

CEDAR TERRACE PHASE I

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, The Junction Corporation, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying East Quarter (E1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Seven (Sec. 7), Township One South (T1S), Range One East (R1E), The Ute Principal Meridian, as shown on the accompanying plat thereof, said plat being more particularly described as follows:

Commencing at the Southeast Corner (SE Cor) of the Northwest Quarter (NW1/4) of said Section Seven (Sec. 7) and considering the East line of the Northwest Quarter (NW1/4) of said Section Seven to bear N 00°00'00" E with all bearings contained therein relative thereto, thence N 00°00'00" E 181.00 along the East line of the Northwest Quarter (NW1/4) of said Section Seven (Sec. 7), thence N 89°41'00" W 25.00 feet thence North 00°00'00" E 1.00 feet thence N 89°41'00" W 5.00 feet to the true point of beginning, thence North 89°41'00" W 19.00 feet thence South 00°00'00" E 1.00 feet thence N 89°41'00" W 112.29 feet thence North 00°00'00" E 10.00 feet, thence N 90°00'00" W 25.30 feet, thence South 00°00'00" E 10.00 feet thence N 89°41'00" W 140.99 feet thence N00°14'24" W 247.01 feet to the South R.O.W. line of Brittany Drive thence S 89°41'00" E along the South R.O.W. line of Brittany Drive 305.61 feet thence S 00°00'00" E 246.00 feet thence N 89°41'00" W 5.00 feet to the true P.O.B.

Legend
 ● Mesa County Brass Cap
 ● 3/8" Rebar and Monument Cap

IN WITNESS WHEREOF, said owners, THE JUNCTION CORPORATION, a Colorado Corporation, have caused their names to be hereunto subscribed this 20th day of July, A.D. 1976.

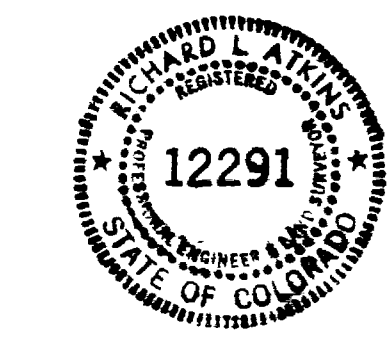
Harry Williams
 Harry Williams
 President
 THE JUNCTION CORPORATION

Robert H. Gardner
 Robert H. Gardner
 Secretary
 THE JUNCTION CORPORATION

STATE OF COLORADO
 COUNTY OF MESA
 The foregoing instrument was acknowledged before me this 20th day of July, A.D. 1976 by Harry Williams, President, and Robert H. Gardner, Secretary of The Junction Corporation, a Colorado Corporation. My Commission Expires: 11-19-79
 Witness my hand and official seal
James H. O'Brien
 Notary Public

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO
 COUNTY OF MESA ss *JH* 1113035
 I hereby certify that this instrument was filed in my office at 9:40 o'clock *PM* July 23 A.D. 1976 and is duly recorded in plat book *11* page *415* Reception No. *1113035*
Earl Jensen
 Clerk and Recorder Deputy - Fees \$ 10.00

