

NOTES:

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE SECTION LINE BETWEEN THE 1/4 CORNER TO SECTIONS 5 AND 8 AND THE WEST 1/16 CORNER TO SECTIONS 5 AND 8, MARKED WITH A MESA COUNTY SURVEY MONUMENT AT ABOVE SAID POINTS AND ASSUMED TO HAVE A BEARING OF S 89° 59' 59" W AS SHOWN BY THE RECORDS WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO.
- EASEMENT RESEARCH WAS DONE BY ABSTRACT AND TITLE CO. OF MESA COUNTY, INC.

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa) ss
 I hereby certify that this Final Plat of Filing I, Del-Mar Subdivision was filed for record in the office of the County Clerk and Recorder of Mesa County at _____ o'clock _____ M., on this _____ day of _____, A.D., 1994, Page _____, Reception Number _____.

Clerk and Recorder _____
 Deputy _____
 \$ _____
 Fee _____

CITY APPROVAL

This Final Plat of Filing I, Del-Mar Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D., 1994.

Robert Cohen
 City Manager

RT Mantlo
 President of the Grand Junction City Council

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Delbert E. Parmenter and Marilyn A. Parmenter being the sole owners of that Parcel as described by the instrument recorded in Book 1965 of Page 283 and that Parcel as described by the instrument recorded in Book 1746 of Page 17

the SE 1/4 of the SW 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado do hereby layout and Plat said property listed above under the name and style of Del-Mar Subdivision in accordance with the Plat shown hereon:

LEGAL DESCRIPTION OF FILING I, DEL-MAR SUBDIVISION

- Beginning at the northwesterly corner of Filing I, Del-Mar Subdivision, whence the SW 1/16 corner to Section 5, T. 1 S., R. 1 E., U.M., a Mesa County Survey Monument bears N 89° 54' 55" W, 125.02 feet;
- Thence S 89° 54' 55" E, 274.00 feet;
 - Thence S 00° 08' 22" E, 110.53 feet;
 - Thence northeasterly 18.54 feet along the arc of a circular curve to the left with a radius of 20.00 feet, a delta of 53° 07' 05" and a chord bearing N 63° 26' 27" E, 17.88 feet;
 - Thence southeasterly 249.69 feet along the arc of a circular curve to the right with a radius of 50.00 feet, a delta of 286° 14' 11" and a chord bearing S 00° 00' 00" W, 59.99 feet;
 - Thence northwesterly 18.54 feet along the arc of a circular curve to the left with a radius of 20.00 feet, a delta of 53° 07' 05" and a chord bearing N 63° 26' 27" W, 17.88 feet;
 - Thence West, 13.90 feet;
 - Thence S 00° 08' 22" E, 400.16 feet;
 - Thence southwesterly 249.36 feet along the arc of a circular curve to the right with a radius of 50.00 feet, a delta of 28° 09' 35" and a chord bearing S 54° 18' 58" W, 63.50 feet;
 - Thence S 37° 32' 19" W, 15.99 feet;
 - Thence southwesterly 63.01 feet along the arc of a circular curve to the left with a radius of 171.00 feet, a delta of 2° 06' 50" and a chord bearing S 26° 58' 54" W, 62.66 feet;
 - Thence West, 100.10 feet;
 - Thence S 89° 58' 18" W, 69.93 feet;
 - Thence N 00° 08' 09" W, 661.68 feet to the Point of Beginning.

Filing I, Del-Mar Subdivision as described above contains 4.218 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

All streets and rights-of way to the City of Grand Junction for the use of the public forever.

All multi-purpose easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipe lines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All utility easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees, and grade structures.

All irrigation easements to the Homeowners Association and to the owners of the lots and tracts hereby plotted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All drainage easements to the City of Grand Junction for the use of the public, the Grand Junction Drainage District, and to the owners of lots and tracts hereby plotted as perpetual easements for the conveyance of runoff water which originates within or over the area hereby plotted or from upstream areas, through natural or man-made facilities above or below ground.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors and assigns, together with the right to trim or remove interfering trees and brush, and in drainage and detention-retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots and tracts hereby plotted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress or egress to and from the easement.

