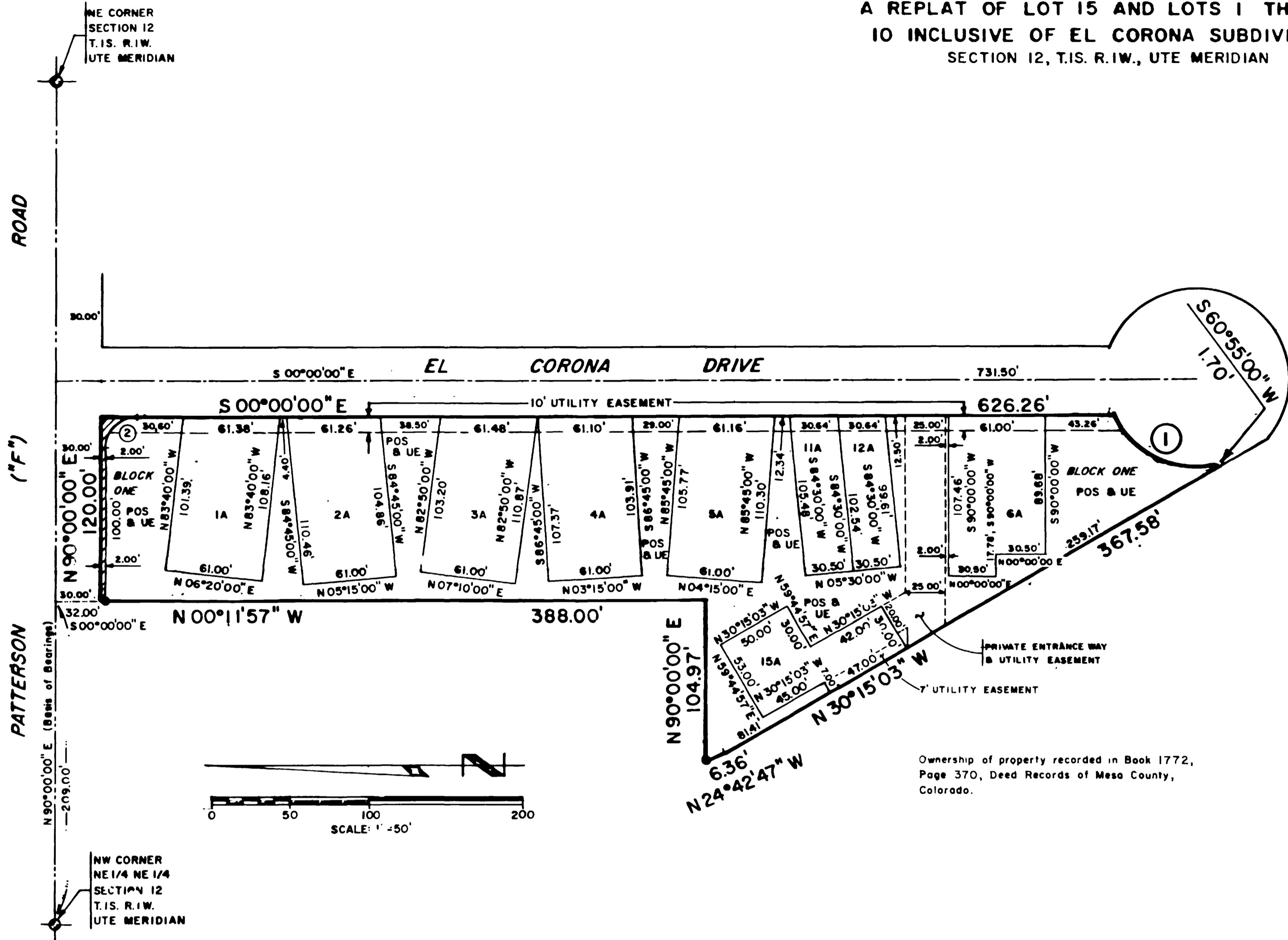


A REPLAT OF BLOCK ONE CORONA DEL REY

A REPLAT OF LOT 15 AND LOTS 1 THROUGH
10 INCLUSIVE OF EL CORONA SUBDIVISION
SECTION 12, T.1S. R.1W., UTE MERIDIAN

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, City of Grand Junction, and being more particularly described as follows:

Block One, Corona Del Rey, a Replat of Lot 15 and Lots 1 through 10, Inclusive, of El Corona Subdivision, Plat Book 13, Page 476, of the Plat Records of the Mesa County Clerk and Recorder, Mesa County, Colorado.

