

LITTLE ROCK MINOR SUBDIVISION in the NW 1/4 of Section 22, T.1 S., R.1 W. UM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners of LITTLE ROCK MINOR SUBDIVISION, a subdivision situated in the city of Grand Junction, Colorado being a part of the NW¼NW¼ of Section 22, T.1 S., R.1 W., of the Ute Meridian. As recorded in deeds in Book 2108 Pages 228, 229 & Book 2213 Page 924 & 925 More particularly described as follows:

Commencing at the northwest corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, thence S 0°07'00" W 841.79 feet along the west line of the NW¼NW¼ of said Section 22, with all bearings relative thereto, thence N 89°29'00" E 239.72 feet to a point on easterly right of way of Monument Road the TRUE POINT OF BEGINNING; thence N 89°29'00" E 181.12 feet; thence N 16°53'00" E 178.75 feet; thence S 89°29'00" W 13.55 feet; thence N 10°45'00" E 207.22 feet; thence N 48°27'29" W 92.41 feet; thence along the arc of a curve to the right with a central angle of 8°11'08" and a radius of 1959.87 feet, for 280.00 feet, the chord bears S 18°05'45" W 279.76 feet; thence S 89°29'00" W 21.44 feet; thence along the arc of a curve to the right with a central angle of 5°35'39" and a radius of 1939.86 feet, for 189.40 feet, the chord bears S 25°12'16" W 189.33 feet to the TRUE POINT OF BEGINNING, Containing 1.17 acres.

That said owners have caused the said real property to be laid out and surveyed as LITTLE ROCK MINOR 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 all of the streets and rights of way as shown on the accompanying plat to the City of Grand Junction, and for the use of the public forever, and does hereby dedicate to the City of Grand Junction for the use of the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. 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; 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. All ingress/egress easements to the owners of Lots 1 and 2 as perpetual easements for ingress and egress purposes for the use by said lot owners, their guests, and invitees.

IN WITNESS WHEREOF, said owners have caused their names to be subscribed:

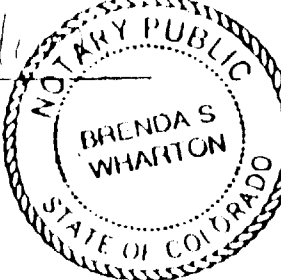
Danny S. Edwards *Cynthia Lee Edwards*
 Danny S. Edwards Cynthia Lee Edwards
Daniel M. Hallett *R. Jami Hallett*
 Daniel M. Hallett R. Jami Hallett

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7 day of April, 1996, by Danny S. Edwards, Cynthia Lee Edwards, Daniel M. Hallett and R. Jami Hallett.

My commission expires 11/01/97 *Brenda S. Wharton*
 Notary Public

LIEN HOLDER APPROVAL
 We hereby approve of the LITTLE ROCK MINOR SUBDIVISION
 by *Ayres Aponte* Title



CITY APPROVAL

This Little Rock Minor Subdivision, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 4th day of August, 1996.

