

DAUGHTERS COVE II

A replat of Lot 3, Daughters Cove Minor Subdivision

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, CASAS DEL TIERRA, INC., A Colorado Corporation, is the owner of that real property situated in the NW 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as recorded in Mesa County Clerk and Recorders records in Book 2385 Page 575, Described as follows:

Lot 3 of Daughters Cove Minor Subdivision.

That said owner has caused the said property to be laid out and surveyed as DAUGHTERS COVE II

That said owner does hereby dedicate to the City of Grand Junction the roads and streets shown hereon for the use of the public forever.

That said owner does hereby dedicate all utility 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 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 lines, water lines, telephone lines, and also for the 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, 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, 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 owner's 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.

Dedication of Ingress and Egress Easements

To the owner(s) of Lot 5 and Lot 6, their successors and assigns forever, that real property which is labeled as Ingress and Egress Easement for the common benefit for ingress and egress purposes of the owner(s) of Lot 5 and Lot 6 and their invitees;

That said owner hereby dedicates that real property labeled as Tract A to the owners (Property/Homeowners Association) for the detention/retention of storm water.

In witness whereof said owner has caused his name to be hereunto subscribed.

Casas Del Tierra, Inc. Title owner
Casas Del Tierra, Inc., A Colorado Corporation

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 14th day of September, 1998 A.D., 1998.
Witness my hand and official seal.

My commission expires: 10/21/01

LIEN HOLDERS APPROVAL

I hereby approve of the DAUGHTERS COVE II Subdivision
Richard L. Bishop 9-14-98
Richard L. Bishop Date

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing statement was acknowledged before me this 14th day of September, 1998 A.D., 1998.

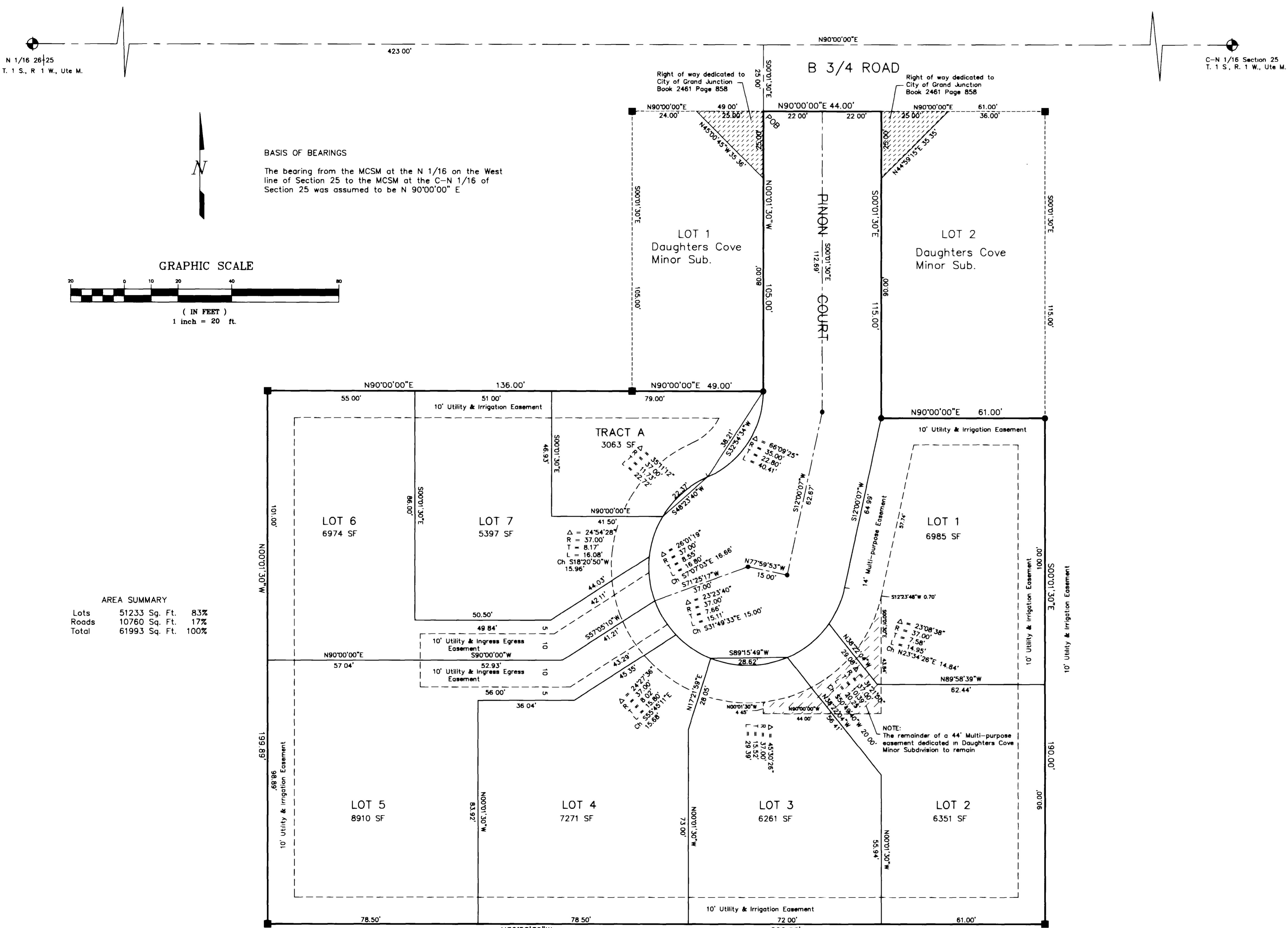
Witness my hand and official seal PO S S
Notary Public

My commission expires: 5-21-02

CITY OF GRAND JUNCTION APPROVAL

This plat of DAUGHTERS COVE II a Subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23rd day of September, A.D. 1998

Shirley Dehner Jane L. Juy
City Manager President of City Council



LEGEND

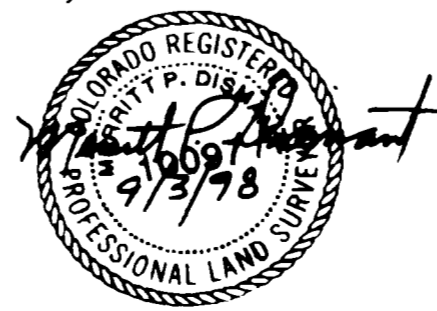
- Found Mesa County Survey Monument
- Found rebar w/cap PLS 24943 in concrete
- Poured concrete around found rebar PLS 24943
- Set #5 rebar w/2" Alum. cap PLS 10097
- Monument to be set after paving

SURVEYORS CERTIFICATE

I, Merritt P. Dismant do hereby certify that the accompanying plat of DAUGHTERS COVE II has been prepared under my direct supervision and responsibility and accurately represents a field survey of same. I also certify that the survey and this plat conform to the City of Grand Junction Zoning and development code.

Merritt P. Dismant, PLS 10097

Dated this 3rd day of Sept., 1998



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office

at 1:39 o'clock P.M. this 6th day of May, A.D., 1999.

and is duly recorded in Plat Book No. 17, Page 65

Reception No. 1901070 Drawer No. 66 142

Monica Todd Lucille McElroy
Clerk and Recorder Deputy Fees

DAUGHTERS COVE II

In the
SW 1/4 NW 1/4 Section 25
Township 1 South, Range 1 West
Ute Meridian, Mesa County, Co.

ALLIED INDEPENDENT CONSULTANTS
2956 NORTH AVE. #1B
GRAND JUNCTION, CO. 81504
Phone 970-244-8703