By the Owners of Filing I, Del-Mar Subdivision

Delbert E. Parmenter
 Delbert E. Parmenter
 Owner

Marilyn A. Parmenter
 Marilyn A. Parmenter
 Owner

OWNER'S ACKNOWLEDGEMENT

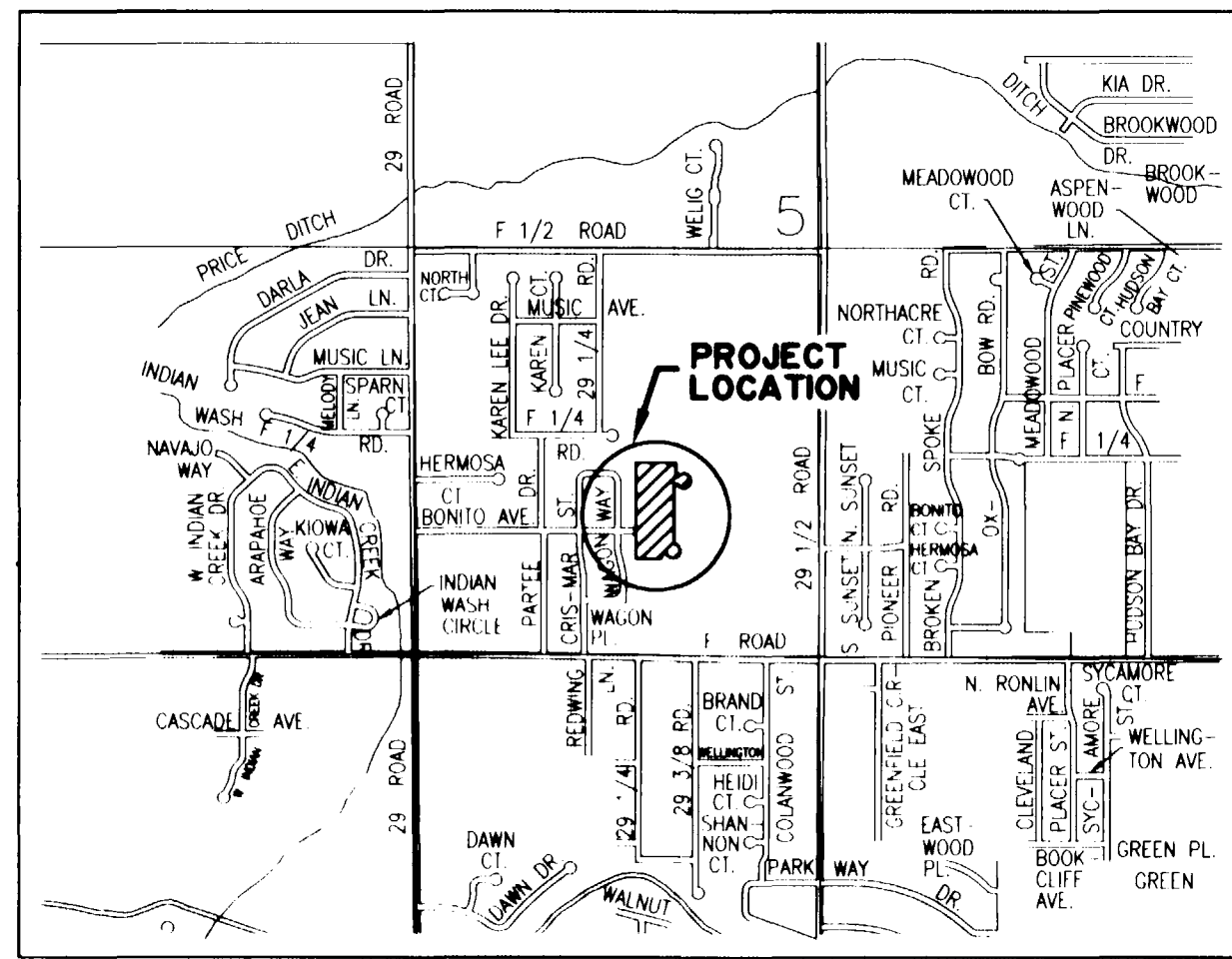
State of Colorado)
 County of Mesa) ss
 Before me the undersigned Notary Public, on this the 13 day of October, 1994, personally appeared Delbert E. Parmenter and Marilyn A. Parmenter, who acknowledged to me that they executed the foregoing Owner's Certificate as owners of those Parcels as described by the instruments recorded in Book 1965 of Page 283 and in Book 1746 of Page 17 for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires Jan 26, 1995
Wallace E. Beedle
 Notary Public
 2777 Chippewa Blvd., Grand Junction, CO 81506
 Address

