



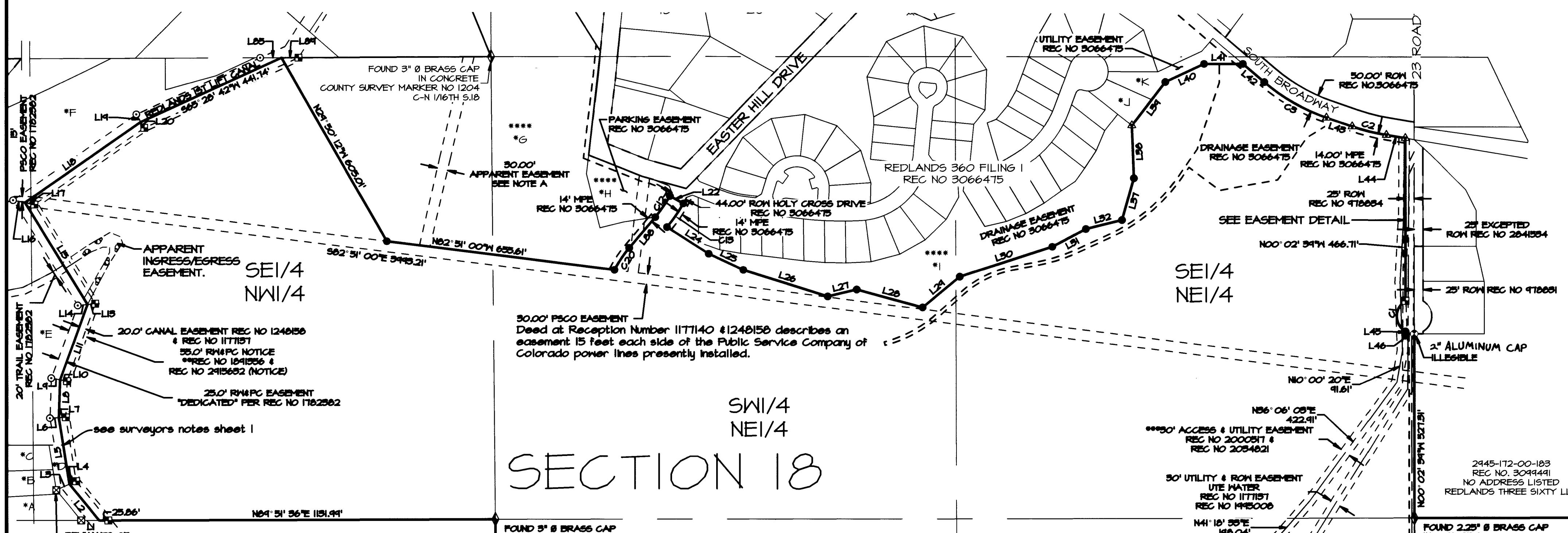
# BUBAR SUBDIVISION

a replat of Lot 999 of Redlands 360 Filing 1 (Reception Number 3066475)  
Situated in Section 18 and the Northwest quarter of the Southwest quarter Section 17, Township 1 South, Range 1 West of  
the Ute Meridian. City of Grand Junction, County of Mesa, State of Colorado

## LEGEND

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	104.71'	50.00'	118°58'36"	86.80'	N00° 02' 38" W
C2	100.20'	600.00'	009°34'08"	100.08'	N75° 48' 53" W
C3	206.02'	550.00'	021°27'42"	204.82'	N80° 17' 58" W
C12	73.79'	378.00'	011°11'04"	73.87'	S34° 32' 55" W
C13	82.38'	422.00'	011°11'04"	82.25'	N34° 32' 55" E
C20	75.08'	344.00'	012°39'16"	75.82'	S33° 48' 40" W

