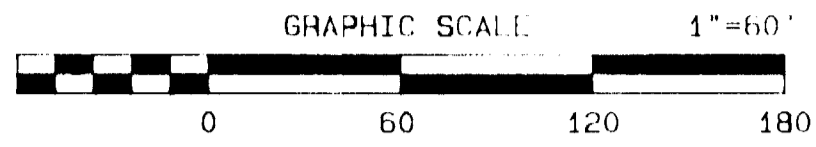
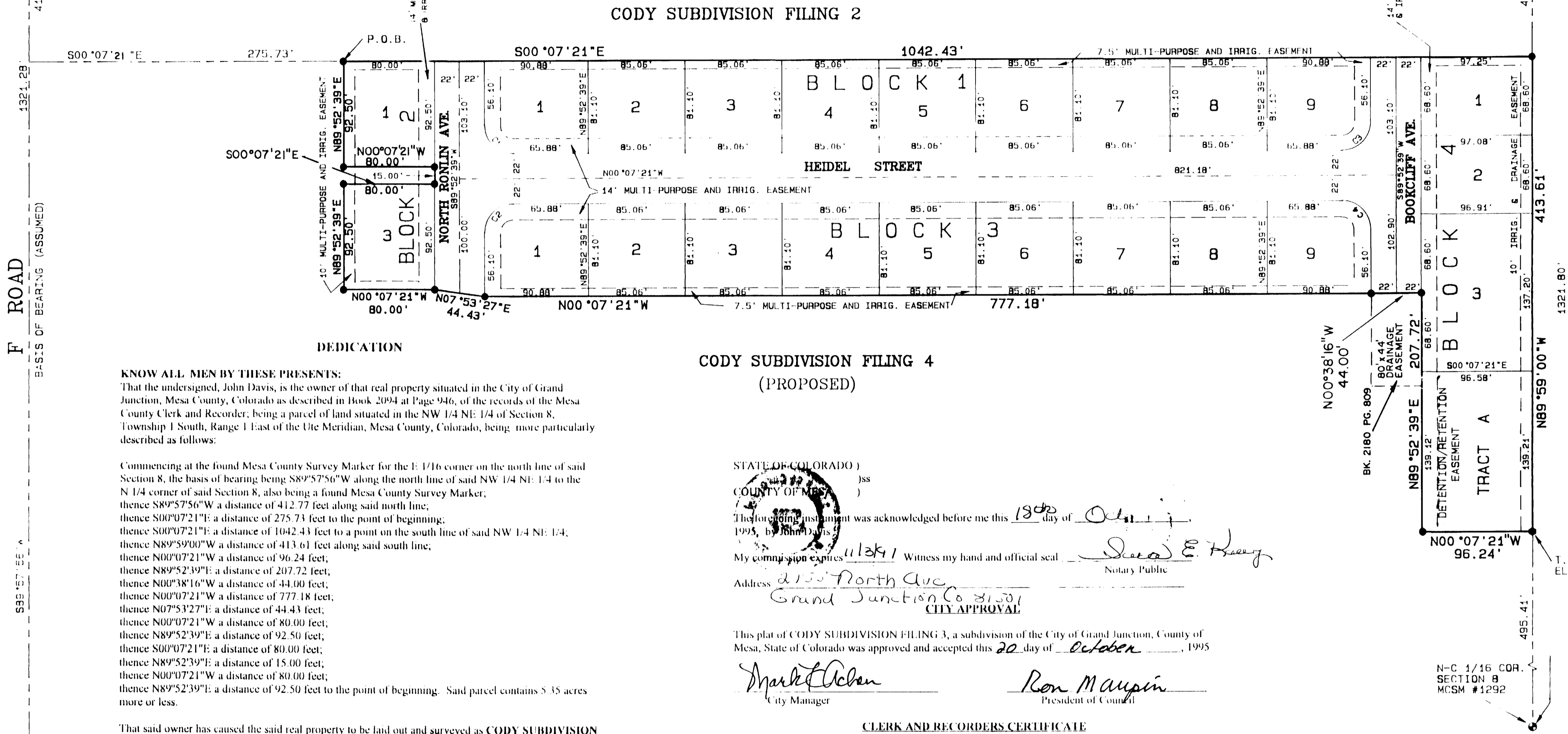


CODY SUBDIVISION FILING 3



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

NE 1/16 COR.
SECTION 8



- 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.)
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 24306 IN CONC.

BUILDING SETBACKS

FRONT 20'
SIDE 5'
REAR 10' EXCEPT ON EASEMENTS

AREA SUMMARY

NUMBER OF LOTS/TRACTS	= 24
AREA OF LOTS	= 4.14 AC. 77%
AREA OF STREETS	= 1.21 AC. 23%
TOTAL	= 5.35 AC.
DENSITY	= 4.49 UNITS/AC.

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 T10N, R10E, M10S, 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 275.73 feet to the point of beginning; thence S00°07'21"E a distance of 1042.43 feet to a point on the south line of said NW 1/4 NE 1/4; thence N89°59'00"W a distance of 413.61 feet along said south line; thence N00°07'21"W a distance of 96.24 feet; thence N89°52'39"E a distance of 207.72 feet; thence N00°38'16"W a distance of 44.00 feet; thence N00°07'21"W a distance of 777.18 feet; thence N07°53'27"E a distance of 44.43 feet; thence N00°07'21"W a distance of 80.00 feet; thence N89°52'39"E a distance of 92.50 feet; thence S00°07'21"E a distance of 80.00 feet; thence N89°52'39"E a distance of 15.00 feet; thence N00°07'21"W a distance of 80.00 feet; thence N89°52'39"E a distance of 92.50 feet to the point of beginning. Said parcel contains 5.35 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as **CODY SUBDIVISION FILING 3**, 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 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;
Tract A to the owners of all lots and tracts hereby platted and all owners of Cody Subdivision Filing 1, 2 and 4 for the purpose of conveying and detaining / retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;
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 owners have caused their names to be hereunto subscribed this 18 day of Oct, 1995.

John Davis
John Davis

CODY SUBDIVISION FILING 4 (PROPOSED)

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18th day of October, 1995, by John Davis.
My commission expires 11/24/97 Witness my hand and official seal. *David E. Henry*
Notary Public
Address 2150 North Ave
Grand Junction Co 81501
CITY APPROVAL

This plat of CODY SUBDIVISION FILING 3, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 20 day of October, 1995

Mark Olsen City Manager
Ron Maupin President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:16 o'clock P.M. this 20th day of October, A.D., 1995, and is duly recorded in Plat Book No. 14, Page 391.
Fee \$ _____
Clerk and Recorder Deputy
Drawn BBSB
Reception # 1733749

LIENHOLDER'S SIGNATURE
Marlon A. Flannery
BANK OF GRAND JUNCTION

C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	90°00'00"	25.00'	39.27'	N44°52'39"E	35.36'
C2	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C3	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C4	90°00'00"	25.00'	39.27'	S44°52'39"W	35.36'

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 regulations of the State of Colorado.

Steven L. Hagedorn
10-18-95
Date

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.

**CODY SUBDIVISION
FILING 3
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.	198-95-05
Drawn By	IMODEL	Date	AUG. 1995	Sheet	1 OF 1

REPLAT OF TRACT C FILING 1 EASTWOOD SUBDIVISION