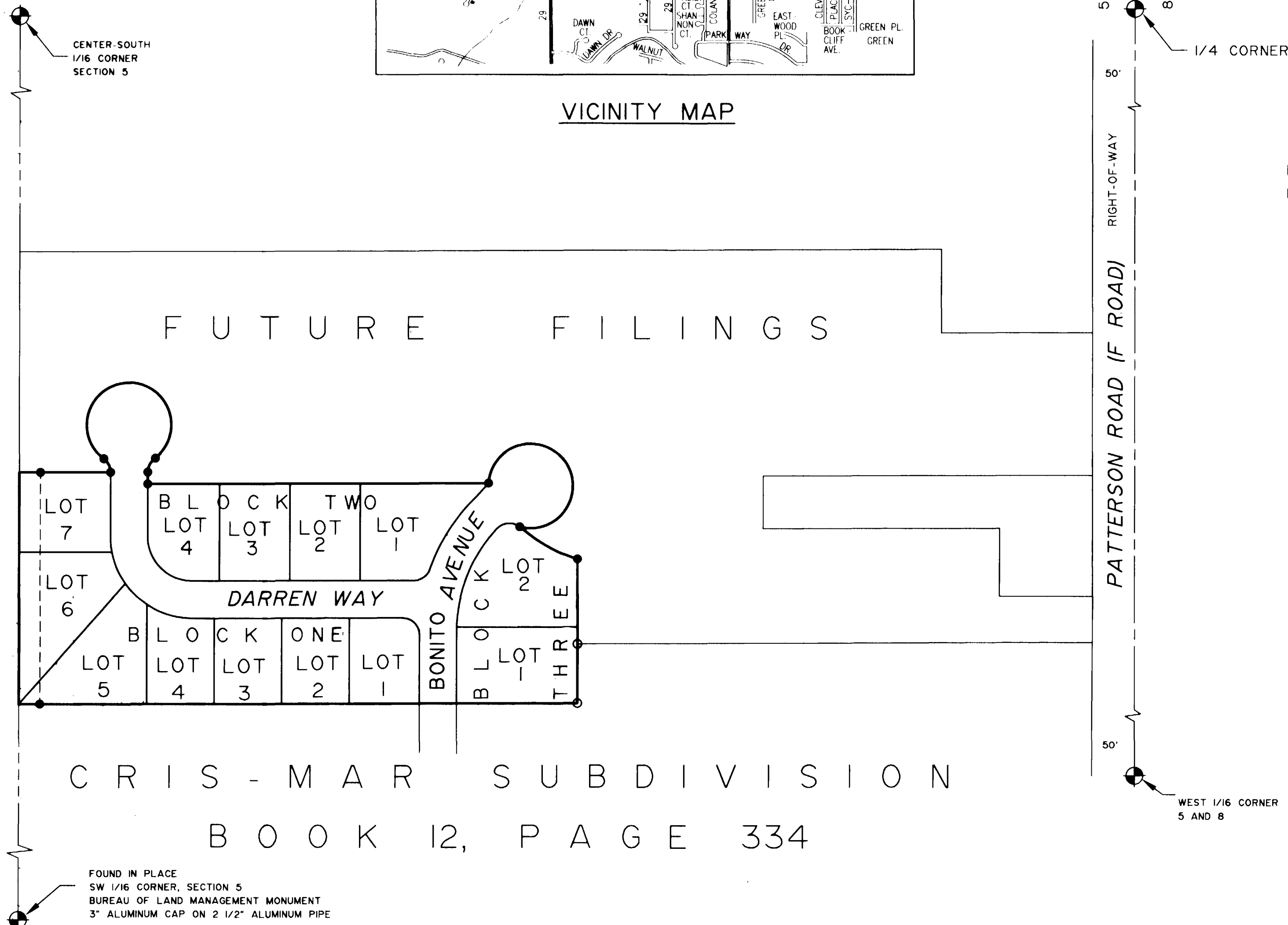
SURVEYOR'S CERTIFICATE

I, Wallace E. Beedle, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the Final Plat of Filing I, Del-Mar Subdivision, Mesa County, Colorado was prepared from a survey conducted under my supervision which said plat accurately represents and which conforms to the requirements of the Zoning and Development Code of the City of Grand Junction and to applicable laws and requirements of the State of Colorado and are true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 13 day of October, 1994.
Wallace E. Beedle
 Wallace E. Beedle
 P.E., L.S. 20632



VICINITY MAP



FUTURE FILINGS

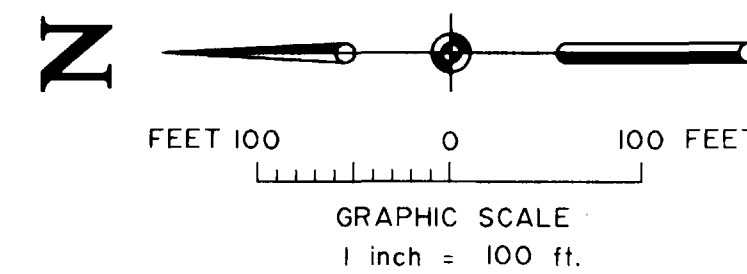
DARREN WAY

BONITO AVENUE

CRIS-MAR SUBDIVISION

BOOK 12, PAGE 334

FOUND IN PLACE
 SW 1/16 CORNER, SECTION 5
 BUREAU OF LAND MANAGEMENT MONUMENT
 3" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE



LEGEND

- FOUND IN PLACE, MESA COUNTY SURVEY MONUMENT, BRASS CAP
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED, BANNER INC. 20632
- FOUND MONUMENT AS DESCRIBED
- R = DIMENSIONS OF RECORD

AREA TABLE

LOTS	3.122	74%
ROADS	1.096	26%
TOTAL	4.218	100%

FINAL PLAT OF FILING I,
 DEL-MAR SUBDIVISION
 SECTION 5, T. 1 S., R. 1 E., U.M.
 MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 30' JOB NO: 8291 DATE: 6-22-94 SHEET NO: 1 of 2

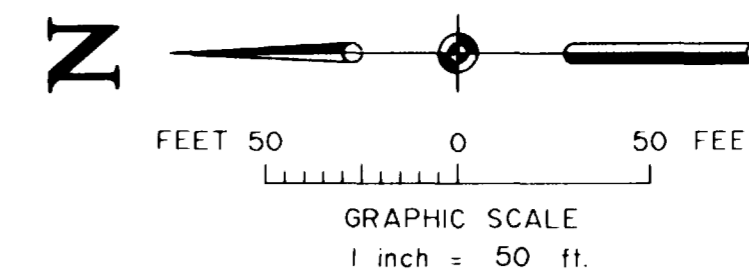
FINAL PLAT OF, FILING I, DEL-MAR SUBDIVISION, SECTION 5, T. 1 S., R. 1 E., U.M., MESA COUNTY, COLORADO

