

# River Glen Estates PUD

PLANNED UNIT DEVELOPMENT  
Being a Replat of LOTS 2 & 3  
in PHEASANT HOLLOW SUBDIVISION NORTH

SITUATED IN THE SW1/4 NW1/4 SECTION 21, T1N, R2W, UTE MERIDIAN

LAND USE SUMMARY		
20 RESIDENTIAL LOTS	5.53 ACRES	81%
OUTLOT A (FOR INGRESS EGRESS)	0.12 ACRES	2%
OUTLOT B (PARK)	0.25 ACRES	3%
OUTLOT C (IRRIGATION STORAGE)	0.05 ACRES	1%
OUTLOT D (PRIVATE DRIVE)	0.05 ACRES	1%
DEDICATED ROW	0.83 ACRES	12%
<b>TOTAL</b>	<b>6.83 ACRES</b>	<b>100%</b>
RESIDENTIAL LOT SIZES RANGE: 10,500 SQ.FT. - 18,000 SQ.FT.		

## DESCRIPTION

BOOK 3817 PAGE 532  
Lot 2 in PHEASANT HOLLOW SUBDIVISION NORTH,  
Mesa County, Colorado.  
AND  
BOOK 3820 PAGE 21  
Lot 3 of PHEASANT HOLLOW SUBDIVISION NORTH,  
Mesa County, Colorado.