That said owners have caused the real property to be laid out and surveyed as A REPLAT OF BLOCK ONE, 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 have previously dedicated 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 have previously dedicated and granted 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 was previously 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 were previously dedicated to the owners of the property within CORONA DEL REY for recreational and aesthetic purposes as determined appropriate by said owners. By the replat of Block One of Corona Del Rey, no previous dedication described above has been changed.

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 24th day of March, A. 1993.

David L. Wood
David L. Wood

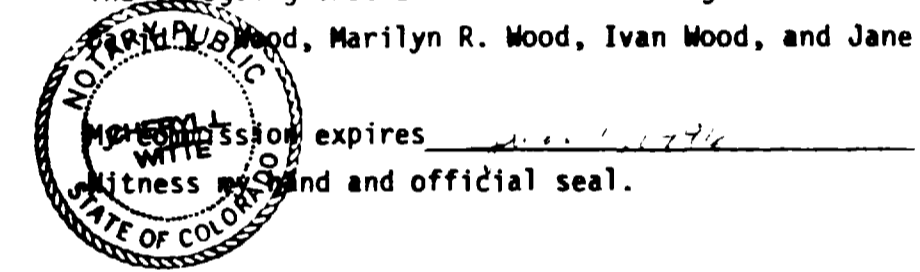
Ivan Wood
Ivan Wood

Marilyn R. Wood
Marilyn R. Wood

Jane Wood
Jane Wood

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 24th day of March, A.D., 1993, by David L. Wood, Marilyn R. Wood, Ivan Wood, and Jane Wood.



Cheryl D. Grier
Notary Public

CITY APPROVAL

This plat of A REPLAT OF BLOCK ONE, CORONA DEL REY, A REPLAT OF LOT 15 AND LOTS 1 THROUGH 10, INCLUSIVE, OF EL CORONA SUBDIVISION, a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 24th day of March, A.D., 1993.

David Cleban
City Manager

Ken Halsey
Chairman, Grand Junction Planning Commission

Jerry Don Lester
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 9:52 o'clock a.m. this 26th day of March, A.D., 1993, and duly recorded in Plat Book 14, Page 100, Reception No. 1633410.

Wayne H. Lizer
Clerk and Recorder

Deputy
Fees: \$

NUMBER	RADIUS	DELTA	CHORD	LENGTH
1	58.00'	75°33'16"	S 28°51'43" W, 71.06'	76.48'
2	20.00'	90°00'00"	S 45°00'00" E, 28.28'	31.42'

LEGEND

- ROAD & UTILITY R.O.W. (BOOK 1642, PAGE 359)
- MESA COUNTY SURVEY MARKER (BRASS CAP)
- PIN w/CAP MARKED "PE PLS 14113" SET IN CONCRETE
- PIN w/CAP MARKED "PE PLS 14113"
- PRIVATE OPEN SPACE & UTILITY EASEMENT

LAND USE SUMMARY

TOTAL NO. OF LOTS	9
TOTAL AREA OF LOTS	1.117 AC. OR 56%
TOTAL AREA OF PRIVATE OPEN SPACE	0.871 AC. OR 44%
TOTAL	1.988 AC. 100%

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 plats of record and that this Replat of Block One, 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 2/1/93
Wayne H. Lizer
Registered Professional Land Surveyor
P.E., P.L.S. 14113

SECTION 12, T.1S R.1W., UTE MERIDIAN

A REPLAT OF BLOCK ONE 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