PROPERTY LINE CURVE INFORMATION

(A)	Δ = 53° 07' 48"	R = 20.00'	L = 18.55'	T = 10.00'	C = 17.89'	CB = N 63° 26' 06" E
(B)	Δ = 286° 15' 37"	R = 50.00'	L = 249.81'	T = 37.50'	C = 60.00'	CB = SOUTH
(C)	Δ = 53° 07' 48"	R = 20.00'	L = 18.55'	T = 10.00'	C = 17.89'	CB = N 63° 26' 06" W
(D)	Δ = 281° 09' 35"	R = 50.00'	L = 245.36'	T = 41.10'	C = 63.50'	CB = S 54° 18' 58" W
(E)	Δ = 21° 06' 50"	R = 171.00'	L = 63.01'	T = 31.87'	C = 62.66'	CB = S 26° 58' 54" W
(F)	Δ = 90° 08' 22"	R = 20.00'	L = 31.46'	T = 20.05'	C = 28.32'	CB = S 44° 55' 49" W
(G)	Δ = 29° 22' 01"	R = 97.00'	L = 49.72'	T = 25.42'	C = 49.17'	CB = S 14° 32' 39" W
(H)	Δ = 22° 26' 45"	R = 97.00'	L = 38.00'	T = 19.25'	C = 37.76'	CB = S 40° 27' 01" W
(J)	Δ = 27° 10' 16"	R = 97.00'	L = 46.00'	T = 23.44'	C = 45.57'	CB = S 65° 15' 32" W
(K)	Δ = 11° 09' 20"	R = 97.00'	L = 18.89'	T = 9.47'	C = 18.86'	CB = S 84° 25' 20" W
(L)	Δ = 90° 08' 22"	R = 53.00'	L = 83.38'	T = 53.13'	C = 75.04'	CB = N 44° 55' 49" E
(M)	Δ = 07° 10' 45"	R = 178.00'	L = 22.30'	T = 11.17'	C = 22.29'	CB = N 48° 00' 45" W
(N)	Δ = 26° 17' 51"	R = 222.00'	L = 101.89'	T = 51.86'	C = 101.00'	CB = N 57° 34' 18" W
(P)	Δ = 70° 34' 52"	R = 20.00'	L = 24.64'	T = 14.16'	C = 23.11'	CB = N 35° 25' 48" W
(Q)	Δ = 41° 21' 12"	R = 178.00'	L = 128.47'	T = 67.18'	C = 125.70'	CB = S 67° 42' 50" E
(R)	Δ = 84° 34' 33"	R = 20.00'	L = 29.52'	T = 18.19'	C = 26.91'	CB = S 04° 44' 58" E
(S)	Δ = 01° 36' 34"	R = 178.00'	L = 5.00'	T = 2.50'	C = 5.00'	CB = S 89° 11' 43" E
(T)	Δ = 90° 08' 22"	R = 97.00'	L = 152.60'	T = 97.24'	C = 137.35'	CB = S 44° 55' 49" W
(U)	Δ = 42° 57' 46"	R = 178.00'	L = 133.47'	T = 70.05'	C = 130.37'	CB = N 68° 31' 07" W

CENTERLINE CURVE INFORMATION

(1)	Δ = 90° 08' 22"	R = 75.00'	L = 117.99'	T = 75.18'	C = 106.20'	CB = S 44° 55' 49" W
(2)	Δ = 10° 56' 50"	R = 200.00'	L = 38.21'	T = 19.16'	C = 38.16'	CB = S 84° 31' 35" E
(3)	Δ = 34° 37' 47"	R = 200.00'	L = 120.88'	T = 62.35'	C = 119.05'	CB = S 61° 44' 16" E
(4)	Δ = 45° 34' 37"	R = 200.00'	L = 159.09'	T = 84.02'	C = 154.93'	CB = S 67° 12' 41" E



