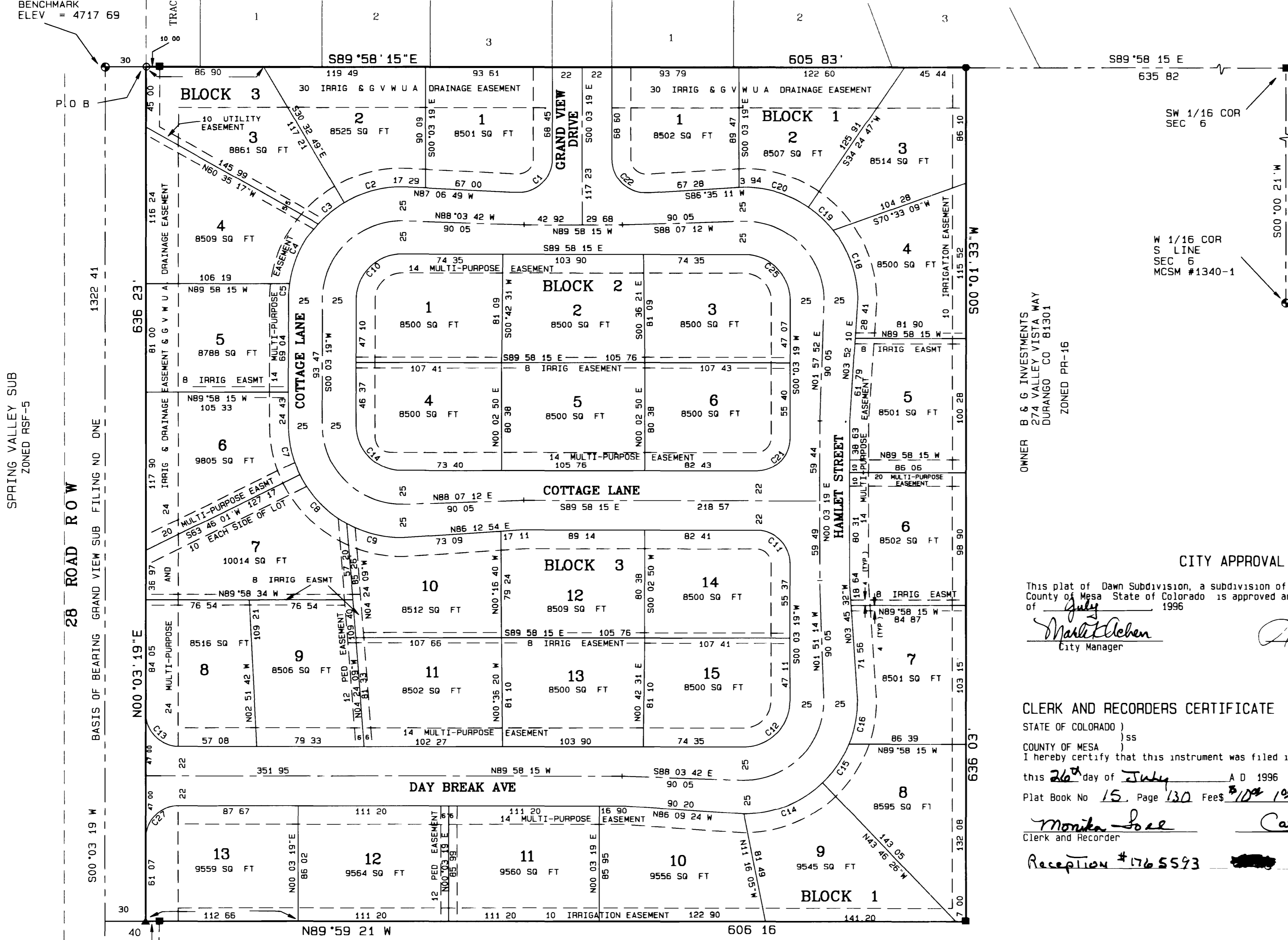


DAWN SUBDIVISION

GRAND VIEW SUB FILING NO 1
ZONED RSF-5

S 1/16 COR
W LINE
SEC 6
MCSM #808
BENCHMARK
ELEV = 4717 69



SPRING VALLEY SUB
ZONED RSF-5

28 ROAD ROW
BASIS OF BEARING GRAND VIEW SUB FILING NO ONE 1322 41

SW COR
SEC 6
MCSM #36-1

THE EAST 10 FEET OF 28 ROAD
HAS BEEN VACATED AS PER ORDINANCE
NUMBER 2924 RECORDED IN
BK 2744 AT PAGE 573-574 OF THE
MESA CO RECORDS

