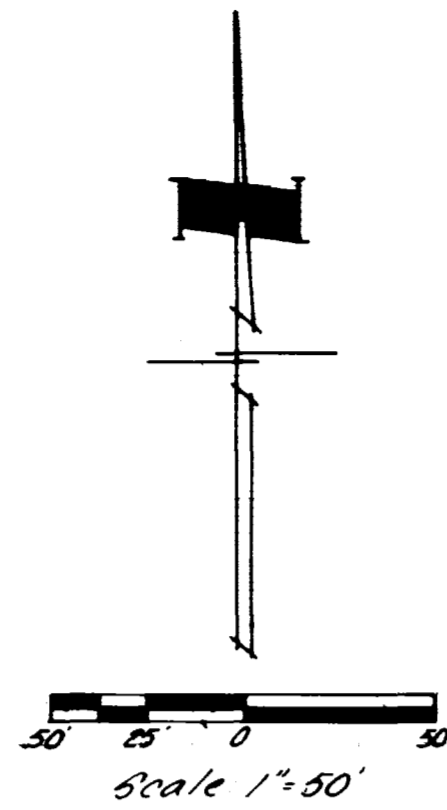


BELL RIDGE SUBDIVISION FILING NO. ONE

AREA QUANTITIES

- Total No. Of Lots = 21
- Total Area = 7.992 Acres
- Total Area in Lots = 5.491 Acres
- Total Area in Streets = 2.501 Acres



LEGEND

- Indicates Mesa County Brass Cap
- Indicates 3/8" rebar with monument cap set by N.H.P.Q
- 3/8" Rebar with Monument Cap Set At All Lot Corners

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the Owner of that real property situated in a part of the Southeast Quarter (SE 1/4) of the northwest quarter (NW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

beginning at the Southeast corner (St. Cor) of the said northwest Quarter (NW 1/4) of Section 1; Thence north 89°49'58" West along the South line of the said northwest Quarter (NW 1/4) of Section 1 a distance of 673.72 feet; Thence north 00°10'02" East 66.14 feet; Thence north 45°22'55" West 88.00 feet; Thence along the arc of a curve to the right whose radius is 40.00 feet and whose long chord bears north 45°22'55" West 63.12 feet; Thence north 41°02'05" East 114.17 feet; Thence north 45°27'55" West 40.19 feet; Thence north 00°02'34" East 66.26 feet; Thence north 03°03'20" East 95.13 feet; Thence north 45°27'55" East 154.30 feet; Thence south 31°57'55" East 35.13 feet; Thence north 58°02'05" East 50.00 feet; Thence along the arc of a curve to the left, whose radius is 20.00 feet and whose long chord bears South 72°59'09" East 26.25 feet; Thence along the arc of a curve to the right whose radius is 305.00 feet and whose long chord bears North 78°00'51" East 127.04 feet; Thence South 89°57'55" East 33.00 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears North 45°02'05" East 28.28 feet; Thence South 89°57'55" East 50.00 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears South 44°57'55" East 28.28 feet; Thence South 89°57'55" East 201.00 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears North 45°02'05" East 28.28 feet; Thence South 89°57'55" East 30.00 feet to a point on the East line of the said Southeast Quarter (SE 1/4) of the northwest Quarter (NW 1/4) of Section 1, Thence South 00°02'05" West along the said East line of the Southeast Quarter (SE 1/4) of the northwest Quarter (NW 1/4) of Section 1 a distance of 500.00 feet to the Point of Beginning, containing 7.992 Acres.

That the said Owner has caused the said real property to be laid out and surveyed as Bell Ridge Subdivision Filing Number One, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said Owner does hereby dedicate and set apart all streets as shown on the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as utility and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains, and gas pipe lines.

That all expenses for installation of utilities referred to above, for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser - not the City of Grand Junction.

In WITNESS WHEREOF, the Owner, Spomer Construction Company has caused its corporate name to be hereunto subscribed this 31 day of January, A.D., 1977.

Edward Spomer
Edward Spomer, President
Spomer Construction Company

Gerald E. Spomer
Gerald E. Spomer, Vice President
Spomer Construction Company

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 31 day of January, A.D., 1977 by Edward Spomer as President of Spomer Construction Company and Gerald E. Spomer as Vice President of Spomer Construction Company.

My commission expires:

Nov. 16, 1980

Witness my hand and official seal.

Daloris L. Southard
Daloris L. Southard
Notary Public

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 3:20 o'clock P. M., June 10, 1977, and is duly recorded in plat book 71, page 266.