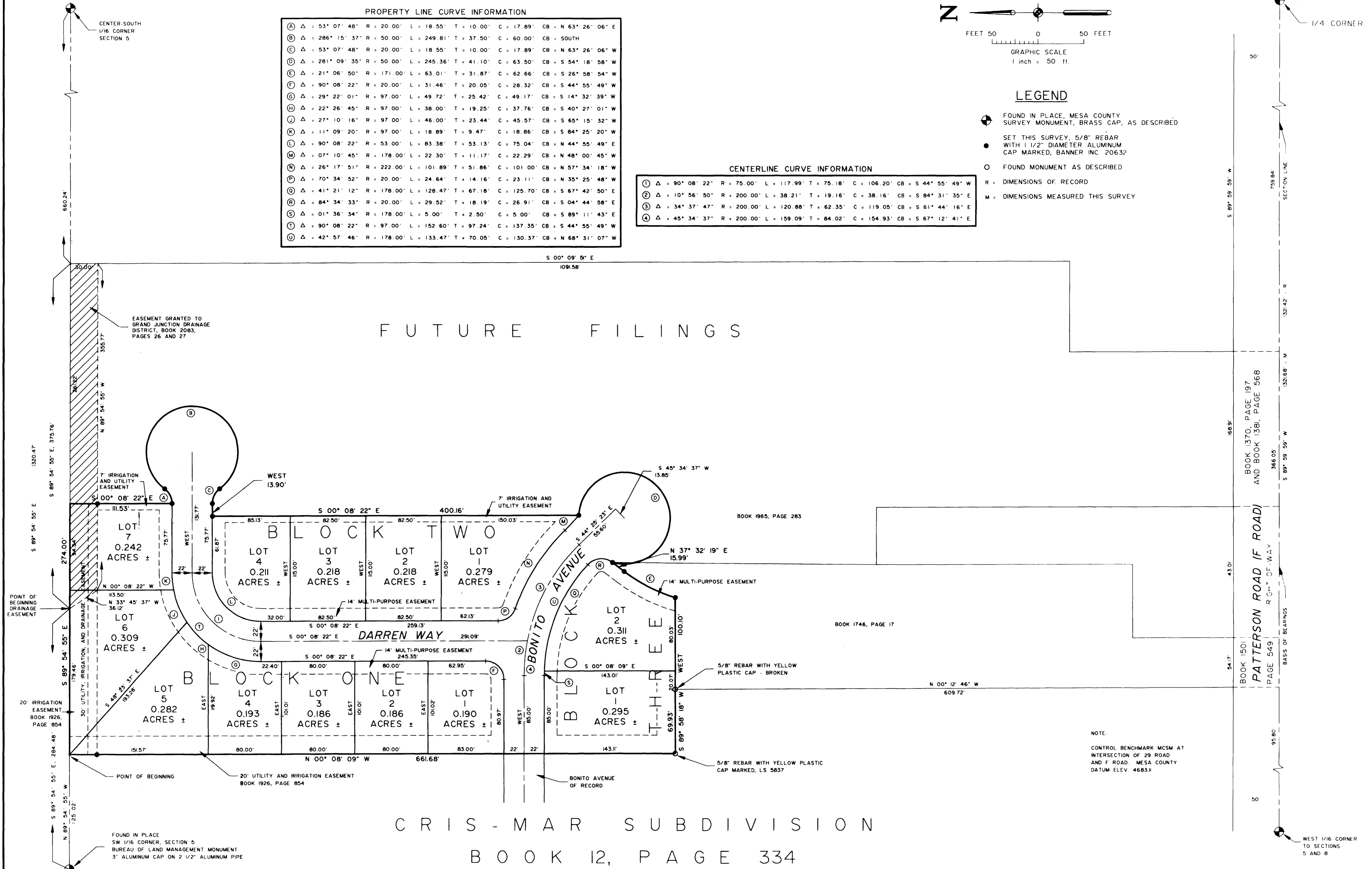
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- M = DIMENSIONS MEASURED THIS SURVEY

FUTURE FILINGS

CRIS - MAR SUBDIVISION

BOOK 12, PAGE 334



Walsh
 Colorado Registered
 Surveyor
 BECULE
 200432
 10/21/94

FINAL PLAT OF FILING I,
 DEL-MAR SUBDIVISION
 SECTION 5, T. 1 S., R. 1 E., U.M.
 MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50' JOB NO: 8291 DATE: 7-22-94 SHEET NO: 2 of 2

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