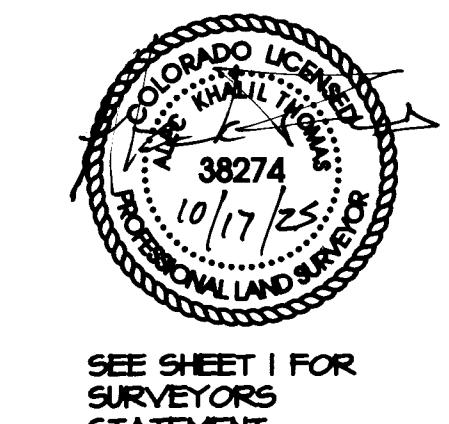
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
15° ALUMINUM CAP ON #5 REBAR					
LS 17405 - LANDDESIGN					
2° ALUMINUM CAP ON #5 REBAR					
LS 18464 - ROLLAND ENG RM					
15° ALUMINUM CAP IN CONCRETE					
LS 24411 - SURVEY IT INC					
15° ALUMINUM CAP ON #5 REBAR					
PLS 38274					
FOUND MONUMENT AS NOTED					
FOUND #5 REBAR					
125° PLASTIC CAP ON #5 REBAR					
LS 23716					
SET 2.0° ALUMINUM CAP ON #5 REBAR					
PLS 38274					
EASEMENT LINE					
PARCEL LINE					
ROW LINE					
ALIQUOT LINE					
CENTERLINE					
APPARENT ROADWAY (UNPAVED)					
ADJACENT LINE					
TIE LINE					



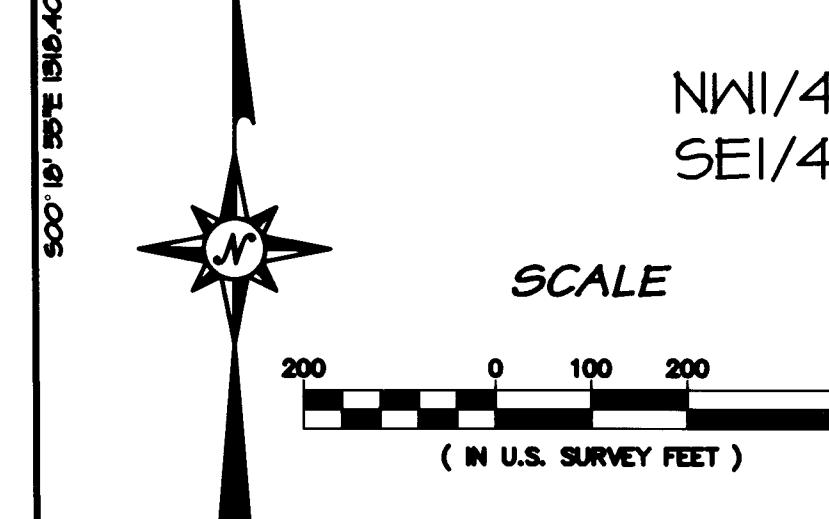
To be addressed at  
time of development

## ADJACENT INFORMATION

PARCEL: 2945-183-12-003 LOT 3 IN BLOCK 2 RENAISSANCE IN THE REDLANDS FILING 2 RECEPTION NUMBER: 3039893 450 ATHENS WAY, GRAND JUNCTION, CO 81507 SPANGER, MICHAEL A / NANCY J	
PARCEL: 2945-183-12-002 LOT 2, BLOCK 2 RENAISSANCE IN THE REDLANDS FILING 2 RECEPTION NUMBER: 3039893 452 ATHENS WAY, GRAND JUNCTION, CO 81507 POTONDY, IVAN / MARTHA M	
PARCEL: 2945-183-12-001 LOT 1, BLOCK 2 RENAISSANCE IN THE REDLANDS FILING 2 RECEPTION NUMBER: 3039893 454 ATHENS WAY, GRAND JUNCTION, CO 81507 SEAGREN, THOMAS / SHARI	
PARCEL: 2945-183-09-021 TRACT H RENAISSANCE IN THE REDLANDS RECEPTION NUMBER: 1928909 CITY OF GRAND JUNCTION	
PARCEL: 2945-183-13-002 LOT 1 PUMPHOUSE SUBDIVISION RECEPTION NUMBER: 1782382 2210 S BROADWAY, GRAND JUNCTION, CO 81507 GRAND JUNCTION LAND COMPANY LLC	
PARCEL: 2945-182-13-004 LOT 1 PUMPHOUSE SUBDIVISION RECEPTION NUMBER: 1782382 2218 S BROADWAY, GRAND JUNCTION, CO 81507 REDLANDS WATER & POWER COMPANY	
PARCEL: 2945-181-22-061 TRACT J REDLANDS 360 FILING 1 RECEPTION NUMBER: 3066475 211 3/4 EASTER HILL DR, GRAND JUNCTION, CO 81507 REDLANDS 360 METROPOLITAN DISTRICT NO. 9	
PARCEL: 2945-181-22-058 TRACT G REDLANDS 360 FILING 1 RECEPTION NUMBER: 3066475 209 3/4 EASTER HILL DR, GRAND JUNCTION, CO 81507 REDLANDS 360 METROPOLITAN DISTRICT NO. 9	
PARCEL: 2945-181-22-055 TRACT D REDLANDS 360 FILING 1 RECEPTION NUMBER: 3066475 2267 3/4 CULEBRA PEAK CT, GRAND JUNCTION, CO 81507 REDLANDS 360 METROPOLITAN DISTRICT NO. 9	
PARCEL: 2945-181-22-021 TRACT 21 REDLANDS 360 FILING 1 RECEPTION NUMBER: 3066475 2297 CULEBRA PEAK CT, GRAND JUNCTION, CO 81507 REDLANDS 360 METROPOLITAN DISTRICT NO. 9	
PARCEL: 2945-181-22-056 TRACT 1 REDLANDS 360 FILING 1 RECEPTION NUMBER: 3066475 2287 CULEBRA PEAK CT, GRAND JUNCTION, CO 81507 REDLANDS 360 METROPOLITAN DISTRICT NO. 9	
PARCEL: 2945-181-22-021 TRACT 21 REDLANDS 360 FILING 1 RECEPTION NUMBER: 3066475 2297 CULEBRA PEAK CT, GRAND JUNCTION, CO 81507 REDLANDS 360 METROPOLITAN DISTRICT NO. 9	