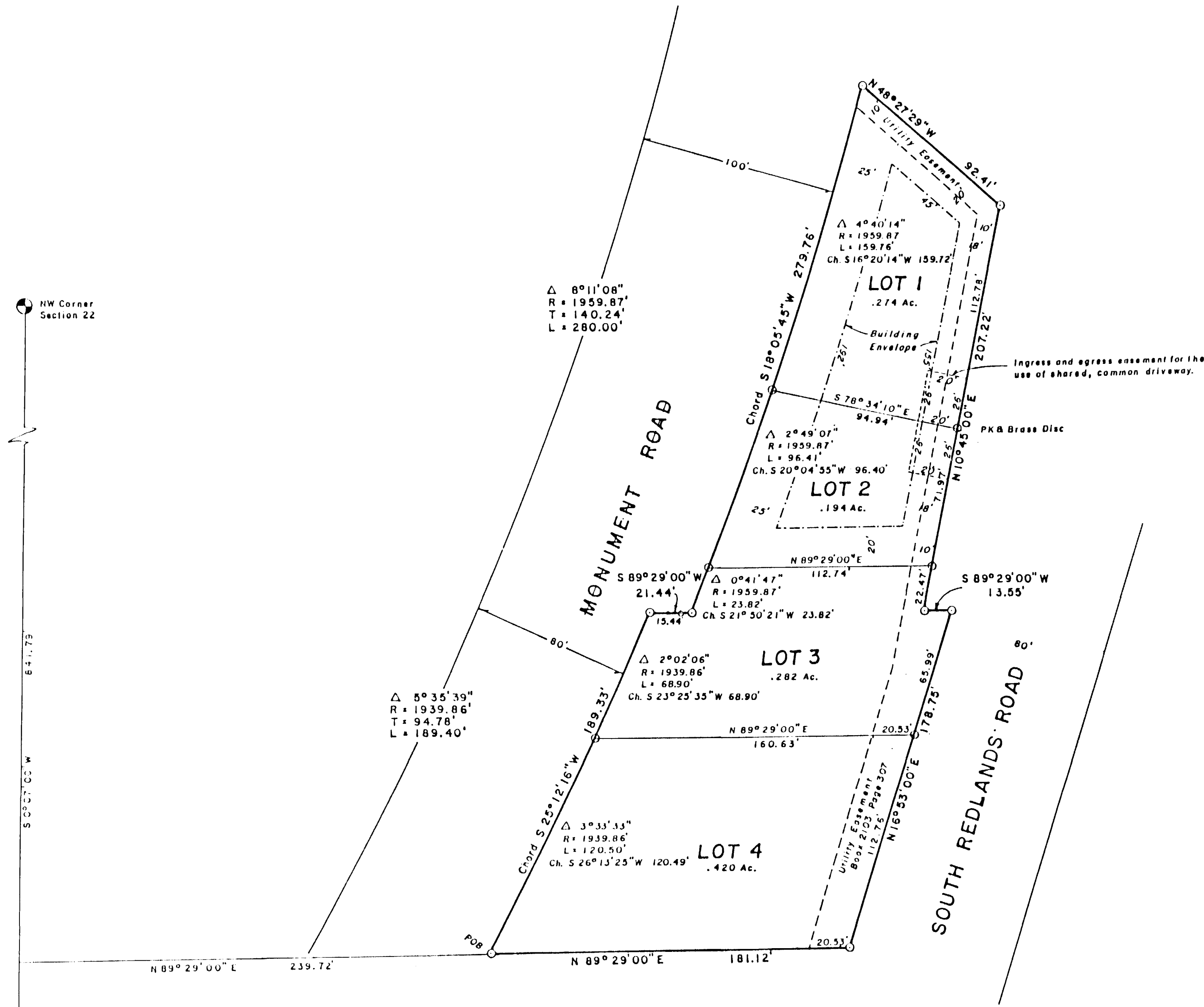
Mark Uehan *Janet A. Terry*
 City Manager President of Council

CLERK AND RECORDERS CERTIFICATE

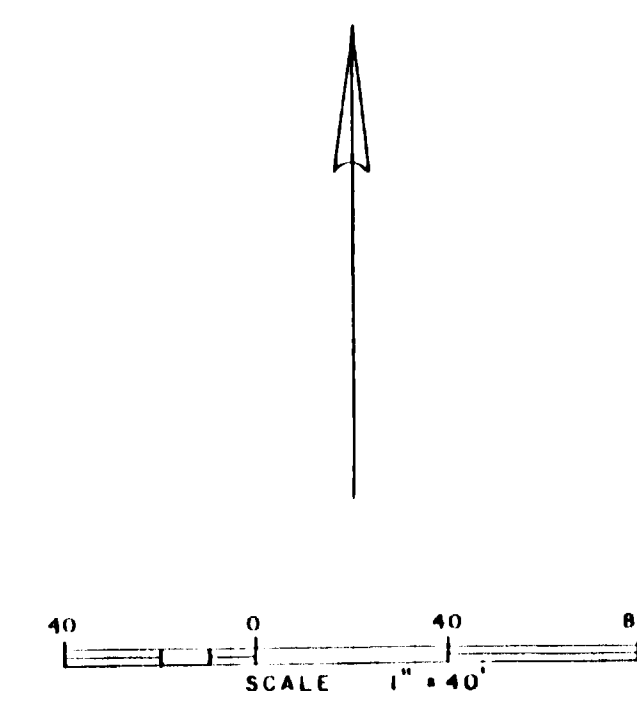
STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify this instrument was filed in my office at 3:56 o'clock A M.,
Nov 14 A.D., 1996, and was duly recorded in plat Book no. 10
 Page no. 37 Drawer 111153
 Reception Number 311881