**MINIMUM SETBACK REQUIREMENTS:**  
FRONT YARD = 25'  
SIDE YARD = 10'  
REAR YARD = 15'

## PHEASANT HOLLOW SUBDIVISION NORTH LOT 1

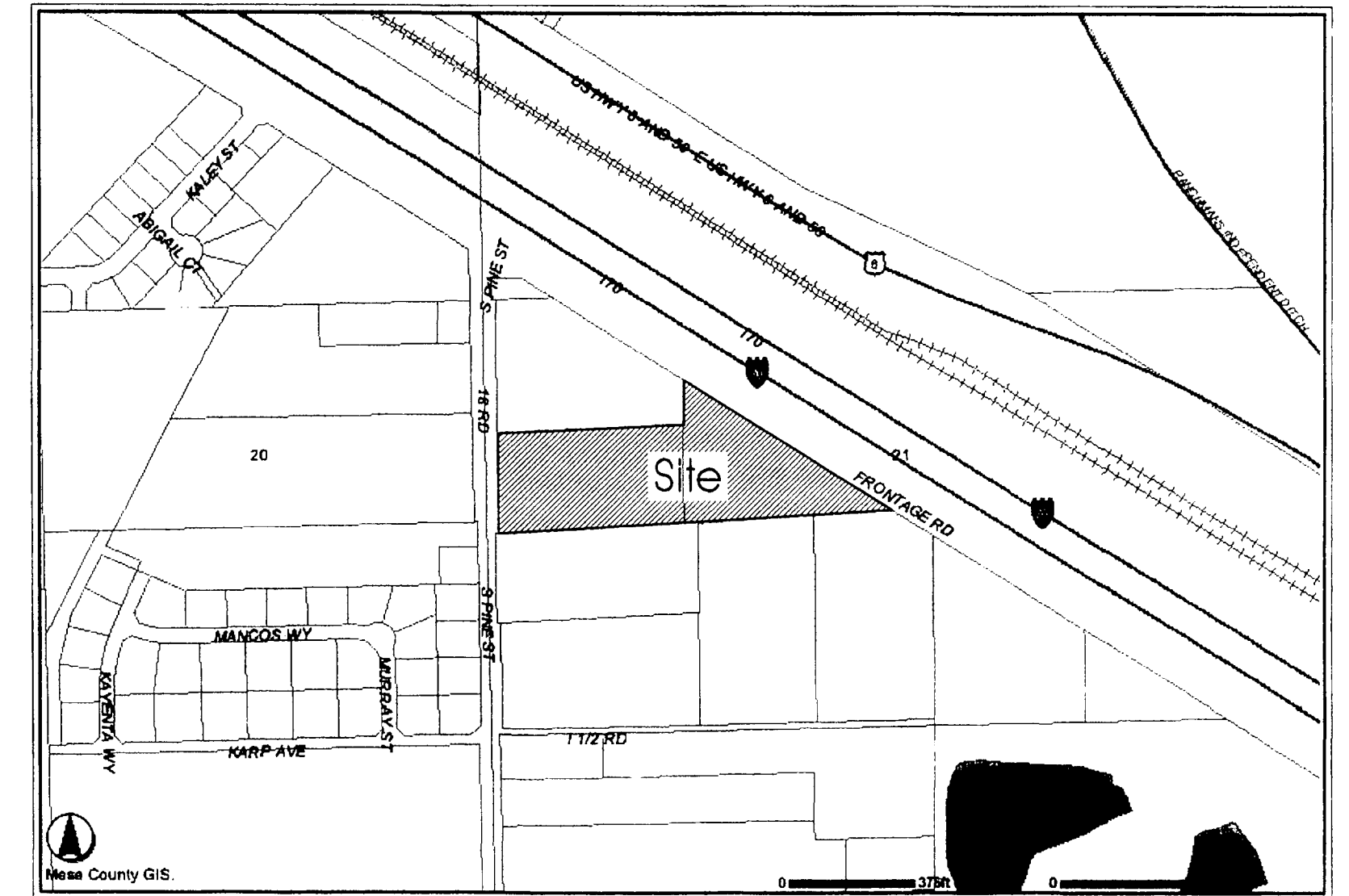
TAX PARCEL NO. 2697-212-01-001

### CURVE TABLE

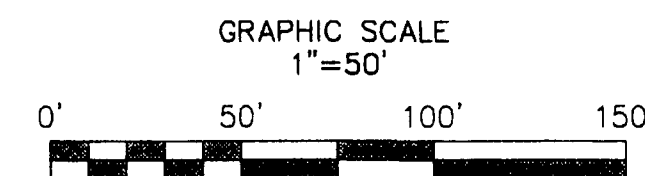
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1650.00'	74.10'	74.10'	S 89°02'00" W	02°34'23"
C2	1628.00'	73.11'	73.11'	S 89°02'00" W	02°34'23"
C3	1672.00'	75.09'	75.09'	S 89°02'00" W	02°34'23"
C4	1628.00'	9.47'	9.47'	N 89°50'48" W	00°20'00"
C5	1628.00'	63.64'	63.64'	S 88°52'00" W	02°14'23"
C6	20.00'	18.10'	17.49'	S 51°49'09" W	51°51'20"
C7	48.00'	65.35'	60.42'	N 74°53'42" E	78°00'26"
C8	48.00'	38.57'	37.54'	S 43°04'45" E	46°02'40"
C9	48.00'	20.28'	20.13'	S 07°57'21" E	24°12'07"
C10	48.00'	58.26'	54.75'	S 53°39'48" E	69°32'38"
C11	48.00'	42.87'	41.46'	N 55°58'52" W	51°10'01"
C12	20.00'	18.10'	17.49'	S 66°19'32" E	51°51'20"
C13	48.00'	237.68'	59.29'	S 02°15'11" E	283°42'40"
C14	48.00'	12.35'	12.32'	S 11°31'06" W	14°44'47"

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°40'48" W	3.57'
L2	S 87°44'49" W	9.15'
L3	N 44°40'46" W	12.07'
L4	N 45°19'12" E	12.07'
L5	S 01°33'53" E	12.00'

