

# NIAGARA VILLAGE FILING NO. ONE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Waterloo Nevada Limited is the owner of that real property located in part of the NW1/4 NW1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 1124, Page 51-57)

COMMENCING at the Northeast Corner of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 18, Township 1 South, Range 1 East, of the Ute Principal Meridian which bears North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 1316.38 from the Northwest Corner of said Section 18 for a basis of bearings with all bearings and distances contained herein relative thereto; thence South 00 degrees 07 minutes 57 seconds East (S 00°07'57" E), a distance of 654.90 feet; thence North 89 degrees 53 minutes 21 seconds West (N 89°53'21" W), a distance of 40.00 feet to the POINT OF BEGINNING; thence South 00 degrees 07 minutes 57 seconds East (S 00°07'57" E), a distance of 630.82 feet; thence North 89 degrees 59 minutes 31 seconds West (N 89°59'31" W), a distance of 946.17 feet; thence North 00 degrees 08 minutes 59 seconds West (N 00°08'59" W), a distance of 677.41 feet; thence South 89 degrees 59 minutes 51 seconds East (S 89°59'51" E), a distance of 705.48 feet; thence South 00 degrees 22 minutes 47 seconds East (S 00°22'47" E), a distance of 46.23 feet; thence South 89 degrees 53 minutes 21 seconds East (S 89°53'21" E), a distance of 240.70 feet to the POINT OF BEGINNING. Said parcel containing 14.460 acres, as described.

That said owners have caused the real property to be laid out and platted as NIAGARA VILLAGE, FILING NO. ONE, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All COMMON AREAS (Outlot A) to the NIAGARA VILLAGE Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, including but not limited to landscaping and signs.

All Multi-Purpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;


All sign, landscaping, and multipurpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures, and to the NIAGARA VILLAGE Homeowners Association, a Colorado non-profit corporation for the purpose of Signage and Landscaping purposes;

All Utility, Drainage, and Access 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, storm drain lines, water lines, grade structures and telephone lines.

All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as ingress easements for the purpose of common ingress and egress access by the said lot or tract owner, their guests, and invitees, and also for use by public services, including but not limited to postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

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. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or 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.

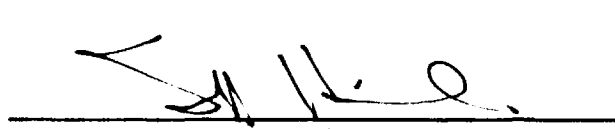
IN WITNESS WHEREOF, said owners, Waterloo Nevada Limited, has caused its name to be subscribed this 9th day of NOVEMBER, A.D. 1995.

  
Waterloo Nevada Limited  
by: Sidney J. Spivak, Q.C., President

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Sidney J. Spivak, President, this 9th day of NOVEMBER, A.D., 1995.  
Witness my hand and official seal:

  
My Commission Expires \_\_\_\_\_

  
Notary Public IN AND FOR THE

PROVINCE  
OF  
MANITOBA



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 CERTIFICATION SHOWN HEREON.

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 11:37 o'clock A.M., November 30, 1995, A.D., 1995, and was duly recorded in Plat Book No. 15 Page No. 10, 11, 12 BB75  
Drawer No. \_\_\_\_\_ Clerk and Recorder

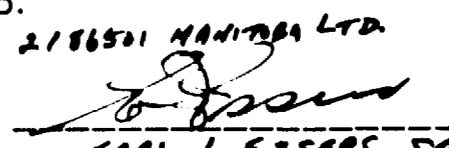
### CITY OF GRAND JUNCTION APPROVAL

This plat of NIAGARA VILLAGE, FILING NO. ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16 day of NOVEMBER, A.D., 1995.

