

BELL RIDGE SUBDIVISION FILING NO. TWO

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:

Commencing at the Southeast Corner (SE Cor) of the Northwest Quarter (NW 1/4) of said Section 1; Thence North 00°02'05" East along the East Line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 1 with all bearings contained herein being relative thereto, a distance of 500.00 feet to the True Point of Beginning; Thence North 39°57'55" West 30.00 feet; Thence along the arc of a curve to the right, whose radius is 20.00 feet and whose long chord bears South 45°02'05" West 28.28 feet; Thence North 89°57'55" West 201.00 feet; Thence along the arc of a curve to the right, whose radius is 20.00 feet and whose long chord bears North 44°57'55" West 28.28 feet; Thence North 89°57'55" West 20.00 feet; Thence along the arc of a curve to the right, whose radius is 20.00 feet and whose long chord bears South 45°02'05" West 28.28 feet; Thence North 89°57'55" West 33.00 feet; Thence along the arc of a curve to the left, whose radius is 305.00 feet and whose long chord bears South 83°18'15" West 71.49 feet; Thence North 00°02'05" East 409.35 feet; Thence South 89°51'18" East 444.99 feet; Thence South 00°02'05" West along the East Line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 1 a distance of 390.12 feet to the True Point of Beginning, containing 4.754 Acres more or less.

That the said Owner has caused the said real property to be laid out and surveyed as Bell Ridge Subdivision Filing Number Two, 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 to the public utilities perpetual easement for the installation and maintenance of utilities and drainage facilities, including but not limited to, electric lines, gas lines, telephone lines, over and through the private roads and streets within this subdivision and those portions of said real property labeled as utility and drainage easements on the accompanying plat, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, operation and maintenance of utilities and drainage facilities, said easements and rights shall be utilized in a reasonable and prudent manner.

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 18 day of April, A.D., 1978.

Edward Spomer
Edward Spomer, President
Spomer Construction Company

Sharon Timmon
Sharon Timmon, Secretary
Spomer Construction Company

STATE OF COLORADO)
COUNTY OF MESA) ss The foregoing instrument was acknowledged before me this 18 day of April, A.D., 1978 by Edward Spomer as President of Spomer Construction Company and Sharon Timmon as Secretary of Spomer Construction Company.

My Commission Expires: November 16, 1980

Witness my hand and official seal.

John D. Southard
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., A.D., 1978, and is duly recorded in plat book _____, page _____.

Clerk and Recorder: _____ Deputy: _____

CITY APPROVAL

This plat of Bell Ridge Subdivision Filing Number Two, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 30 day of May, A.D., 1978 by:

Alvin P. Beaver President of Council
Janice Rider Grand Junction City Planning Commission, Chairman
Grand Junction City Manager
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

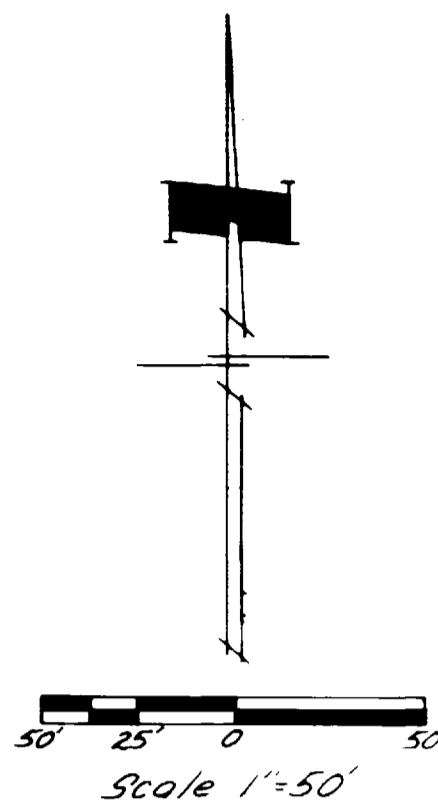
I, Gordon W. Bruchner, do hereby certify that the accompanying plat of Bell Ridge Subdivision Filing Number Two, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Gordon W. Bruchner
Gordon W. Bruchner, Registered Land Surveyor and Professional Engineer
Colorado Register Number 8873

