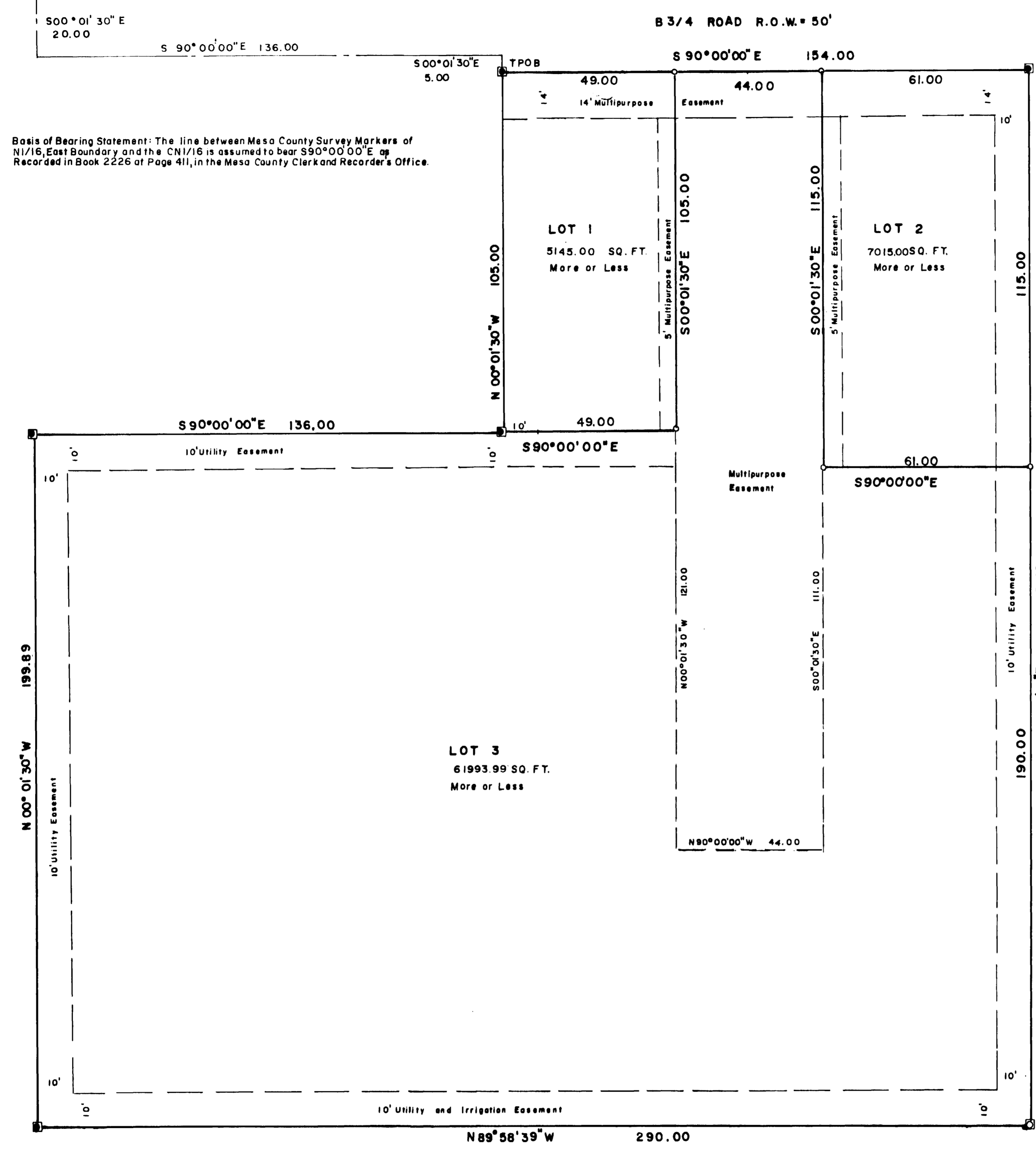


# DAUGHTERS COVE MINOR SUBDIVISION

Basis of Bearing Book 2226 Page 411  
 S 90°00'00" 238.00  
 NW Cor. NW 1/4 SW 1/4 NW 1/4  
 Sec. 25 T1S, R1W, U.M.  
 Mesa County Survey Marker

Center Line PINYON STREET R.O.W.=50.00  
 Replot of lot 1 Blk 3 Cyphers Sub. Plat Book 15 Page 19  
 2640.93

MCSM 1163  
 CN 1/16 Sec 25



Basis of Bearing Statement: The line between Mesa County Survey Markers of N1/16, East Boundary and the CN1/16 is assumed to bear S90°00'00"E as Recorded in Book 2226 at Page 411, in the Mesa County Clerk and Recorder's Office.

DEDICATION:  
 KNOW ALL MEN THESE PRESENTS

That Richard I. Bishop is the owner of that real property as described in Book 2226 at Pages 410 and 411 in the Mesa County Clerk and Recorder's Office and being recorded as follows: Beginning at the Northwest corner of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 25, in Township 1 South, Range 1 West of the Ute Meridian, whose North line bears S90°00'00"E and all bearings contained herein to be relative thereto; thence S90°00'00"E 238.00 feet; thence S00°01'30"E 20.00 feet; thence S90°00'00"E 136.00 feet; thence S00°01'30"E 5.00 feet to the True Point of Beginning; thence S90°00'00"E 154.00 feet; thence S00°01'30"E 305.00 feet; thence N89°58'39"W 290.00 feet; thence N00°01'30"W 199.89 feet; thence S90°00'00"E 136.00 feet; thence N00°01'30"W 105.00 feet to the True Point of Beginning, Mesa County, Colorado.

That said owner has caused that real property to laid out and surveyed as DAUGHTERS COVE MINOR SUBDIVISION.

That said Owners do hereby dedicate 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 thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

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 line, water lines, telephone lines, and also forth installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

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 easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, 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 or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner has caused his name to be hereunto subscribed this 25th day of October AD 1996

*Richard I. Bishop*

Richard I. Bishop  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 25th day of October AD 1996.

My commission expires 11/3/97

*Willy J. Fisher*  
 Notary Public.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:24 o'clock P.M. this 14 day of May AD 1997 and is duly recorded as Reception Number 1718222 in Plat Book 15 at Page 311 Drawer 5549

CITY APPROVAL

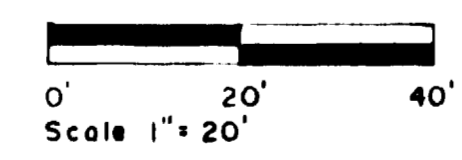
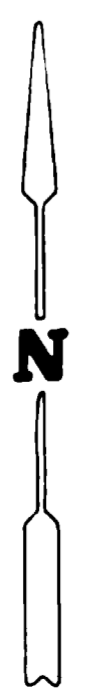
This plat of DAUGHTERS COVE MINOR SUBDIVISION a plot of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 14th day of April 1997

*David DeChan*  
 City Manager

*Jinda Lipman*  
 Mayor

AREA SUMMARY

Lots	74153.99 Sq. Ft.	100%
Streets	-0-	0%
<b>Total</b>		<b>100%</b>



- = Found No. 5 Rebar
- = Set No. 5 Rebar and Cap "Monument PLS 24943"
- = Set Concrete around Monument

Note: Lot 3 has been configured to allow possible extension of Pinion Street in the future to serve additional lots.

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of DAUGHTERS COVE MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same and conforms to all City of Grand Junction Development Codes.

*Cecil D. Caster*  
 Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. Number 24943

Date 10/25/96

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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.



Monument Surveying Co.  
 755 Road Avenue  
 Grand Junction, CO 81501  
 (303) 245-4189 FAX (303) 245-4674

<b>DAUGHTERS COVE MINOR SUBDIVISION</b>	
Located in the NW 1/4 of Sec. 25, T1S, R1W, U.M	
DESIGNED - CDC	FIELD APPROVAL
DRAWN - BKH	TECHNICAL APPROVAL
CHECKED - CDC	APPROVED
PREPARED FOR Richard Bishop	JOB NO. 96-37