AREA SUMMARY

34 LOTS = 6 87 AC / 78%
ROADS = 1 98 AC / 22%
TOTAL = 8 85 AC / 100%
DENSITY = 3 8 UNITS PER ACRE

NOTE THERE IS TO BE NO ACCESS TO 28 ROAD
FROM THE LOTS ABUTTING ON 28 ROAD

THIS SUBDIVISION IS SUBJECT TO AN AVIGATION
EASEMENT AS RECORDED IN BK 2252
AT PAGES 14 and 15 OF THE MESA CO RECORDS

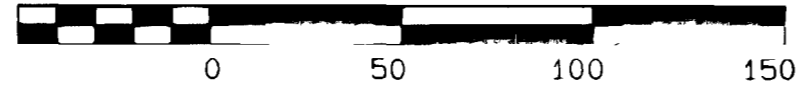
OWNER CITY OF GRAND JUNCTION
250 N 5th St
GRAND JUNCTION CO 81501-2628
ZONED RSF-4

LEGEND

- MESA COUNTY SURVEY MONUMENT
- FD #5 REBAR W/2 ALUM CAP STAMPED LS 16835
- FD #5 REBAR W/PLASTIC CAP MARKED RYDEN LS 9331
- FD #5 REBAR W/MELTED CAP
- ▲ SET #5 REBAR W/2 ALUM CAP STAMPED D H SURVEYS LS 20677

NOTE ALL EXTERIOR CORNERS
SET IN CONCRETE

GRAPHIC SCALE 1"=50'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That the undersigned, John Davis is the owner of that real property as
described in Book 2237 at Page 496-497 of the records of the Mesa County
Clerk and Recorder located in the W 1/2 of Lot 7 Section 6 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 southwest corner
of said Section 6 the basis of bearing being N00°03'19"E along the west
line of said Lot 7 to the S 1/16 corner also being a found Mesa County Survey
Marker
thence N00°03'19"E a distance of 1322 41 feet to said S 1/16 corner
thence S89°58'15"E a distance of 30 00 feet along the north line of said Lot 7
to a found #5 rebar with an unreadable cap also being the point of beginning
thence S89°58'15"E a distance of 605 83 feet to the northeast corner of the
W 1/2 of said Lot 7 being a found #5 rebar with a plastic cap marked LS 9331
thence S00°01'33"W a distance of 636 03 feet to the southeast corner of the
W 1/2 of said Lot 7 being a found #5 rebar with a 2 aluminum cap stamped LS 16835
thence N89°59'21"W a distance of 606 16 feet along the south line of said Lot 7
to a set #5 rebar with a 2 aluminum cap stamped LS 20677
thence N00°03'19"E a distance of 636 23 feet to the point of beginning Said
parcel contains 8 85 acres more or less

That said owner has caused the said real property to be laid out and surveyed
as DAWN SUBDIVISION 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 accompanying 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 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

All Irrigation 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 GVWUA Easements to the City of Grand Junction for the use of the public
and to the Grand Valley Water Users Association its successors and assigns for
the installation and maintenance of GVWUA irrigation facilities.

All Drainage Easements to the owners (Property / Homeowners Association)
of the lots and tracts hereby platted as perpetual easements for the conveyance
of runoff water which originates within the area hereby platted or from upstream
areas through natural or man-made facilities above or below ground

All Pedestrian Easements to the City of Grand Junction as perpetual
easements for ingress and egress use by the general public pedestrian
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 provide
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 have caused their names to be hereunto subscribed
this 26th day of July 1996

CITY APPROVAL

This plat of Dawn Subdivision, a subdivision of the City of Grand Junction
County of Mesa State of Colorado is approved and accepted on the 26th day
of July 1996
Mark Kleban City Manager
Arinda Refman City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 4:46 o'clock P.M.
this 26th day of July A D 1996 and is duly recorded in
Plat Book No 15 Page 130 Fees \$104 10% SC Drawer No CC46
Monika Joz Clerk and Recorder
Carol Linder Deputy
Reception # 176 5593

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 17th day of
July 1996 by John Davis
My commission expires Sept 29 1997
Shirley S. Edwards Notary Public
Address 250 W 5th St Grand Junction CO 81501

SURVEYOR'S CERTIFICATE

I Michael W Drissel 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 Development Code of the City of Grand Junction
and all applicable regulations of the State of Colorado

Michael W Drissel
7-18-96
Date

DAWN SUBDIVISION

LOCATED IN THE
W 1/2 LOT 7, SEC. 6, T1S, R1E, 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 198-96-12
Drawn By TMODEL Date JUNE 3 1996 Sheet 2 of 14

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