LEGEND

Indicates Mesa County Brass Cap

Indicates 5/8" Rebar With Monument Cap Set in Concrete By C.E. Maguire



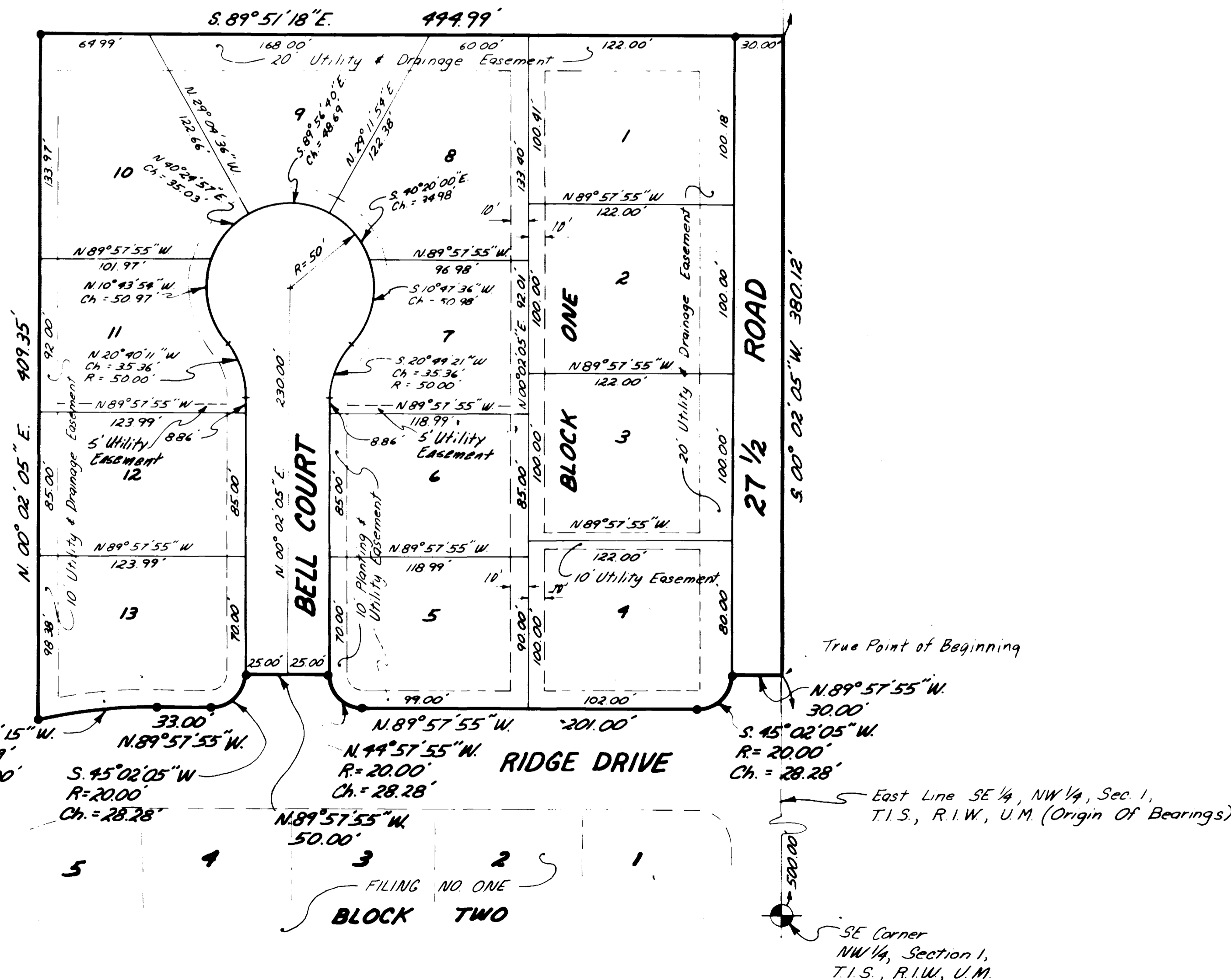
AREA QUANTITIES

- 1 TOTAL NO OF LOTS = 13
- 2 TOTAL AREA = 4054 ACRES
- 3 TOTAL AREA IN LOTS = 3400 ACRES
- 4 TOTAL AREA IN STREETS = 654 ACRES

NOTE:
5/8" Rebar With Monument Cap Set At All Lot Corners

See Plans Submitted With Filing No One For Street And Utility Plans And Profiles

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



BELL RIDGE SUBDIVISION
FILING NO. TWO

C.E. MAGUIRE
ARCHITECTS ENGINEERS PLANNERS
GRAND JUNCTION, COLORADO APRIL 1978