

NORTHSTAR SUBDIVISION

Part of the NW1/4 SW1/4 NW1/4 of Section 6, T1S, R1E, Ute M.
Mesa County, Colorado

BENCH MARK
USGS DATUM = 4753 29
NW Cor. SW4NW4 Sec. 6,
T1S, R1E, Ute M
MCSM No 614-1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned PEAK CONSTRUCTION SPECIALISTS, INC., a Colorado Corporation is the owner of that real property being part of the NW 1/4 SW 1/4 NW 1/4 of Section 6, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instruments recorded in Book 2495 at Page 750 and Book 2496 at Pages 826 & 827. That portion of real property being part of this dedication is described as follows:

Commencing at the Northwest corner of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 6, Township 1 South, Range 1 East, Ute Meridian, thence South 00°00'00" West, 414.60 feet along the West boundary of said Section 6 to the POINT OF BEGINNING. Thence South 89°47'00" East, 635.00 feet, thence South 00°01'05" East, 244.64 feet, thence North 89°57'25" West, 635.08 feet along the South boundary of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 6, thence North 00°00'00" East, 246.56 feet along the West boundary of said Section 6 to the point of beginning.

The above parcel, as described, contains 3.58 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as NORTHSTAR SUBDIVISION, a subdivision of the County of Mesa and State of Colorado.

That said owner does hereby dedicate to the Public Utilities and/or the City of Grand Junction those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, storm drain, gas, electric and telephone lines together with the right to trim interfering trees and brush, with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner. That said owner does hereby dedicate Outlots A, B and C as common areas to NORTHSTAR HOMEOWNERS ASSOCIATION, INC., a Colorado nonprofit mutual benefit corporation, for the use, enjoyment, management and maintenance thereof. That said owner does hereby dedicate all Grand Valley Project easements to the Grand Valley Water Users Association/USA, their successors and assigns, for the installation, operation, and maintenance of the Grand Valley Project irrigation facilities. That said owner does hereby dedicate and set apart all of the roads shown on this plat for the use of the public forever. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

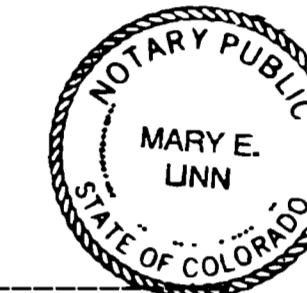
That said owner does hereby certify that to his knowledge no liens exist against the property being dedicated hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 16th day of February, A.D., 1999.

PEAK CONSTRUCTION SPECIALISTS, INC.,
a Colorado Corporation

By Milo D. Johnson
Milo D. Johnson, President

STATE OF COLORADO }
COUNTY OF MESA }



The foregoing instrument was acknowledged before me this 16th day of February, A.D., 1999.

Witness my hand and official seal Mary E. Linn
Notary Public

My commission expires 2/19/2000

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 02:20 o'clock P.M. on this 18th day of February, A.D., 1999 and was recorded as reception number 1899222 in Plat Book 16 on Page 393. Drawer No. GG 83.

Monika J. Lee Carol J. Linder
Mesa County Clerk and Recorder Deputy Fees \$10.00 1st c.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

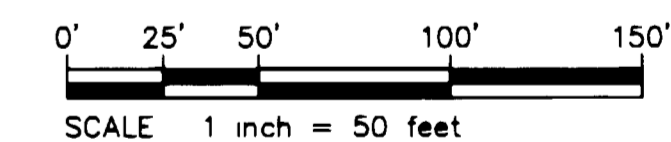
Approved this 16th day of February, A.D., 1999
Board of County Commissioners of the County of Mesa, Colorado

Kathryn A. Hall
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of February, A.D., 1999
County Planning Commission of the County of Mesa, Colorado

Thomas R. Burt
Chairman



BASIS OF BEARINGS from previous recorded Plat of Garfield View Subd in Plat Book 10 at Page 56 which establishes the West line of Section 5, T1S, R1E, Ute M to bear N00°00'00"E

BENCHMARK is top MCSM No 614-1 for the NW Corner of SW4 NW4 of Section 6, T1S, R1E, Ute M. USGS datum elevation = 4753.29

COVENANTS AND RESTRICTIONS for Northstar Subdivision are recorded in Book 2544 at Page 350 through Page 376 of the Mesa County Clerk and Recorder

AVIGATION EASEMENT to Walker Field, Colorado, Public Airport Authority affecting all property dedicated hereon is recorded in Mesa County records in Book 2544 at Page 348 and Page 349.