 Clerk and Recorder



BASIS OF BEARINGS
 The bearings as shown hereon are the same as the bearings in the deeds conveying this property and consider the bearing between the Mesa County Survey Monuments at the N 1/16 on the West line of Section 22 and the northwest corner of Section 22 to be N 0°07'00" E.



- LEGEND**
- M C S M
 - Found No. 5 Rebar
 - Found Rebar & Cap LS 12901
 - Set 2" Alum Cap on No. 5 Rebar
- Boundary Corners are set in concrete

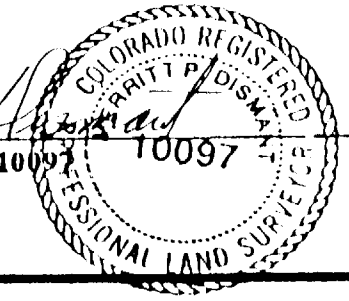
NOTE: No vehicular access allowed to Monument Road from this subdivision.

AREA SUMMARY
 Lots 1.17 acres 100 %

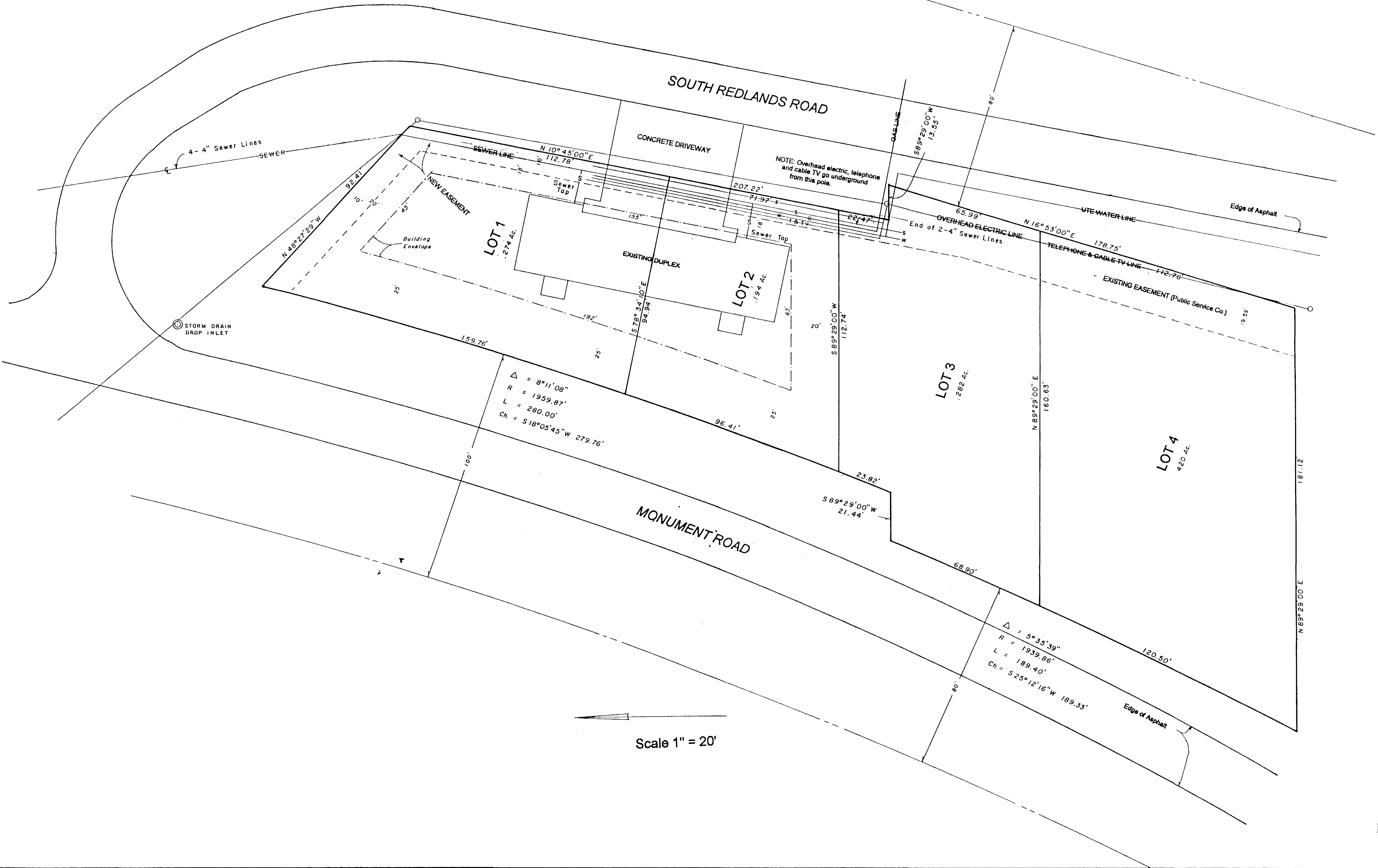
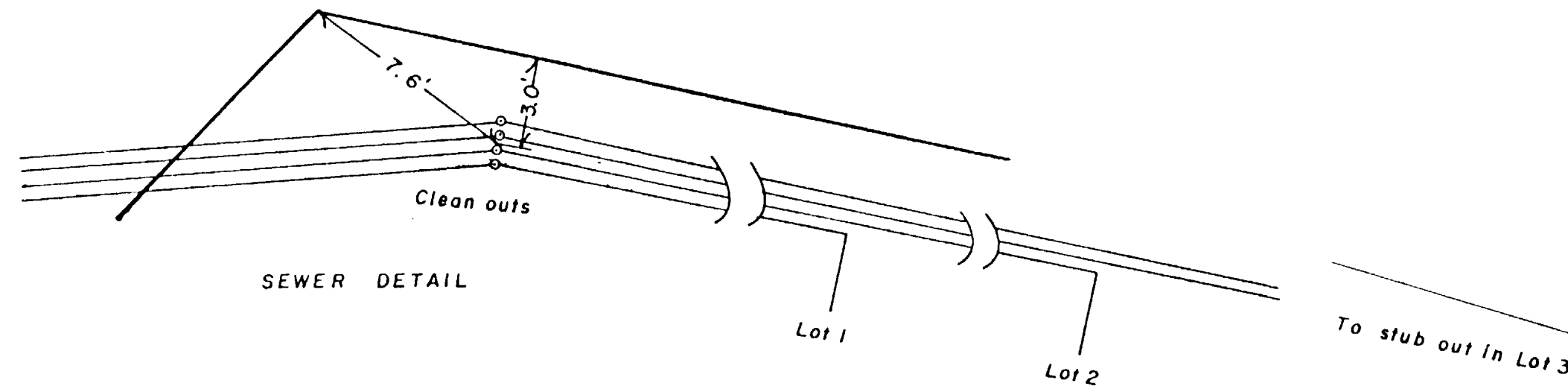
SURVEYORS CERTIFICATE

I, Merritt P. Dismant, certify that the accompanying plat of LITTLE ROCK MINOR subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Merritt P. Dismant June 5, 1996
 Merritt P. Dismant, Colo. PLS 10097 Date



LITTLE ROCK MINOR SUBDIVISION
 In the NW¼NW¼ Section 22
 Township 1 South, Range 1 West
 Ute Meridian
 Mesa County, Colorado



$\Delta = 8^{\circ}11'08''$
 $R = 1959.87'$
 $L = 280.00'$
 $Ch = S 18^{\circ}05'45'' W 279.76'$

$\Delta = 5^{\circ}35'39''$
 $R = 1939.86'$
 $L = 189.40'$
 $Ch = S 25^{\circ}12'16'' W 189.33'$

Scale 1" = 20'

RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 JUN 17 1971

SITE PLAN
 Little Rock Subdivision
 in Section 22, T.1 S., R.1 W.
 Ute Meridian