  
City Manager ASST.   
President of City Council

### LIENHOLDERS RATIFICATION OF PLAT

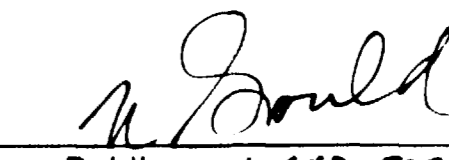
THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of NIAGARA VILLAGE, FILING NO. ONE. Signed this 15th day of November, 1995.

by:   
by: EARL I. ESSERS, SECRETARY

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by EARL I. ESSERS this 15th day of NOVEMBER, A.D., 1995.  
Witness my hand and official seal:

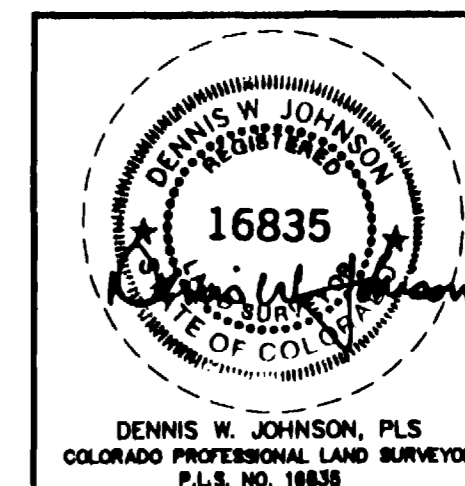
  
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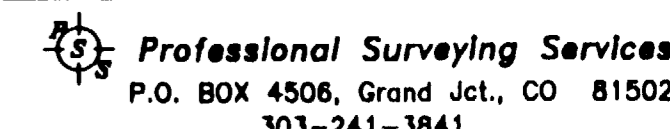
  
My Commission Expires \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF Niagara Village Filing No. One, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Date certified Nov. 11, 1995



<b>NIAGARA VILLAGE</b> NW1/4 NW1/4 SECTION 18 T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO	
 <b>Professional Surveying Services</b> P.O. BOX 4506, Grand Jct., CO 81502 303-241-3841	
SUR. BY: <u>LD/BH/MT</u>	DRAWN BY: <u>RSK</u>
JOB NO. <u>95069</u>	SHEET <u>1 OF 2</u>

Basis of bearings assume the North line of the NW1/4 of the NW1/4 of Section 18 to bear N 00°00'00" E, 1316.38 feet. Both monuments on this line are as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