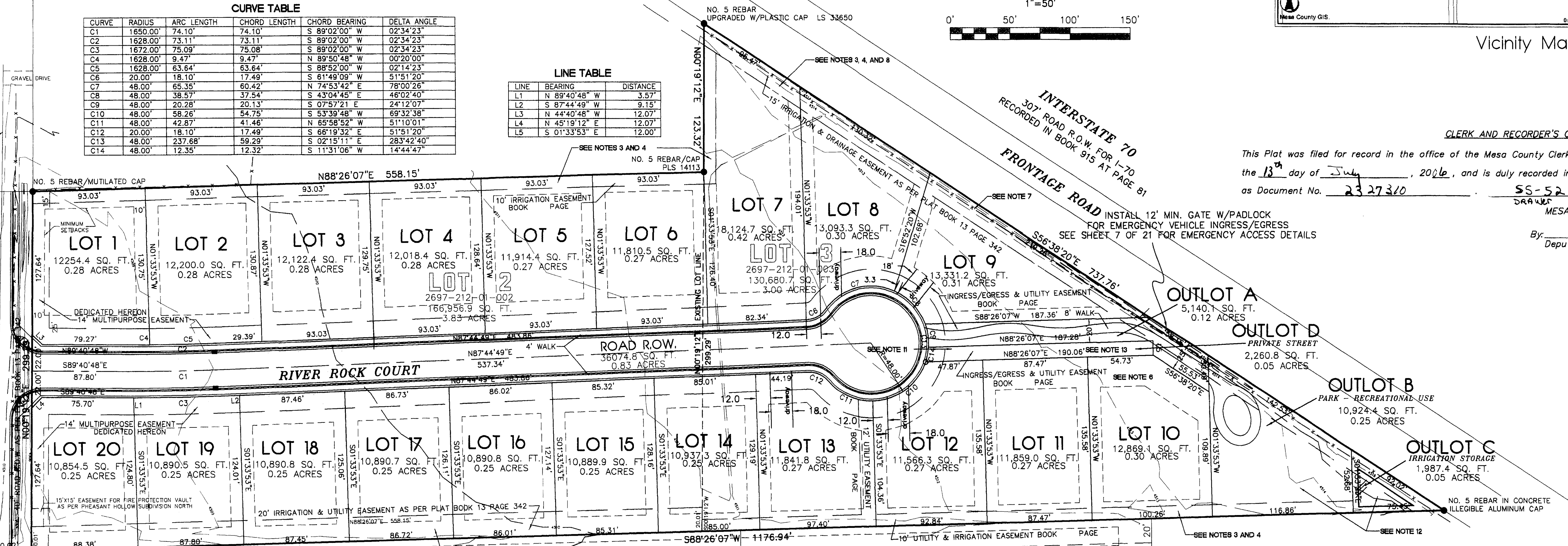


Vicinity Map



MCSM #1131  
N1/16 CORNER ON WEST LINE  
SECTION 21, T1N, R2W  
UTE MERIDIAN  
BENCH MARK ELEVATION=4512.35'  
(BM EL. PROVIDED BY MESA COUNTY SIMS NAVD88)  
N89°53'30"E 198.60'

MCSM #487-1  
W1/4 CORNER  
SECTION 21, T1N, R2W  
UTE MERIDIAN



**CLERK AND RECORDER'S CERTIFICATE**  
This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 10:05 o'clock P.M., on the 13<sup>th</sup> day of July, 2006, and is duly recorded in Book No. 4202, at Page(s) No. 226 as Document No. 23 27 310  
SS-52 #10<sup>00</sup> #1<sup>00</sup> S.C.  
MESA COUNTY CLERK & RECORDER  
By: Carol Links-Rose  
Deputy

- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER
  - FOUND SURVEY MARKER AS DESCRIBED
  - SET NO.5 REBAR/CAP L.S. 33650
  - ALL PERIMETER CORNERS ARE IN CONCRETE
  - 4510— EXISTING CONTOUR (1' INTERVAL)

**BASIS OF BEARINGS STATEMENT:**  
BEARINGS ARE BASED ON THE WEST LINE OF PHEASANT HOLLOW SUBDIVISION NORTH AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK NO. 13 AT PAGE 342. SAID NORTH LINE BEARS N00°19'12"E.

