

NORTHWOOD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Destination Properties, Inc., a California Corporation, is the owner of a part of the SE 1/4 NE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the SE Corner of the SE 1/4 NE 1/4 of said Section 2; Thence N 89° 57' 20" W 527.80 feet; Thence N 00° 00' 19" E 165.01 feet; Thence S 89° 42' 40" E 134.81 feet; Thence N 33° 39' 40" E 197.02 feet; Thence N 89° 43' 43" E 19.95 feet; Thence N 00° 04' 55" W 29.98 feet; Thence N 89° 46' 31" E 263.87 feet to a point on the east line of the SE 1/4 NE 1/4 of said Section 2; Thence S 00° 00' 00" W along said east line of the SE 1/4 NE 1/4 of Section 2 a distance of 359.83 feet to the point of beginning, containing 3.454 acres.

That said owner has caused the said real property to be laid out and surveyed as Northwood, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart 50 feet for 12th Street as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress, egress and utility easements are dedicated to the owners of the property within said Northwood for perpetual ingress and egress for themselves public and private agencies including but not limited to postal services, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 24th day of JUNE A.D., 1981.

Destination Properties, Inc., a California Corporation

David D. Behrhorst
David D. Behrhorst, President

Caroleen L. Behrhorst
Caroleen L. Behrhorst, Assistant Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 24 day of JUNE A.D., 1981 by David G. Behrhorst, President and Caroleen L. Behrhorst, Assistant Secretary of Destination Properties, Inc., a California Corporation.

Witness my hand and official seal. My commission expires: Aug 9 1988 *Thomas A. Jones*
Notary Public

CITY APPROVAL

This plat of Northwood, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was accepted on this 18th day of MARCH A.D., 1981.

Thomas A. Jones Notary Public
John R. Beach President of Council
James S. Quinby Chairman, Grand Junction City Planning Commission
Mark S. Eckert Director of Development
Ronald P. Rish Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

1261700

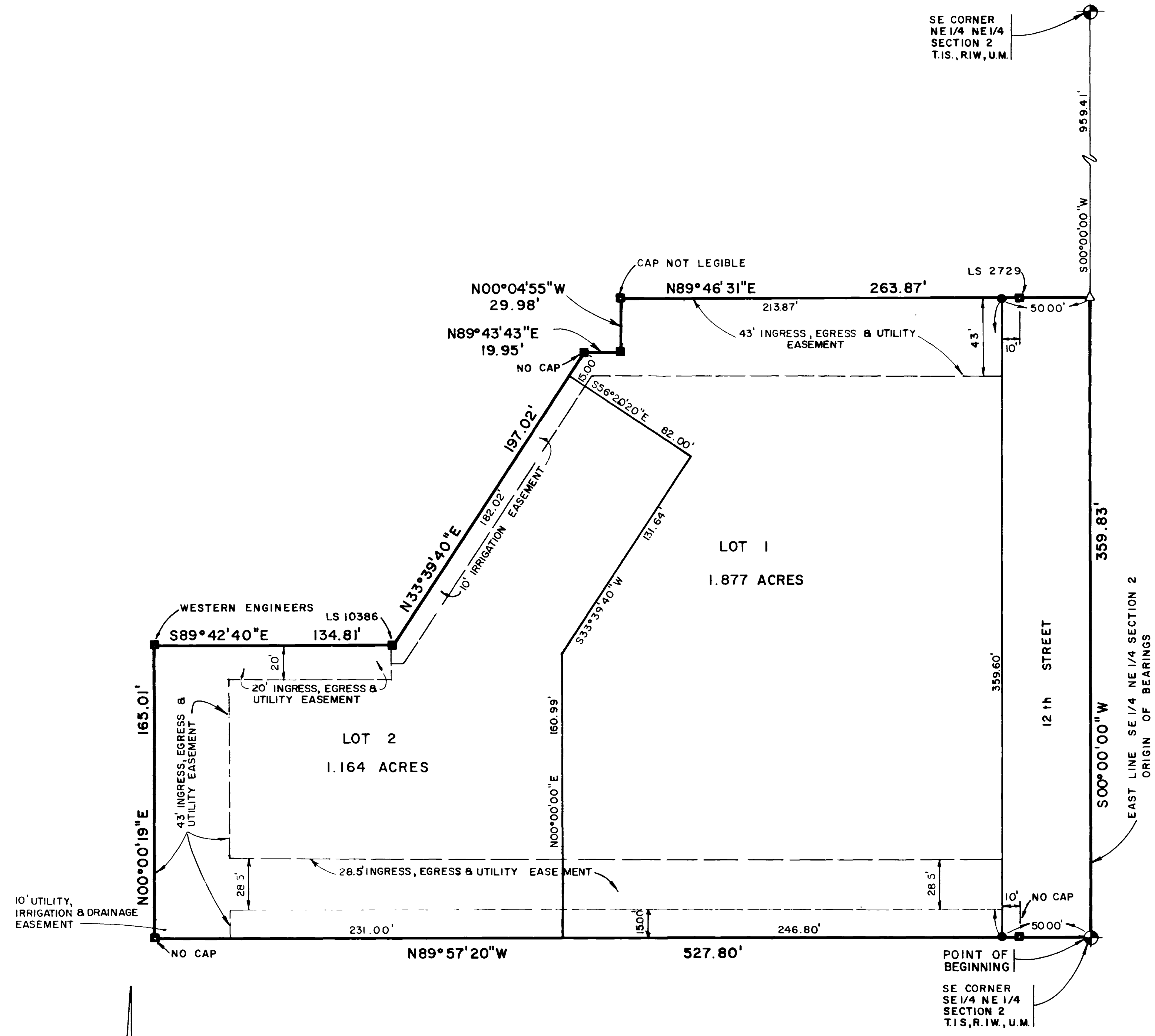
I hereby certify that this instrument was filed in my office at 11:44 o'clock A.M. this 2 day of July A.D., 1981, and is duly recorded in Plat Book 12, Page 274.

John R. Beach Clerk and Recorder
John R. Beach Deputy
Fees: \$10.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Northwood, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 1/12/81
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



AREA QUANTITIES

Total Acres in Lots	3.041 Ac or 88.04%
Total Acres in Streets	0.413 Ac or 11.96%
Total Acres	3.454 Ac or 100.00%

LEGEND

- ⊙ Indicates Mesa County Brass Cap
- Indicates #5 Rebar Found
- △ Indicates Hinge Bolt Found
- Indicates 5/8" Rebar And Monument Cap Set

FEB 2, 1981

NORTHWOOD

