

- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ FOUND MESA COUNTY SURVEY MARKER

1. A "Department of Army" permit will be required for the excavation or discharge of fill material below the "Top of Grade Break", or the existing pond as marked on this plat.
2. All outer monuments set in concrete.

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: Reference to geotechnical report Subsurface Soils Exploration, Mountain View Court, Grand Junction, Colorado, prepared for Enno Heuscher by Lincoln-DeVore, Inc., June 6, 1996 on file in JRP-96-42 at the Grand Junction Community Development Department and Colorado Geological Survey letter dated July 17, 1996, recorded herewith, regarding construction and irrigation details in this subdivision is advised.

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Enno F. Heuscher and Pauline Heuscher are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1523 at Pages 504-507, Book 1571 at Page 545, and Book 2158 at Pages 896 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 SE1/4 NE1/4 Section 11, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the Southwest corner of Lot 6 of MOORE SUBDIVISION FIRST ADDITION, and considering the South line of Lot 7 of Section 24, Township 1 South, Range 1 West of the Ute Meridian to bear N90°00'00"W and all bearings contained herein to be relative thereto; thence N00°00'00"E 136.75 feet to the Northwest corner of Lot 6 of MOORE SUBDIVISION FIRST ADDITION; thence N00°00'00"E 141.84 feet to the South bank of the Colorado River; thence along the South line of the Colorado River the following four courses; (1) S79°20'41"E 18.33 feet; (2) S83°15'14"E 77.52 feet; (3) N89°58'53"E 98.66 feet; (4) S87°32'52"E 165.50 feet; thence leaving the South bank of the Colorado River S00°00'00"W 128.04 feet to the Northeast corner of Lot 5 of MOORE SUBDIVISION FIRST ADDITION; thence S00°00'00"W 91.00 feet to the Southeast corner of Lot 5 of MOORE SUBDIVISION FIRST ADDITION; thence N90°00'00"W 151.01 feet along the South line of Lot 5 of MOORE SUBDIVISION FIRST ADDITION to the Easterly Right-of-Way of Mt. View Court; thence leaving the South line and along the Easterly Right-of-Way along the arc of a curve to the left 147.01 feet, with a radius of 50 feet, and whose chord bears S84°13'53"W 99.49 feet; thence S00°00'00"W 30 feet to the Southeast corner of Lot 6 of MOORE SUBDIVISION FIRST ADDITION; thence N90°00'00"W 109.00 feet along the South line of Lot 6 of MOORE SUBDIVISION FIRST ADDITION to the POINT OF BEGINNING, containing 1.90 acres as described.

That said owners have caused the said real property to be laid out and surveyed as EAGLE RIM SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart as follows:

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 and telephone lines.

All Irrigation Easements to the owners 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, 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 have caused their names to be hereunto subscribed this 15th day of July, A.D., 1996.

Enno F. Heuscher Pauline Heuscher
Enno F. Heuscher Pauline Heuscher

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 15th day of July, A.D., 1996 by Enno F. Heuscher and Pauline Heuscher.

Elizabeth Wilshire
My commission expires: July 28, 1997
Notary Public
Address 559 Main St. Grand Jct. CO 81501



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 10:00 o'clock A.M. this 24 day of July, A.D., 1996, and is duly recorded in Plat Book No. 15, Page 124.

Reception No. 176579 Drawer No. 1142

CITY OF GRAND JUNCTION APPROVAL

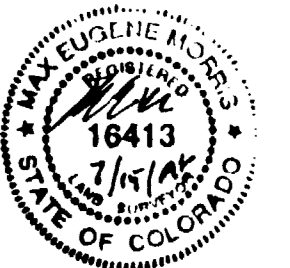
This plat of EAGLE RIM SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 23rd day of July, A.D. 1996.

Mark Cohen Kinda Refman
City Manager President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EAGLE RIM SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris 7/15/96
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413 Date



ENCUMBRANCER'S RATIFICATION AND APPROVAL
The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of EAGLE RIM SUBDIVISION.

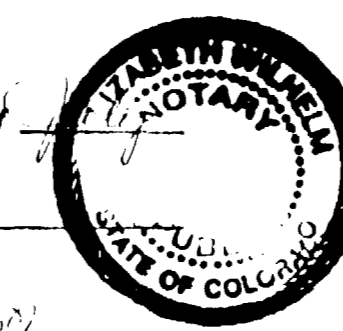
NORWEST BANK

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 15th day of July, A.D., 1996, by Thad Ritter, manager of Norwest Bank, a Colorado Limited Liability Company.

Thad Ritter
My commission expires:

Thad Ritter
BY: THAD RITTER, manager



EAGLE RIM SUBDIVISION

FINAL PLAT		
SITUATED IN THE SE1/4 SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: HEUSCHER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: RM DS
SCALE: 1" = 50' FT		DRAWN BY: DM MEM
DATE: 7/12/96		ACAD ID: HEUSCHER
		SHEET NO.
		FILE: 95174

FD. MESA COUNTY SURVEY MARKER SW CORNER LOT 7 SECTION 24 T1S, R1W, U.M.

N90°00'00"E 1322.16 (BASIS OF BEARINGS FROM PLAT OF MOORE SUB.)

FD. MESA COUNTY SURVEY MARKER SE CORNER NW1/4 SE1/4 SECTION 24 T1S, R1W, U.M.