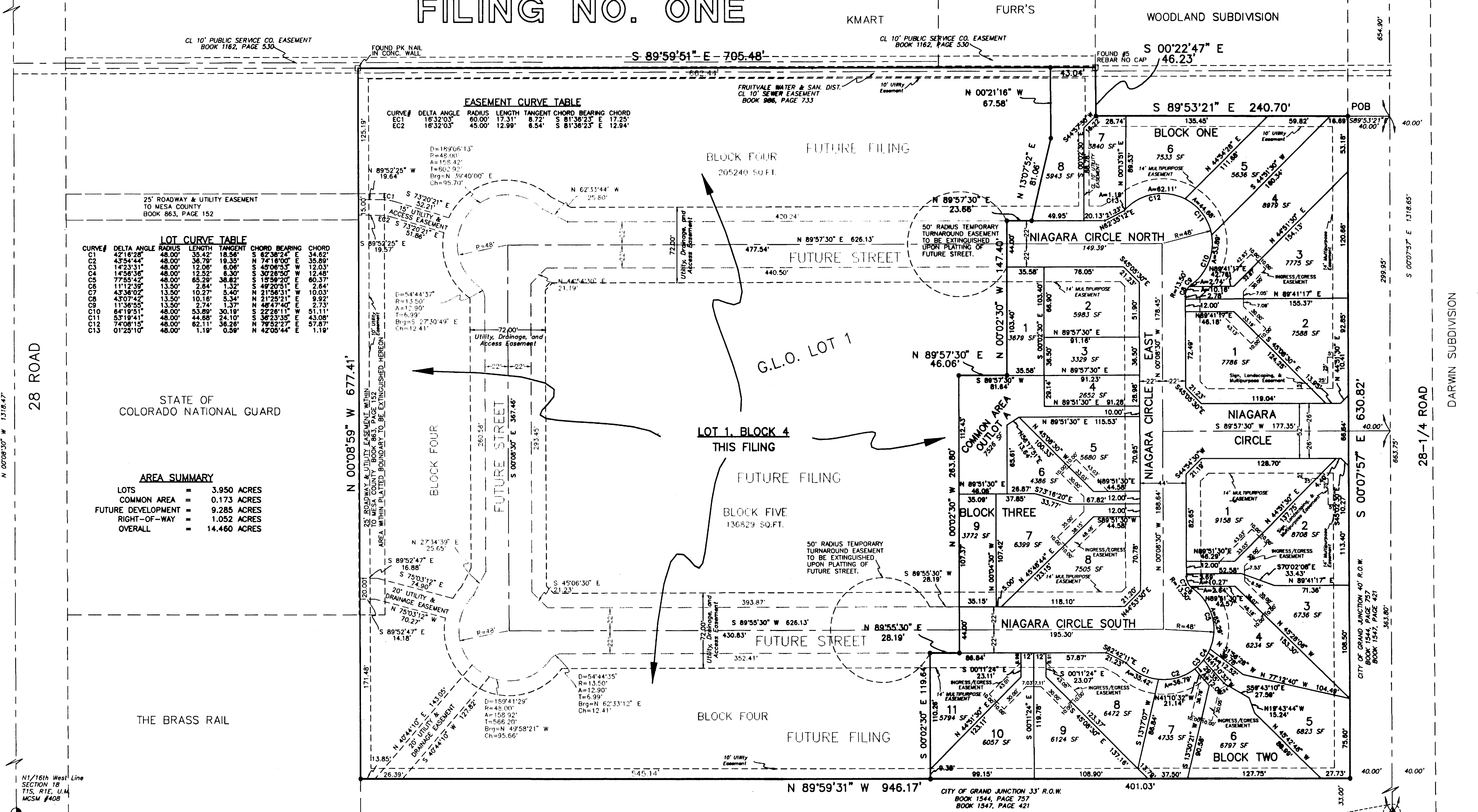
Easement and Title Information provided by First American Title Insurance Company, Policy No. 120895.

(Assumed Basis of Bearings)  
N 90°00'00" E 1316.38'

# NIAGARA VILLAGE FILING NO. ONE

NW CORNER  
SECTION 18  
T1S, R1E, U.M.  
FND: 1-1/4" STEEL PIN  
PER MESA COUNTY RECORDS  
BENCHMARK:  
ELEV. = 4614.05

N1/16th North Line  
Section 18  
T1S, R1E, U.M.  
2" Aluminum Cap  
LS 16835



**LOT CURVE TABLE**

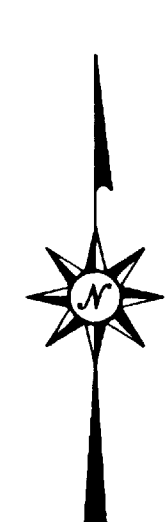
CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	42°16'25"	48.00'	35.42'	18.58'	S 82°38'24"	34.82'
C2	43°54'44"	48.00'	36.78'	19.35'	S 74°18'00"	35.89'
C3	14°23'31"	48.00'	12.06'	6.08'	S 45°08'53"	12.03'
C4	14°56'36"	48.00'	12.52'	6.30'	S 30°26'50"	12.48'
C5	77°55'42"	48.00'	65.29'	36.82'	S 15°59'20"	60.37'
C6	11°12'39"	13.50'	2.84'	1.32'	S 49°20'51"	2.84'
C7	43°36'02"	13.50'	10.27'	5.40'	N 21°58'31"	10.03'
C8	43°07'42"	13.50'	10.16'	5.34'	N 21°25'21"	9.92'
C9	11°36'55"	13.50'	2.74'	1.37'	S 48°47'40"	2.73'
C10	64°19'51"	48.00'	53.89'	30.19'	S 22°28'11"	51.11'
C11	57°19'41"	48.00'	44.68'	24.10'	S 36°23'35"	43.08'
C12	74°08'15"	48.00'	62.11'	36.28'	S 79°52'27"	57.87'
C13	01°25'10"	48.00'	1.19'	0.59'	N 42°05'44"	1.19'

