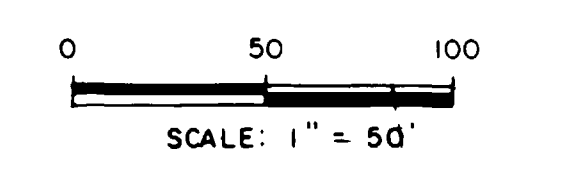


CORONA DEL REY
A REPLAT of LOT 15 and LOTS 1 THROUGH
10 INCLUSIVE of EL CORONA SUBDIVISION
SECTION 12, T.1S., R.1W., U.M.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property located in the Northeast Quarter of Section 12, T1S, R1W of the Ute Meridian in Mesa County, Colorado, being Lot 15 and Lots 1 through 10, inclusive, of El Corona Subdivision, Book 7, Page 53, City of Grand Junction, Mesa County, Colorado and being more particularly described as follows:

Beginning at a point which bears N90°00'00"E 209.00 feet and S00°00'00"W 30.00 feet from the Northwest corner of the NE 1/4 NE 1/4 of Section 12, T1S, R1W of the Ute Meridian in Mesa County, Colorado; thence N90°00'00"E 286.00 feet; thence S00°00'00"W 1178.07 feet along the East line of El Corona Subdivision to a point on the North bank of the Grand Valley Canal; thence following said North bank, also being the South line of Lot 15 of El Corona Subdivision, the following three courses and distances: S70°56'34"W 25.49 feet; thence N85°28'22"W 64.23 feet; thence S87°32'36"W 31.91 feet; thence leaving said North bank, N00°00'00"E 390.36 feet along the West line of said Lot 15; thence along the Northerly right-of-way line of a platted irrigation lateral in El Corona Subdivision, Book 7, Page 53, the following six courses and distances: N82°36'18"W 18.81 feet; thence N72°55'10"W 12.82 feet; thence N56°02'31"W 11.76 feet; thence N35°18'48"W 12.76 feet; thence N30°15'03"W 434.54 feet; thence N24°42'47"W 6.36 feet; thence leaving said line N90°00'00"E 104.97 feet; thence N00°11'57"W 388.00 feet to the point of beginning, EXCEPT El Corona Drive (shown as Ute Drive) on the recorded plat of El Corona Subdivision and EXCEPT three parcels of land for Road and Utility Right-of-way purposes, being portions of Lot 1 and Lot 2 of El Corona Subdivision, as recorded in Book 1642, Page 359 in the Office of the Mesa County Clerk and Recorder, leaving a net area of 5.167 acres, more or less.

That said owners have caused the real property to be laid out and surveyed as CORONA DEL REY, A REPLAT OF LOT 15 AND LOTS 1 THROUGH 10, INCLUSIVE, OF EL CORONA SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever and hereby dedicate and grant those portions of said real property which are labeled as utility, drainage, and irrigation easements on the accompanying plat to the City of Grand Junction on behalf of the public utilities companies as perpetual easements for the installation and maintenance of utilities, drainage, and irrigation facilities including but not limited to transmission lines, electric lines, gas lines, and telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. The area shown as private entrance way is dedicated to the owners of the property within CORONA DEL REY for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police, and emergency vehicles. Also, the areas shown as private open space are dedicated to the owners of the property within CORONA DEL REY for recreational and aesthetic purposes as determined appropriate by said owners.

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

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 4 day of July, A.D., 1990.

David L. Wood
 David L. Wood
Marilyn R. Wood
 Marilyn R. Wood
Ivan Wood
 Ivan Wood
Jane Wood
 Jane Wood

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 19____ by David L. Wood, Marilyn R. Wood, Ivan Wood, and Jane Wood.

My commission expires _____ Notary Public
 Witness my hand and official seal.

CITY APPROVAL

This plat of CORONA DEL REY, A REPLAT OF LOTS 1 THROUGH 10 INCLUSIVE, AND LOT 15 OF EL CORONA SUBDIVISION, a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21 day of July, A.D., 1990.

David Telechen
 City Manager
R.T. Mantlo
 President of Council
John J. ...
 Chairman, Grand Junction Planning Commission
George ...
 Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss

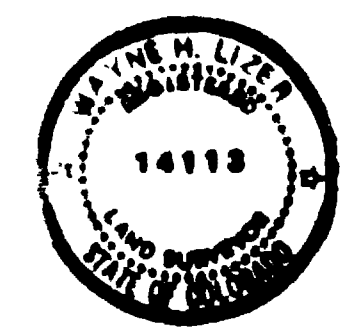
I hereby certify that this instrument was filed in my office at 9:58 o'clock A.M. this 24th day of July, A.D., 1990, and is duly recorded in Plat Book 13, Page 476+477. Reception No. 1547224. Drawer J-67

Genie ...
 Clerk and Recorder
...
 Deputy
 Fees: \$20.00

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me during January and February, 1990, and from deeds and maps of record and that this plat of CORONA DEL REY, A REPLAT OF LOT 15 AND LOTS 1 THROUGH 10, INCLUSIVE, OF EL CORONA SUBDIVISION accurately represents said survey and that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Wayne H. Lizer
 Wayne H. Lizer
 Registered Professional Land Surveyor
 P.E., P.L.S. 14113



LEGEND

- ROAD & UTILITY R.O.W. - BOOK 1642, PAGE 359
- MESA COUNTY BRASS CAP
- SET PIN W/CAP MARKED PEPLS 14113
- SET PIN W/CAP IN CONCRETE MARKED PEPLS 14113
- PRIVATE OPEN SPACE AND UTILITY EASEMENT

CURVE TABLE

CURVE NO	RAD	Δ	CHORD		
1	20.00	90°00'00"	N45°00'00"W 28.28'	31.42'	
2	20.00	90°00'00"	S45°00'00"W 28.28'	31.42'	
3	25.00	90°00'00"	N45°00'00"W 35.36'	39.27'	
4	58.00	197°23'16"	N32°03'29"E 114.66'	199.81'	
5	58.00	75°33'16"	N28°51'43"E 71.06'	76.48'	
6	58.00	24°00'45"	N51°41'02"E 24.13'	24.31'	

LAND USE SUMMARY

TOTAL NUMBER OF LOTS	32
TOTAL AREA OF LOTS	2.35 ACRES OR 45%
TOTAL AREA OF STREETS	0.08 ACRES OR 2%
TOTAL AREA OF PRIVATE OPEN SPACE	2.74 ACRES OR 53%
TOTAL	5.17 ACRES 100%

SECTION 12, T.1S., R.1W., U.M.

CORONA DEL REY

A REPLAT of LOT 15 and LOTS 1 THROUGH 10 INCLUSIVE of EL CORONA SUBDIVISION

W.H. LIZER & ASSOCIATES
 ENGINEERING & SURVEYING
 576 25 ROAD · UNIT 8 · 241-1129
 GRAND JUNCTION, COLORADO 81505