Earl Sawyer
Earl Sawyer
Clerk and Recorder

By: *Hazel M.*
Deputy

CITY APPROVAL

This plat of Bell Ridge Subdivision Filing Number One, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 16 day of March, A.D., 1977 by:

Donald D. Wynn
Donald D. Wynn
Director of Development

Lawrence D. Fogel
Lawrence D. Fogel
President of Council

James E. Wysocki
James E. Wysocki
Grand Junction City Manager

Vernon D. Ryan
Vernon D. Ryan
Grand Junction City Planning
Commissioner, Chairman

Ronald P. Rich
Ronald P. Rich
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

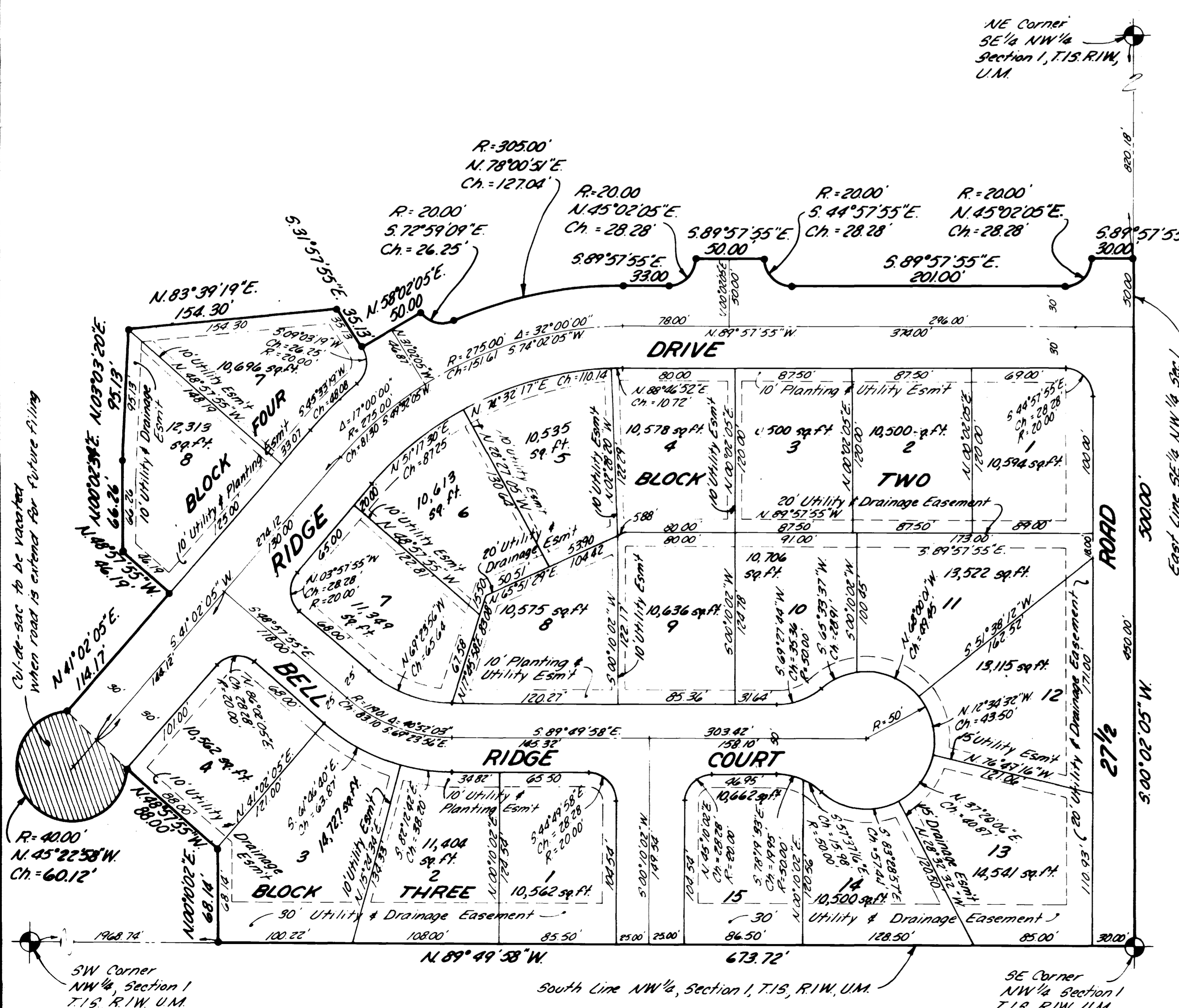
I, Kenneth M. Weathers, do hereby certify that the accompanying plat of Bell Ridge Subdivision Filing Number One, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and represents a field survey of same.

Kenneth M. Weathers
Kenneth M. Weathers, Registered Land Surveyor
Colorado Reg. No. 12483

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1973, 38-51-102.

By: *P.C. Head*
P.C. Head
Mesa County Surveyor

Date: 6-10-77



Cul-de-sac to be vacated when road is extended for future filing

East Line SE 1/4 NW 1/4, Sec. 1, T.1S, R.1W, U.M. (Origin of Bearings)

SW Corner NW 1/4, Section 1, T.1S, R.1W, U.M.

South Line NW 1/4, Section 1, T.1S, R.1W, U.M.

SE Corner NW 1/4, Section 1, T.1S, R.1W, U.M.

BELL RIDGE SUBDIVISION
FILING NO. ONE

PREPARED BY
NELSON, HALEY, PATTERSON & QUIRK, INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO