

NIAGARA VILLAGE

FILING NO. TWO

A REPLAT OF LOT 1, BLOCK FOUR, 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 2184, Pages 504-507)

BEING Lot 1, Block Four of Niagara Village, as recorded in Plat Book 15, Pages 10, 11, and 12, Mesa County Clerk and Recorder's Official Records, Commencing from the Southwest Corner of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 18, Township 1 South, Range 1 East in the Ute Meridian, from whence the Northwest Corner of said Section 18 bears North 00 degrees 08 minutes 30 seconds West, a distance of 1318.47 feet, for a Basis of Bearings with all bearings contained herein relative thereto, thence South 89 degrees 59 minutes 31 seconds East, a distance of 329.90 feet, thence North 00 degrees 08 minutes 36 seconds West, a distance of 33.00 feet to the Point of Beginning, thence North 00 degrees 08 minutes 59 seconds West, a distance of 677.41 feet, thence South 89 degrees 59 minutes 51 seconds East, a distance of 662.44 feet, thence South 00 degrees 21 minutes 16 seconds East, a distance of 67.58 feet, thence South 13 degrees 07 minutes 52 seconds West, a distance of 81.06 feet, thence South 89 degrees 57 minutes 30 seconds West, a distance of 23.66 feet, thence South 00 degrees 02 minutes 30 seconds East, a distance of 147.40 feet, thence South 89 degrees 57 minutes 30 seconds West, a distance of 46.06 feet, thence South 00 degrees 02 minutes 30 seconds East, a distance of 263.80 feet, thence South 89 degrees 55 minutes 30 seconds West, a distance of 28.19 feet, thence South 00 degrees 02 minutes 30 seconds East, a distance of 119.64 feet, thence North 89 degrees 59 minutes 31 seconds West, a distance of 545.14 feet to the POINT OF BEGINNING

Said parcel containing 9.285 Acres, as described

That said owners have caused the real property to be laid out and platted as NIAGARA VILLAGE, FILING NO TWO, 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 (Tract 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 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 12th day of June, A.D. 1996

Sidney J Spivak
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 12th day of June, A.D., 1996
Witness my hand and official seal

Charles M Best
Notary Public

My Commission Expires October 10, 1999



Basis of bearings assume the West line of the NW1/4 of the NW1/4 of Section 18 to bear N 00°08'30" E, 1318.47 feet, as shown on the plat of Niagara Village Filing No One, as recorded in Plat Book 15, Pages 10, 11, and 12, Mesa County Records 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"

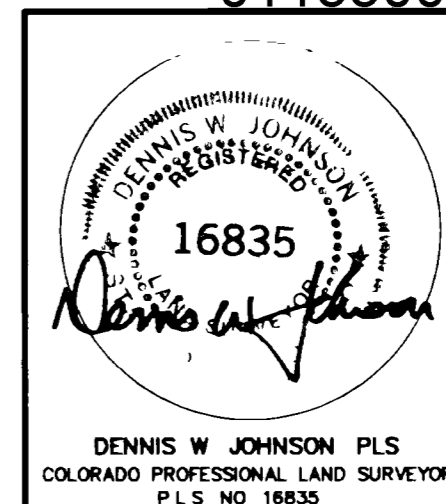
Easement and Title Information provided by First American Title Insurance Company, Policy No 120895

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

SURVEYOR'S CERTIFICATION

I Dennis W Johnson, do hereby certify that the accompanying plat of Niagara Village, Filing No Two 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 Sept 6, 1996



NIAGARA VILLAGE FILING NO. TWO NW1/4 NW1/4 SECTION 18 T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO					
LANDesign ENGINEERS • SURVEYORS • PLANNERS					
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180					
PROJECT NO 96006	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE April 1996	LD/BH/MT	RSK		1	2

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:52 o'clock P M, September 27,

A.D., 1996, and was duly recorded in Plat Book No 15 Page

No 170+171, Reception No 1772574, Drawer No CC79

Fee \$20.00 - \$1.00 sc

Monika Todd
Clerk and Recorder

Ally Hui
Deputy Clerk

CITY OF GRAND JUNCTION APPROVAL

This plat of NIAGARA VILLAGE, FILING NO TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 26th day of September, A.D., 1996

Mark Achen
City Mdnager

Donda Lyndon
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 TWO Signed this 19th day of September, 1996
2186501 MANITOBA LTD

Earl I. Essers
Earl I. Essers, Secretary

by

NOTARY PUBLIC CERTIFICATION

CMM PROVINCE OF MANITOBA }
STATE OF COLORADO } ss
COUNTY OF MESA }
CANADA }

The foregoing instrument was acknowledged before me by EARL I. ESSERS this 19th day of September, A.D., 1996
Witness my hand and official seal

Charlotte M McCurdy
Notary Public

My Commission Expires Permanent Commission

The Declaration of Covenants and Restrictions are recorded at Book 2190, Page 326, Mesa County Records



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

NE CORNER
NW1/4 NW1/4 SECTION 18
T1S, R1E, UTM
2" ALUMINUM CAP
LS 16835

NIAGARA VILLAGE FILING NO. TWO

N 90.00'00" E 1316.38

CL 10 PUBLIC SERVICE CO EASEMENT
BOOK 1162 PAGE 530

FOUND PK NAIL
IN CONC WALL

S 89°59'51" E 662.44'

FOUND #5
REBAR NO CAP

25 ROADWAY & UTILITY EASEMENT
TO MESA COUNTY
BOOK 863 PAGE 152

AREA SUMMARY

LOTS	=	7.408 Acres	79.79%
OPEN SPACE	=	0.445 Acres	4.79%
ROW	=	1.432 Acres	15.42%
TOTAL	=	9.285 Acres	100.00%

28 ROAD

STATE OF
COLORADO NATIONAL GUARD

N 00°08'59" W 677.41'

N 00°08'59" W 677.41'

N 00°08'59" W 677.41'

N 00°08'59" W 677.41'

N 00°08'59" W 677.41'

N 00°08'59" W 677.41'

N 00°08'59" W 677.41'

N 00°08'59" W 677.41'

20 UTILITY EASEMENT BOOK 2234, PAGES 746-749

THE BRASS RAIL

20 FRUITVALE SANITATION DISTRICT EASEMENT
BOOK 2184, PAGES 852-863
BOOK 2186, PAGES 876-879
869.59 31.17 329.90

POB
N00 08 36' W
33.00'

N 89°59'31" W 545.14'

CITY OF GRAND JUNCTION 33' R.O.W.
BOOK 1544 PAGE 757
BOOK 1547 PAGE 421

401.03'

CITY OF GRAND JUNCTION 40' R.O.W.
BOOK 1544, PAGE 757
BOOK 1547, PAGE 421

40.00'

40.00'

40.00'

40.00'

40.00'

40.00'

40.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	48.00'	27.43'	27.06'	S62°09'16"E	32.44°45'	14.10'
C2	48.00'	14.01'	13.96'	S86°53'22"E	16.43°25'	7.06'
C3	48.00'	14.01'	13.96'	N76°23'13"E	16.43°25'	7.06'
C4	48.00'	41.61'	40.32'	N43°11'36"E	49.39°49'	22.21'
C5	48.00'	30.33'	29.83'	N00°15'32"E	36°12'17"	15.69'
C6	48.00'	31.03'	30.49'	N36°21'52"W	37°02'31"	16.08'
C7	13.50'	12.90'	12.41'	S27°30'49"E	54.44°37'	6.99'
C8	48.00'	18.85'	18.73'	N33°37'16"E	22°30'16"	9.55'
C9	48.00'	43.26'	41.81'	N03°26'50"W	51°37'56"	23.22'
C10	48.00'	21.40'	21.22'	N42°02'08"W	25°32'39"	10.88'
C11	48.00'	39.70'	38.58'	S78°30'04"E	47°23'14"	21.06'
C12	48.00'	35.71'	34.89'	N56°29'37"E	42°37'24"	18.73'
C13	13.50'	12.90'	12.41'	N62°33'12"E	54.44°35'	6.99'

Basis of bearings assume the West line of the NW1/4 of the NW1/4 of Section 18 to bear N 00°08'30" E, 1318.47 feet, as shown on the plat of Niagara Village Filing No. One, as recorded in Plat Book 15, Pages 10, 11, and 12, Mesa County Records. Both monuments on this line are as shown on the face of this plat.

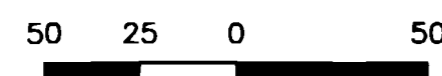
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

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

LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
 - SET CENTERLINE MONUMENT PER CODE
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE, PER CODE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS TO COMPLY WITH CODE

SCALE 1"=50'



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.

NOTE

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.

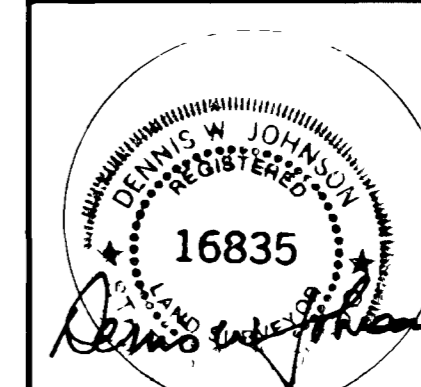
All easements, except Common Drive Easements and the 10' Utility Easement between Lots 33 and 34, Block One, dedicated on Final Plat of Niagara Village, Filing No. One, as recorded in Plat Book 15, Pages 10, 11, and 12, Drawer No. BB75, Mesa County Clerk and Recorder's Office.

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Niagara Village, Filing No. Two, a subdivision of a part of the City of Grand Junction, Colorado, was 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 Sept 6, 1996

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DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 16835

NIAGARA VILLAGE
FILING NO. TWO
NW1/4 NW1/4 SECTION 18
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180			
PROJECT NO 96006	SUR BY LD/BH/MT	DRAWN RSK	CHECKED SHEET OF
DATE April 1996			2 2