Peak Construction Specialists Inc.

NORTHSTAR SUBDIVISION
NW4 SW4 NW4 Sec. 6, T1S, R1E, Ute M.
DATE February 08, 1999 SCALE 1" = 50'

MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P.O. BOX 290, MESA, COLORADO 81643
(970)268-5851 FAX (970)268-5532

RIC SET BACKS

28 ROAD	60 Ft	FCL
FRONT	50 Ft	FCL
Cul-De-Sac	25 Ft	FPL
SIDE	10 Ft	FPL
REAR	10 Ft	FPL
HEIGHT (max)	35 Ft	

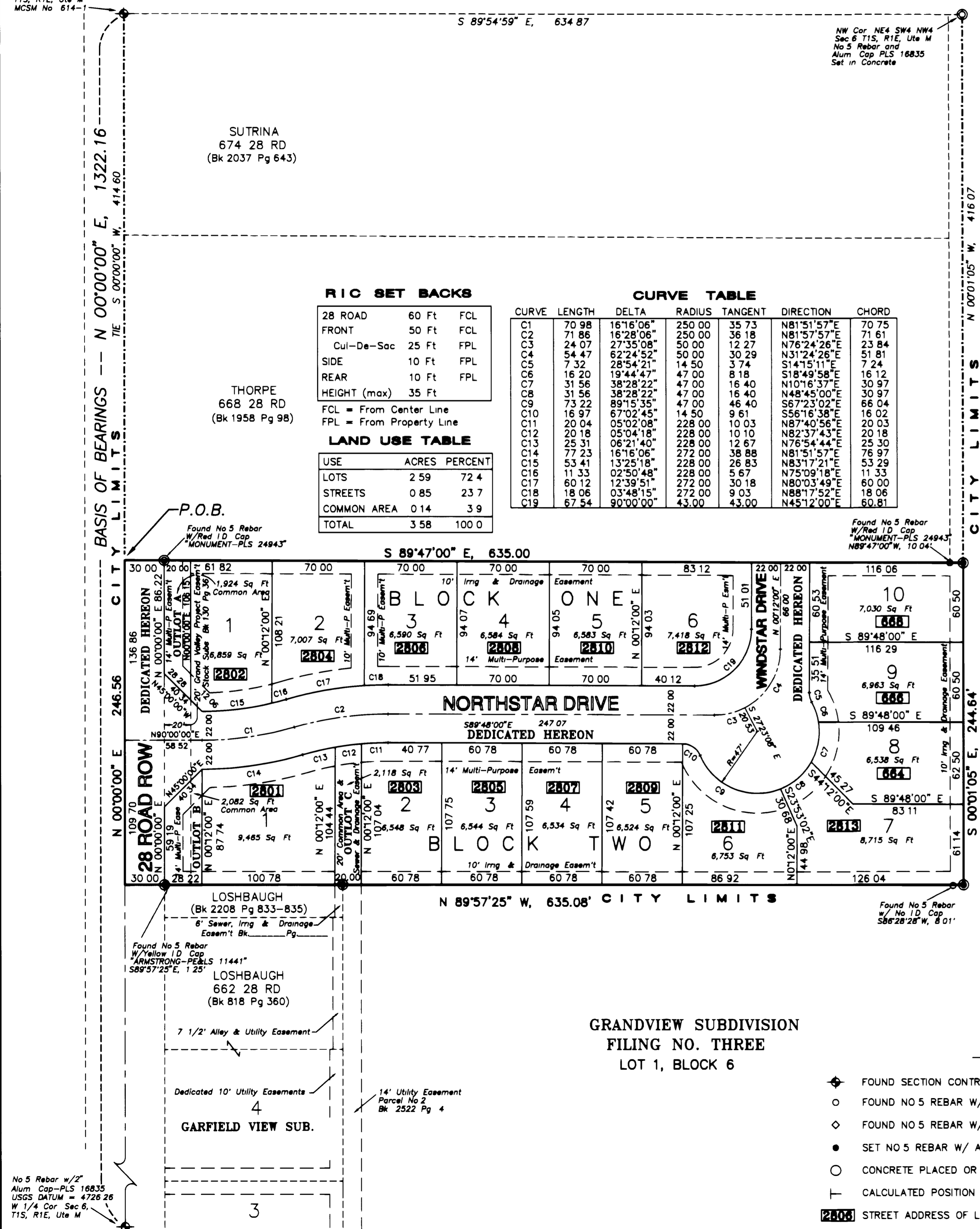
FCL = From Center Line
FPL = From Property Line