**AREA SUMMARY**

LOTS	=	3.950 ACRES
COMMON AREA	=	0.173 ACRES
FUTURE DEVELOPMENT	=	9.285 ACRES
RIGHT-OF-WAY	=	1.052 ACRES
OVERALL	=	14.460 ACRES

**EASEMENT CURVE TABLE**

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
EC1	16°32'03"	60.00'	17.31'	8.72'	S 81°36'23"	17.25'
EC2	16°32'03"	45.00'	12.99'	6.54'	S 81°36'23"	12.94'



SCALE: 1"=50'

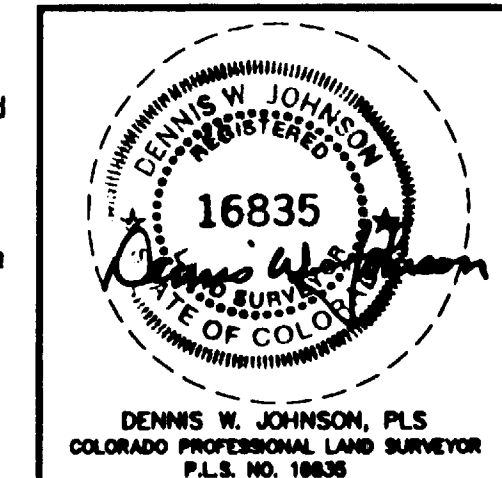
- LEGEND**
- ◆ MESA COUNTY OR BLM SURVEY MARKER
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
  - (R) RECORD MEASUREMENT
  - FOUND REBAR, AS NOTED
  - ◆ REMONUMENTED ALIQUOT CORNER
  - ◆ SET 2" ALUMINUM CAP ON No.6 REBAR, PLS 16835

SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, AT ALL LOT CORNERS.

**NOTE:**  
There shall be no access from the rear of the Lots abutting 28-1/4 Road into the right-of-way of said 28-1/4 Road Right-of-Way.  
There shall be no access from the rear of the Lots abutting Gunnison Road into the right-of-way of said Gunnison Road Right-of-Way.

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**NIAGARA VILLAGE**  
NW 1/4 NW 1/4 SECTION 18  
T1S, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