SEE SHEET 1 FOR  
SURVEYORS  
STATEMENT



## SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

A: BOB	ARC LENGTH OF CURVE BASIS OF BEARING
C: CCR	CENTER COVENANT CONDITIONS & RESTRICTIONS
E: E	EAST
N: NO.	NUMBER
PLS, MSH:	PROFESSIONAL LAND SURVEYOR MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
LSE:	LICENSED SURVEYOR
CH:	CHORD LENGTH
BRG:	CHORD BEARING
L:	ARC LENGTH
RAD:	RADIUS
Δ:	CENTRAL ANGLE DELTA
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST
Ø:	DIAMETER
RM:	REFERENCE MONUMENT
CL:	CENTER-LINE

## BASIS OF BEARING

The bearings herein are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at <http://map.mesacountygis.gps.survey/gvazone.htm>, determined by GPS observation of the east line of the Northeast Quarter of the Southwest Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, the east 1/4 corner of said Section 18, being a 3" brass cap in concrete marked "MESA COUNTY SURVEY MARKER NO 352, 1966" whence the south 1/16th corner of said Section 18 and Section 17, being a 3" brass cap in concrete marked "COUNTY SURVEY MARKER NO 147, 1966" bears South 00 38' 53" East, as shown herein.

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 herein.

Line Table		
Line #	Length	Direction
L1	51.62'	N64° 51' 56" E
L2	158.57'	S94° 27' 47" W
L3	41.89'	S65° 44' 26" W
L4	20.76'	S65° 52' 45" W
L5	12.26'	S64° 06' 47" E
L6	25.46'	S66° 27' 52" E
L7	20.09'	S67° 09' 57" E
L8	106.77'	S01° 57' 15" E
L9	25.67'	S74° 27' 47" E
L10	20.05'	N74° 14' 47" W
L11	22.20'	S20° 06' 15" W
L12	151.66'	S80° 16' 14" W
L13	22.22'	S66° 42' 56" W
L14	26.14'	S64° 52' 47" W
L15	54.77'	S61° 51' 47" E
L16	54.59'	N18° 50' 40" W
L17	125.07'	S15° 40' 56" W

Line Table		
Line #	Length	Direction
L1	151.12'	S02° 07' 26" E
L2	156.21'	S01° 59' 57" W
L3	122.92'	S64° 46' 41" W
L4	111.71'	S64° 57' 50" W
L5	44.00'	N61° 02' 57" W
L6	80.15'	N44° 54' 09" W
L7	77.00'	N71° 01' 50" W
L8	104.71'	N65° 01' 17" W
L9	252.48'	N72° 54' 04" W
L10	85.42'	S76° 24' 46" W
L11	55.06'	N74° 15' 40" W
L12	151.66'	S80° 16' 14" W
L13	218.27'	S71° 55' 52" W
L14	26.14'	S61° 46' 28" W
L15	54.77'	S60° 01' 02" W
L16	155.59'	S64° 08' 27" W
L17	106.40'	S76° 08' 10" W
L18	125.07'	S15° 40' 56" W

Line
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