	14.32'	14.31'	N72°23'00"W
C15	20°41'41"	172.00'	62.13'	61.79'	N79°31'34"W
C16	20°41'41"	128.00'	46.23'	45.98'	N79°31'34"W
C17	47°03'31"	172.00'	141.27'	137.33'	N87°17'31"E

AREA SUMMARY

LOTS	=	12.93 Acres	85.40%
TRACT A	=	0.44 Acres	2.91%
ROAD ROW	=	1.77 Acres	11.69%
TOTAL	=	15.14 Acres	100.00%

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High Desert Surveying, LLC
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Grand Junction, Colorado 81503
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PROJ. NO. 20-106 SURVEYED DRAWN CHK'D SHEET OF
DATE: May, 2021 be knr jcf 2 2