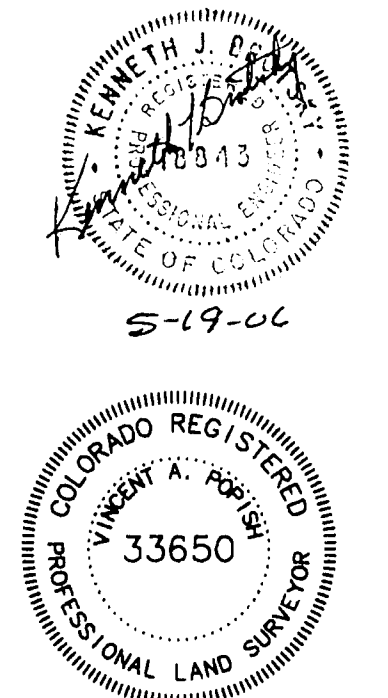
**MINIMUM AND MAXIMUM FOUNDATION ELEVATIONS**

LOT NUM.	MINIMUM ELEV.	MAXIMUM ELEV.	DRAINAGE TYPE
1	4510.20	4511.20	A
2	4509.75	4510.75	A
3	4509.95	4510.95	A
4	4510.50	4511.50	A
5	4511.10	4512.10	A
6	4511.60	4512.60	A
7	4512.40	4513.40	A
8	4512.80	4513.80	A
9	4513.25	4514.25	A
10	4514.15	4515.15	A
11	4513.65	4514.65	A
12	4513.10	4514.10	A
13	4512.45	4513.45	A
14	4511.90	4512.90	A
15	4511.40	4512.40	A
16	4510.90	4511.90	A
17	4510.40	4511.40	A
18	4509.90	4510.90	A
19	4509.75	4510.75	A
20	4510.30	4511.30	A

- NOTES:**
- Covenants are recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.
  - Plat of River Glen Estates is recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.
  - The irrigation delivery system shall be owned by the Home Owners Association as an undivided interest. Maintenance of the main delivery pipes and the headgate shall be shared equally. Each lot owner shall be responsible for the pipes and other equipment past the individual turnout valves. There are restriction to the use of the Irrigation System in the Covenants.
  - The irrigation water delivery pipes shall be placed in an irrevocable easement to the benefit of each lot owner jointly and separately as shown on the Final Plat.
  - All fences and accessory structures require a City of Fruita Planning Clearance.
  - Front yard fencing on Lot 10 must be shorter than 36" in height.
  - A 6' high vinyl or cedar fence shall be installed near the subdivision property line, just to the southwest of the concrete irrigation ditch at the expense of the Developer.
  - All permanent structures, including slabs, sheds, curbing, and raised landscaping, are not allowed in identified easements.
  - All foundations are required to be designed by a Registered P.E.
  - The PUD Guide is recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

- Maintenance Agreement for private street is recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.
- Outlots B & C are owned by the Homeowners Association recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.
- The private street has an irrevocable ingress/egress easement for the benefit of the owners of Lots 10 and 11, jointly and separately as shown on the Plat. Neither lot owner shall allow the restriction of legal and legitimate use of the street by the other lot owner, or their guests; delivery, service, or utility personnel, and public employees performing their duties.
- Outlots A and B have public access easements for the benefit of the general public, and emergency vehicle access for public safety personnel.
- All lots within the subdivision are subject to a \$475.00 Sewer Recapture fee, payable at time of sewer service application.
- There are Covenant restrictions for fencing in this subdivision.
- Locations of driveways and maximum driveway widths at back of walk for Lots 8, 9, 12, and 13 are to be as shown hereon.

APPROVED FOR CONSTRUCTION RECORDING  
CITY OF FRUITA ENGINEERING DEPARTMENT  
E. W. Wicks 5-22-06



**River Glen Estates PUD**  
PLANNED UNIT DEVELOPMENT  
Being a Replat of LOTS 2 & 3  
in PHEASANT HOLLOW SUBDIVISION NORTH  
**COMPOSITE SITE PLAN**  
SITUATED IN THE SW1/4 NW1/4 SECTION 21, T1N, R2W, UTE MERIDIAN

Client: Cathy Horen  
Date: 4/28/2006  
Scale: 1"=50'  
Drawn by: JAP DJS  
Checked by: VAP  
File No.: 204339  
File Name: SiteComp

**INDEPENDENT SURVEY, Inc.**  
VINCENT A. POPIUSH, PLS  
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263  
Grand Junction, Colorado 81501 Cell (970)261-1409