LAND USE TABLE

USE	ACRES	PERCENT
LOTS	2.59	72.4
STREETS	0.85	23.7
COMMON AREA	0.14	3.9
TOTAL	3.58	100.0

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	70.98	16°16'06"	250.00	35.73	N81°51'57"E	70.75
C2	71.86	16°28'06"	250.00	36.18	N81°57'57"E	71.61
C3	24.07	27°35'08"	50.00	12.27	N76°24'26"E	23.84
C4	54.47	62°24'52"	50.00	30.29	N31°24'26"E	51.81
C5	7.32	28°54'21"	14.50	3.74	S14°15'11"E	7.24
C6	16.20	19°44'47"	47.00	8.18	S18°49'58"E	16.12
C7	31.56	38°28'22"	47.00	16.40	N10°16'37"E	30.97
C8	31.56	38°28'22"	47.00	16.40	N48°45'00"E	30.97
C9	73.22	89°15'35"	47.00	46.40	S67°23'02"E	66.04
C10	16.97	67°02'45"	14.50	9.61	S56°16'38"E	16.02
C11	20.04	05°02'08"	228.00	10.03	N87°40'56"E	20.03
C12	20.18	05°04'18"	228.00	10.10	N82°37'43"E	20.18
C13	25.31	06°21'40"	228.00	12.67	N76°54'44"E	25.30
C14	73.23	16°16'06"	272.00	38.88	N81°51'57"E	78.97
C15	53.41	13°25'18"	228.00	26.83	N83°17'21"E	53.29
C16	11.33	02°50'48"	228.00	5.67	N75°09'18"E	11.33
C17	60.12	12°39'51"	272.00	30.18	N80°03'49"E	60.00
C18	18.06	03°48'15"	272.00	9.03	N88°17'52"E	18.06
C19	67.54	90°00'00"	43.00	43.00	N45°12'00"E	60.81



NW Cor. NE4 SW4 NW4
Sec 6 T1S, R1E, Ute M
No 5 Rebar and
Alum Cap PLS 16835
Set in Concrete

Found No 5 Rebar
W/Red ID Cap
MONUMENT-PLS 24943
N89°47'00" W, 10.04'

Found No 5 Rebar
w/No ID Cap
58°28'28" W, 8.01'

- ### LEGEND
- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
 - FOUND NO 5 REBAR W/ I.D. CAP "AS NOTED"
 - ◇ FOUND NO 5 REBAR W/ I.D. CAP "PE&LS 12291"
 - SET NO 5 REBAR W/ ALUM I.D. CAP "MAP SURVEYS-PLS 11980"
 - CONCRETE PLACED OR FOUND AROUND MONUMENT
 - ├ CALCULATED POSITION
 - 2806 STREET ADDRESS OF LOT



Millard Walter Eldridge 2-08-99
Date of Certification

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.

Research for rights-of-way, easements and encumbrances by Abstract & Title Co. of Mesa County, Inc - Ref No 00900301 C

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