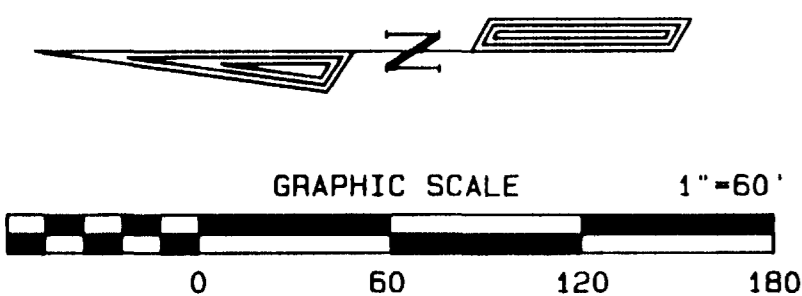


CODY SUBDIVISION

FILING 4



LEGEND

- MESA COUNTY SURVEY MARKER
- FD. 3" BRASS CAP ON 30" PIPE STAMPED PE PLS 14113
- FD. #5 REBAR AND CAP MARKED MUSGROVE LS 10386 (SET IN CONC.) SUBDIVISION BENCHMARK
- ▲ FD. #4 REBAR SET IN CONC.
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 24306 IN CONC.
- SET #5 REBAR W/2" ALUM. CAP STAMPED TO BE SET AFTER CONSTRUCTION

BUILDING SETBACKS

FRONT 20'
 SIDE 5'
 REAR 10' EXCEPT ON EASEMENTS
 A 40' SETBACK IS REQUIRED ON F ROAD
 NO DRIVEWAY ACCESS ALLOWED ON F ROAD

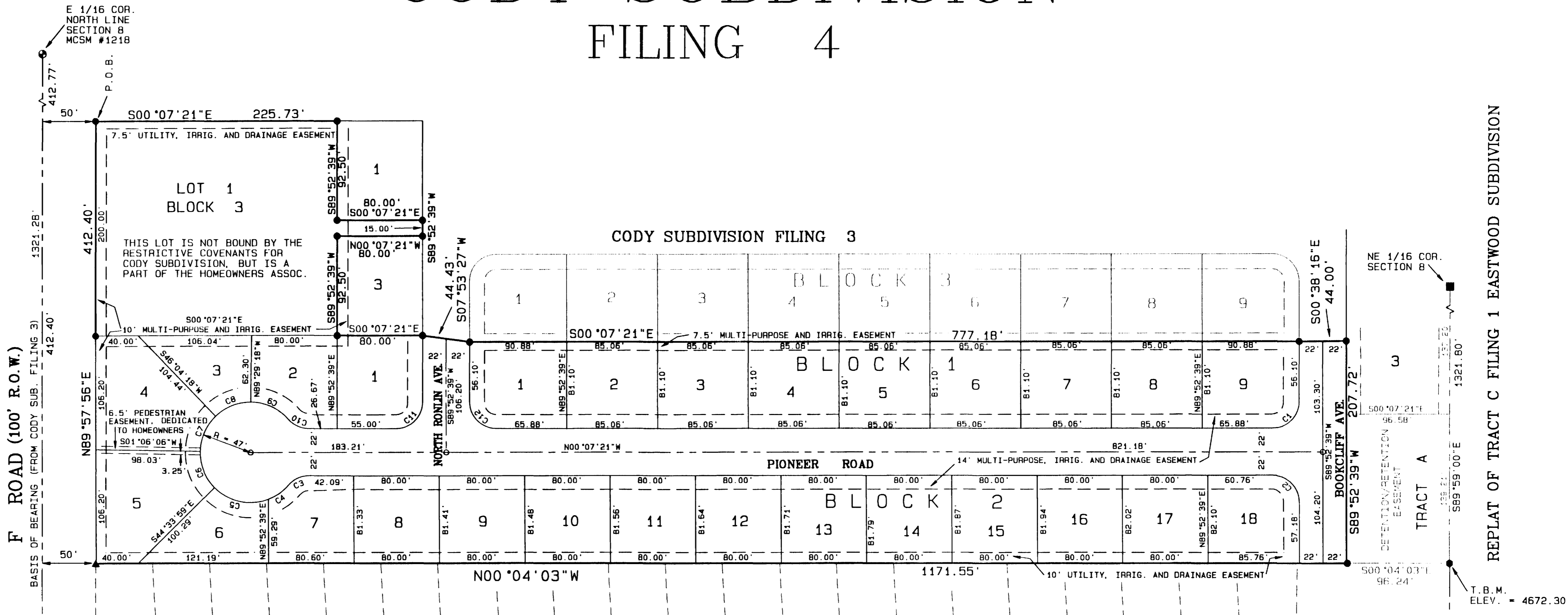
FRONT SETBACKS ON LOTS 2-7,
 BLK. 2 ARE 18' FOR HOUSES
 AND 20' FOR GARAGES

AREA SUMMARY

NUMBER OF LOTS = 28 LOTS
 AREA OF LOTS = 5.25 AC. 79%
 AREA OF STREETS = 1.42 AC. 21%

TOTAL = 6.67 AC.

