

A REPLAT OF LOTS 2 AND 3
EAGLE CREST SUBDIVISION

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That Christine E. McDermott is owner of that property located in Eagle Crest Subdivision, Mesa County, Colorado, (Book 2219, Page 445) described as follows: That said owner has caused the property to be laid out and surveyed as a Replat of Lots 2 & 3, Eagle Crest Subdivision, a subdivision of part of the City of Grand Junction, County of Mesa, State of Colorado.
IN WITNESS WHEREOF owner has caused her name to be hereunto subscribed

this 3rd day of June A.D., 1998

Christine E. McDermott
Christine E. McDermott

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 3rd day of June A.D., 1998

Witness my hand and official seal. Theresa J. Matting
Notary Public

My commission expires June 13, 1999
Address 250 N. 5th St., Grand Jct. CO 81501

CITY APPROVAL

This replat of Lots 2 & 3, Eagle Crest Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2nd day of June 1998.

Mark Cohen
City Manager

Janet L. Terry
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 2:31 o'clock P.M., the 5 day of June, 1998 A.D. and was duly recorded in Plat Book 16 Page No. 183
Reception No. 1849866, Drawer No. FF86, Fees _____

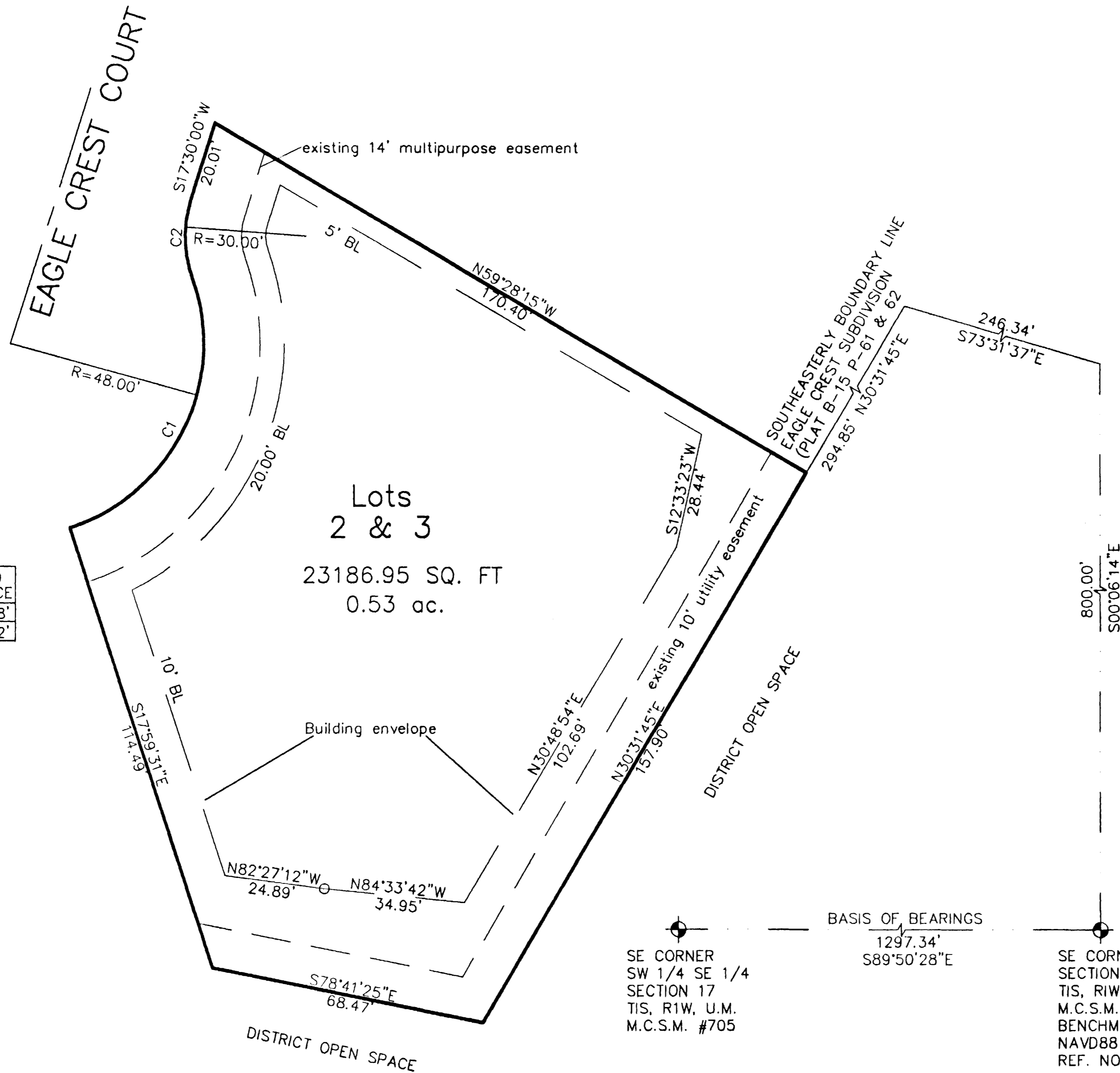
Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE:

I, Terry D. Nichols, certify that this plat represents a survey made under my supervision and that it represents an accurate description of the location of the survey monuments which were found or set and conforms to the City of Grand Junction Zoning and Development Code.

Terry D. Nichols
Terry D. Nichols LS 12093

NUM	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	91°51'54"	48'	76.96'	N26°04'22"E	68.98'
C2	37°21'25"	30'	19.56'	S01°10'42"E	19.22'



NOTES:
ZONED PR 4

Notes:
The Conditions, Covenants and Restrictions for Eagle Crest Subdivision as recorded in Book 2219, Pages 417-445 are applicable to this replat.

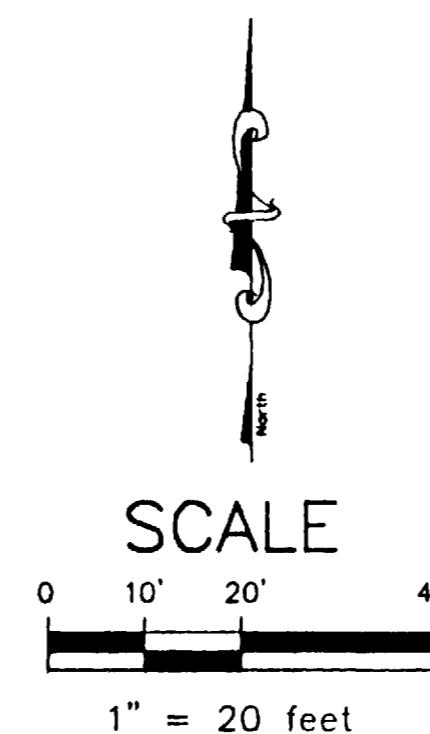
NOTICE: Under Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

AREA SUMMARY:

LOT	ACRES
2 & 3	0.53 acres

LEGEND

● Found #5 rebar with aluminum cap stamped Johnson LS 16835



A REPLAT of LOTS 2 and 3
EAGLE CREST SUBDIVISION
PART OF SE 1/4 SE 1/4 SECTION 17
TIS RIW UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

FOR: CHRISTINE E. McDERMOTT

NICHOLS ASSOCIATES, INC.
Grand Junction - Colorado

DRAWN BY: NAI	DATE DRAWN: 6-2-98	PROJ. No. 3413
DATE FIELD SURVEY COMPLETED: MAY 1998		Scale: 1" = 20' SHEET 1 OF 1