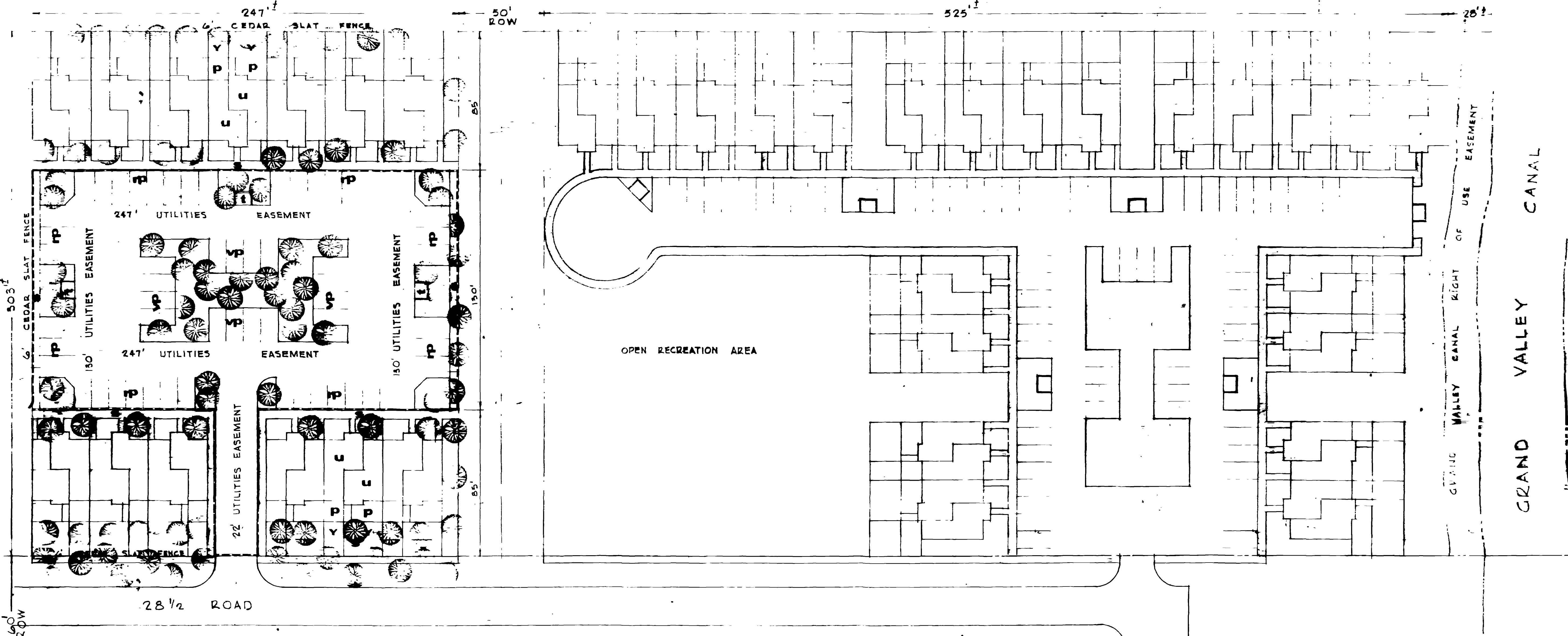
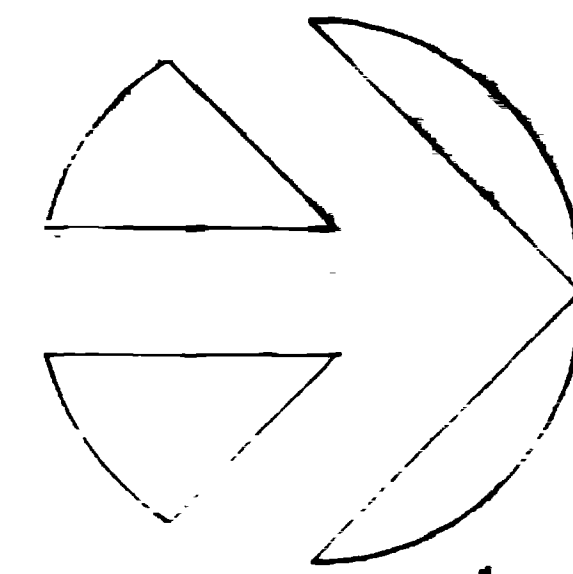
SURVEYOR'S CERTIFICATE
 I, Richard L. Atkins, do hereby certify that the accompanying plat of Cedar Terrace, Phase I, a bulk development of the County of Mesa has been prepared under my direction and accurately represents a field survey of same.
Richard L. Atkins
 Richard L. Atkins, Registered Professional Engineer and Land Surveyor No. 12291



Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1963, 136-2-2 as amended.
 By *James E. Wyszynski* Date: 7-23-76
 Mesa County Surveyor
 Approved: *James E. Wyszynski* Date: 7-23-76
 City Manager

Phase 1

Phase 2



DEVELOPMENT SCHEDULE: PHASE I

BEGIN CONSTRUCTION: WITHIN 180 DAYS AFTER APPROVAL BY CITY COUNCIL
 COMPLETION: WITHIN 18 MONTHS
 PHASE II WILL PROCEED AS PER MARKET DEMAND

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF MESA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____
 O'CLOCK _____ M. _____ AD, 1975 AND IS DULY RECORDED IN
 PLAT BOOK NO. _____, PAGE _____.

BY _____
 CLERK AND RECORDER.

CITY APPROVAL

CEDAR TERRACE, A BULK DEVELOPMENT OF THE CITY OF GRAND JUNCTION,
 COUNTY OF MESA AND STATE OF COLORADO WAS APPROVED AND ACCEPTED
 THIS 19th DAY OF November 1975.

CITY OF GRAND JUNCTION
 BY Lawrence J. Hirsch
 PRESIDENT OF THE COUNCIL
Donald W. Wainwright
 DIRECTOR OF DEVELOPMENT

CEDAR TERRACE IS A BULK DEVELOPMENT LOCATED ON A TRACT OF LAND DESCRIBED
 AS FOLLOWS: THE E 1/4 SE 1/4 NW 1/4 SECTION 7, T1S, R1E, UTE P.M.; EXCEPT THE
 SOUTH 181 FEET AND EXCEPT THE EAST 25 FEET FOR ROAD.

SYMBOLS

- u UNIT
- p PATIO
- y PRIVATE YARD
- s SIDEWALK
- sp RESIDENT PARKING
- vp VISITOR PARKING
- t TRASH RECEPTACLE (SURROUNDED BY 6" FENCE).

GENERAL STATISTICS:

BUILDING FOOTPRINT	18.7%
PATIOS & PRIVATE YARDS	18.0
ROADS & PARKING	24.8
FUNCTIONAL OPEN SPACE	17.2
MISC. OPEN SPACE & SIDEWALKS	21.3 ± 2.07 ACROSS THE CANAL
TOTAL	100.0%