DENSITY = 4.20 UNITS/AC.



F ROAD (100' R.O.W.)

E 1/16 COR. NORTH LINE SECTION 8 MCSM #1218

NE 1/16 COR. SECTION 8

REPLAT OF TRACT C FILING 1 EASTWOOD SUBDIVISION

T.B.M. ELEV. = 4672.30

N 1/4 COR. SECTION 8 MCSM #285

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, John Davis, is the owner of that real property situated in the City of Grand Junction, Mesa County, Colorado as described in Book 2094 at Page 946, of the records of the Mesa County Clerk and Recorder; being a parcel of land situated in the NW 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County Survey Marker for the E 1/16 corner on the north line of said Section 8, the basis of bearing being S89°57'56"W along the north line of said NW 1/4 NE 1/4 to the N 1/4 corner of said Section 8, also being a found Mesa County Survey Marker;

thence S89°57'56"W a distance of 412.77 feet along said north line;

thence S00°07'21"E a distance of 50.00 feet to a point on the south right-of-way line of F Road and the point of beginning;

thence S00°07'21"E a distance of 225.73 feet;

thence S89°52'39"W a distance of 92.50 feet;

thence S00°07'21"E a distance of 80.00 feet;

thence S89°52'39"W a distance of 15.00 feet;

thence N00°07'21"W a distance of 80.00 feet;

thence S89°52'39"W a distance of 92.50 feet;

thence S00°07'21"E a distance of 80.00 feet;

thence S07°53'27"W a distance of 44.43 feet;

thence S00°07'21"E a distance of 777.18 feet;

thence S00°38'16"E a distance of 44.00 feet;

thence S89°52'39"W a distance of 207.72 feet to a point on the east line of Greenfield Run Subdivision;

thence N00°04'03"W a distance of 1171.55 feet along the east line of said Greenfield Run Subdivision;

thence N89°57'56"E a distance of 412.40 feet to the point of beginning. Said parcel contains 6.67 acres or less.

That said owner has caused the said real property to be laid out and surveyed as CODY SUBDIVISION FILING 4, 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 real property as shown and labeled on the accompany plat 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 pipelines, 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.

All Irrigation/ Drainage Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or 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 platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement. THAT all expenses for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 7th day of Feb, 1996.

John Davis
 John Davis

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 7th day of February, 1996, by John Davis

My commission expires 11/3/97

Address 2755 N. Grand

David E. Kaley
 Notary Public

CITY APPROVAL

This plat of CODY SUBDIVISION FILING 4, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 7th day of February, 1996

Mark Cohen City Manager
Ken Murrin President of Council

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 10:28 o'clock A.M. this 13th day of February, A.D., 1996, and is duly recorded in Plat Book No. 15 Page 33 Fee \$ Drawer No. 6875 Rec # 1746276

Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and the State of Colorado.

Steven L. Hagedorn
 Steven L. Hagedorn
 Feb. 6, 1996
 Date

L/C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C2	90°00'00"	25.00'	39.27'	N44°52'39"E	35.36'
C3	49°14'55"	25.00'	21.49'	N24°44'49"W	20.83'
C4	28°31'32"	47.00'	23.40'	N35°06'31"W	23.16'
C5	66°16'45"	47.00'	54.37'	N12°17'38"E	51.39'
C6	45°40'06"	47.00'	37.46'	N68°16'03"E	36.48'
C7	44°58'12"	47.00'	36.89'	S66°24'48"E	35.95'
C8	44°26'24"	47.00'	36.45'	S21°42'30"E	35.55'
C9	48°36'51"	47.00'	39.88'	S24°49'08"W	38.69'
C10	49°14'55"	25.00'	21.49'	S24°30'06"W	20.83'
C11	90°00'00"	25.00'	39.27'	S45°07'26"E	35.36'
C12	90°00'00"	25.00'	39.27'	S44°52'38"W	35.36'

CODY SUBDIVISION
 FILING 4
 NE 1/4, SEC. 8. T.1S.,R.1E., U.M.

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	198-95-11
Drawn By	TMODEL	Date	DEC. 1995	Sheet	1 OF 1

NOTICE: 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 the certification shown hereon.