**Professional Surveying Services**  
P.O. BOX 4506, Grand Jct., CO 81502  
303-241-3841

SUR. BY: LD/BH/MT DRAWN BY: RSK  
JOB NO. 95069 SHEET 2 OF 2

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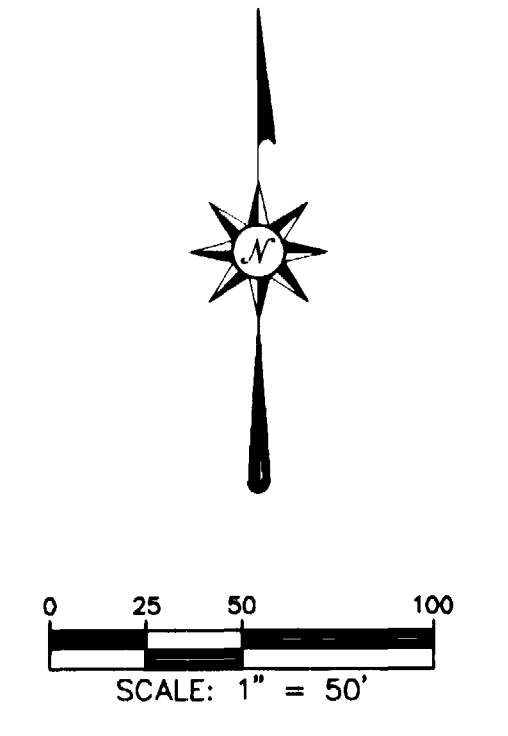
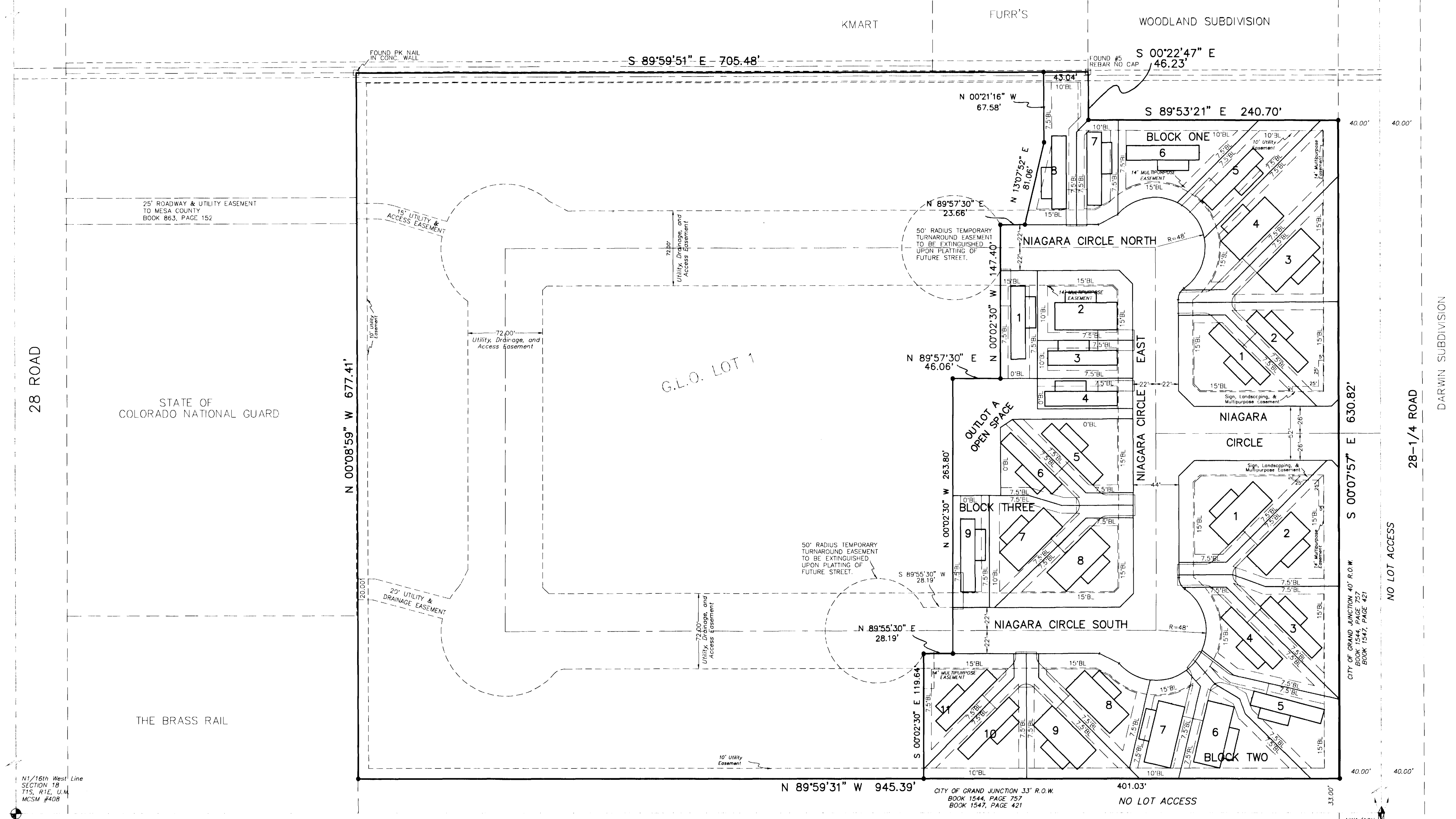
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W1/16th North Line  
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T1S, R1E, U1M  
2" Aluminum Cap  
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SITE PLAN  
NIAGARA VILLAGE  
FILING NO. 1