







329.91

ROAD R.O.W. AS PER BOOK 525 PAGE 78
HIGHWAY 6 & 24 (AKA C ROAD)

MCSM #1034
NE CORNER LOT 4
SECTION 3, T15, R2E
UTE MERIDIAN
T.B.M. = 103.81 (ASSUMED)

2941-032-00-069
BOOK 2095 PAGES 488/489
OWNERS: GERALD A. BROWN
& MARGARET C. BROWN

ZONE R-1

5

一、二、三、四

2941-032-C
BOOK 2160 P.
OWNER: LORAIN MARI
THE MARINO INTER

2941-032-00-1
BOOK 2427 PAGES 5
OWNER: MICHAEL J. F

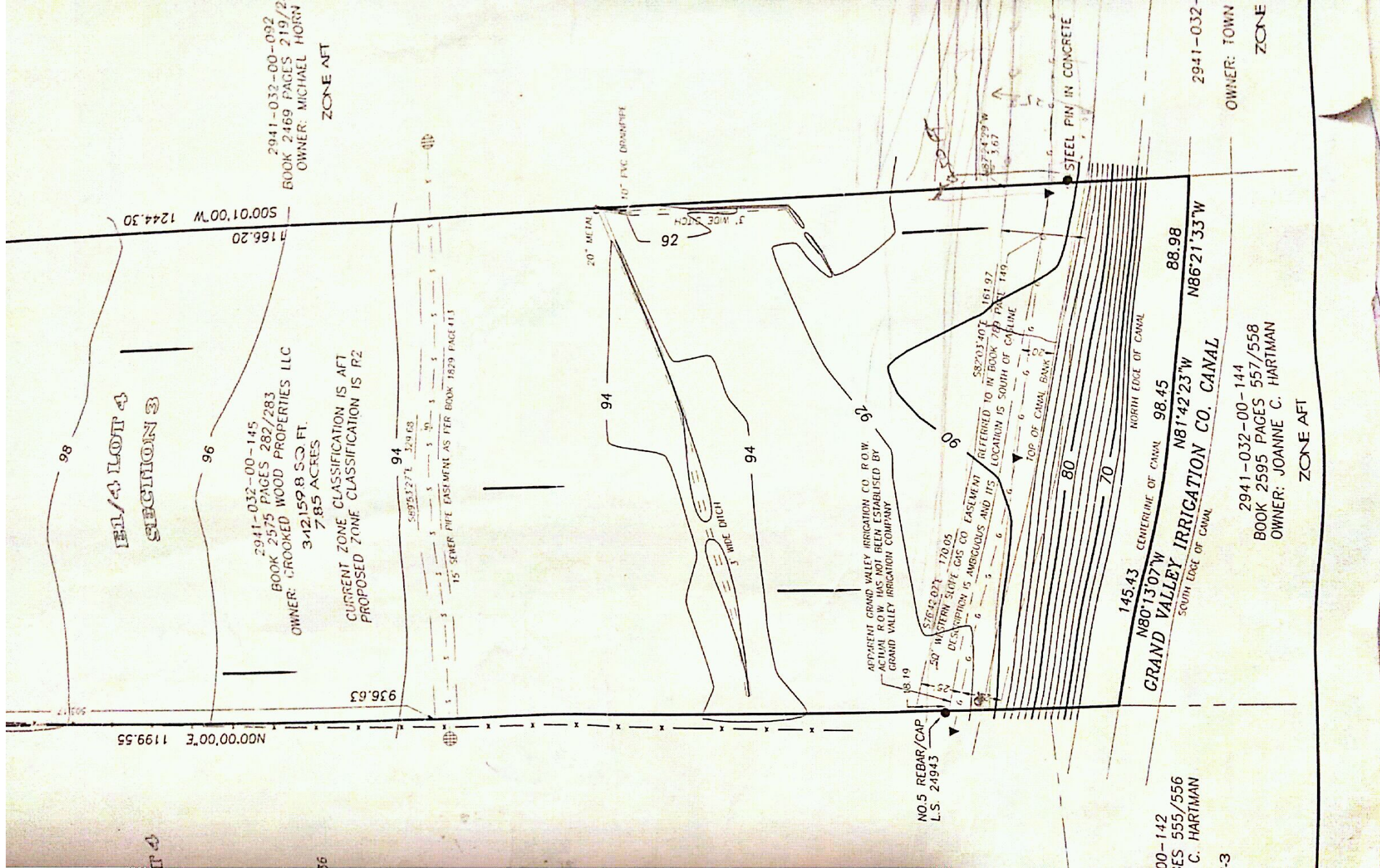
EL/4 LOT 4
SECTION 3

2941-032-00-145
BOOK 2575 PAGES 282/283
OWNER: CROOKED WOOD PROPERTIES LLC
342,159.8 SQ. FT.
7.85 ACRES

2941-032-00-092
BOOK 2469 PAGES 219/220
OWNER: MICHAEL HORN
ZONE AFT

CURRENT ZONE CLASSIFICATION IS AFT
PROPOSED ZONE CLASSIFICATION IS R2

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DESCRIPTION

THE E1/4 OF LOT 4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE UTE MERIDIAN,

EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 3, WHICH BEARS WEST 131.0 FEET FROM THE NORTHEAST CORNER OF LOT 4, SAID SECTION 3, THENCE WEST 185.5 FEET, THENCE SOUTH 01°24' WEST 263.0 FEET, THENCE EAST 187.66 FEET, THENCE NORTH 01°00' EAST 263.00 FEET TO THE POINT OF BEGINNING,

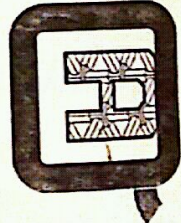
AND ALSO EXCEPT ALL THAT PART OF THE E1/4 NW1/4 NW1/4 OF SAID SECTION 3, LYING SOUTH OF THE CENTERLINE OF THE GRAND VALLEY IRRIGATION CO. CANAL,

ALL IN MESA COUNTY, COLORADO,

AND DESCRIBED IN BOOK 2575 PAGES 282/283 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF LOT 4, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, AND CONSIDERING THE NORTH LINE OF SAID LOT 4 TO BEAR N89°58'00"E AND ALL BEARINGS CONTAINED HEREIN TO BE BE RELATIVE THERETO; THENCE S00°01'00"W A DISTANCE OF 78.10 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH LINE OF THE ROAD R.O.W. FOR HIGHWAY 6 & 24 (AKA G ROAD), AS DESCRIBED AT BOOK 525 PAGE 78 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE, AND TO THE POINT OF BEGINNING; THENCE S00°01'00"W ALONG SAID EAST LINE A DISTANCE OF 1166.20 FEET TO THE CENTERLINE OF THE GRAND VALLEY IRRIGATION CO. CANAL; THENCE N86°21'33"W ALONG SAID CENTERLINE A DISTANCE OF 88.98 FEET; THENCE N81°42'23"W ALONG SAID CENTERLINE A DISTANCE OF 98.45 FEET; THENCE N80°13'07"W ALONG SAID CENTERLINE A DISTANCE OF 145.43 FEET TO THE WEST LINE OF THE E1/4 OF SAID LOT 4; THENCE N00°00'00"E ALONG SAID WEST LINE A DISTANCE OF 936.63 FEET; THENCE N89°58'00"E A DISTANCE OF 194.49 FEET; THENCE N00°57'42"E A DISTANCE OF 185.17 TO THE SAID SOUTH LINE OF SAID ROAD R.O.W.; THENCE S89°54'30"E A DISTANCE OF 132.21 FEET TO THE POINT OF BEGINNING, CONTAINING 7.85 ACRES AS DESCRIBED AND ALL IN MESA COUNTY, COLORADO.

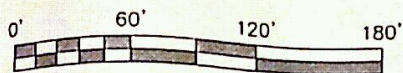
PRELIMINARY REZONE PLAT		
SITUATED IN THE NW1/4 NW1/4 SECTION 3, TOWNSHIP 1S, RANGE 2E OF THE UTE MERIDIAN		
FOR: Michael Horn	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568</p>	SURVEYED BY: SB EG
ACAD ID: HornRezone		DRAWN BY: DJS
SCALE: 1"=60'		CHECKED BY: DMM
DATE: 10/28/99		SHEET NO. 1 of 1
		FILE: 99247

2941-032-00-092
2469 PAGES 219/220
ER. MICHAEL HORN




















ZONE AFT

BEARING STATEMENT:

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 4 OF SECTION 3, T1S, R2E OF THE UTE MERIDIAN AS SHOWN ON A SURVEY PLAT DONE ON TAX PARCEL NO. 2941-032-00-153 IN 1992 AND DEPOSITED AT THE COUNTY SURVEYOR'S OFFICE ON 9/23/92 IN BOOK 1 PAGE 20, DEPOSIT NO. 770-92. SAID PLAT STATES THAT SAID NORTH LINE BEARS S89°58'00"W.



LEGEND

-  FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
-  FOUND SURVEY MONUMENT AS DESCRIBED
-  UTILITY PEDESTAL
-  IRRIGATION RISER AS DESCRIBED
-  "BURIED GASLINE" SIGN
-  SEWER MANHOLE
-  GAS SERVICE STUBOUT
-  WATER METER
-  POWER POLE
-  UNDERGROUND UTILITY LINE
-  SEWER LINE
-  GAS LINE
-  FENCE LINE
-  OVERHEAD POWER LINE
-  UNDERGROUND TELEPHONE LINE
-  DIRECTION OF DRAINAGE FLOW
-  110 — CONTOUR LINE (CONTOUR INTERVAL=2 FEET)
-  CONCRETE
-  BUILDING

DESCRIPTION

THE E1/4 OF LOT 4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE UTE MERIDIAN,

EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 3, WHICH BEARS WEST 131.0 FEET FROM THE NORTHEAST CORNER OF LOT 4, SAID SECTION 3, THENCE SOUTH 01°24' WEST 263.0 FEET, THENCE EAST 187.66 FEET, THENCE NORTH 01°00' EAST 263.00 FEET TO THE P