

# CROSS ORCHARDS VALLEY

A replat of Lot 4, Cross Orchards Subdivision, Reception Number 2900417.  
 Northwest Quarter of the Northeast Quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

### BASIS OF BEARINGS

The bearings herein are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emip.mesacounty.us/gps\\_survey/GVAZONE.htm](http://emip.mesacounty.us/gps_survey/GVAZONE.htm), determined by GPS observation of the east line of the Northwest Quarter of the Northeast Quarter of Section 9, T.1S, R.1E, Ute Meridian, the northeast sixteenth corner being a 3.25" aluminum cap on number 6 rebar marked DH SURVEYS L5 2067T, and the east sixteenth corner on the north line of said Section 9 being a Mesa County Survey Monument #835 cap bearing North 00°06'24" West, as shown herein.

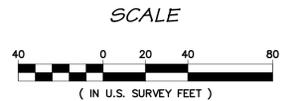
### SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- C: CENTER
- E: EAST
- N: NORTH
- NO: NUMBER
- PLS: PROFESSIONAL LAND SURVEYOR
- PLSS: PUBLIC LAND SURVEY SYSTEM
- MCSM: MESA COUNTY SURVEY MARKER
- MPE: MULTI-PURPOSE EASEMENT
- T: TOWNSHIP
- R: RANGE IN DEFINING LOCATION IN PLSS
- REC: RECEPTION
- ROW: RIGHT OF WAY
- S: SOUTH
- SF: SQUARE FEET
- UM: UTE MERIDIAN
- W: WEST
- WC: WITNESS CORNER
- LCA: LIMITED COMMON AREA

Line #	Length	Direction
L1	45.13'	S00°05'38"E
L2	19.52'	N46°18'02"E
L3	20.00'	S84°56'48"E
L4	20.00'	N84°56'48"W
L5	20.00'	S84°56'48"E
L6	20.00'	S84°56'48"E
L7	20.01'	N84°56'48"W
L8	24.00'	S00°03'12"W
L9	20.08'	S84°56'48"E
L10	24.00'	N00°06'24"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C2	4.63'	13.50'	040°52'43"	9.43'	N20°24'34"E
C3	105.83'	48.00'	126°14'43"	85.66'	N22°13'56"W
C4	38.06'	48.00'	045°25'43"	31.07'	S71°53'21"W
C5	4.63'	13.50'	040°52'43"	9.43'	S69°36'51"W
C6	143.84'	48.00'	171°45'26"	95.75'	N44°56'48"W
C7	21.21'	13.50'	040°00'00"	19.04'	N44°56'48"W
C8	21.21'	13.50'	040°00'00"	19.04'	N44°56'48"W

- Instrument as recorded at Reception Number 98099P describes an easement as "over, upon and along the public roads, streets and highways, on or adjoining the property..." this does not appear to affect the property described herein.
- All exterior monuments shall be set in concrete.



**RIVER CITY CONSULTANTS**

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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.

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Sheet 2 of 2	Date: 11/8/23	Job No. 1943-001
Surveyed: K/W	Drawn: AKT	Checked: BDM
Drawing name: S:\PROJECTS\1943-001\1943-001\Cross Orchards Property\Survey\2900417-001 Subdivision.dwg		