

BRACH'S SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Brach's Corner, L.L.C. is the owner of that real property located in part of Section 15 and Section 16, Township 1 South, Range 1 West, Ute Meridian, as described in Book 2221, Page 742, excepting therefrom those portions as described in Book 985 at Page 831, Book 1955 at Page 551/552, and Book 2599, at Page 824, Mesa County Records, being more particularly described as follows:

Commencing at the Southwest corner of Section 15, T1S, R1W of the Ute Meridian, whence the West Quarter (W/4) corner of said Section 15 bears North 00 degrees 11 minutes 30 seconds East, a distance of 2655.36 feet for a basis of bearing with all bearings contained herein relative thereto; thence North 00 degrees 11 minutes 30 seconds East, a distance of 1346.76 feet; thence North 89 degrees 48 minutes 30 seconds West, a distance of 1.20 feet, to the Northwest corner of the SW/4 SW/4 of said Section 15; thence North 00 degrees 14 minutes 39 seconds West, a distance of 276.97 feet, to a point on the South right-of-way line of Power Road as described in Book 1955 at page 551, Mesa County records; thence along said South right-of-way line, South 85 degrees 32 minutes 32 seconds East, a distance of 34.18 feet to the POINT OF BEGINNING; thence along the arc of a non-tangent curve to the left, having a delta angle of 07 degrees 14 minutes 38 seconds, with a radius of 728.04 feet, an arc length of 92.05 feet, a chord bearing of South 88 degrees 37 minutes 35 seconds East, and a chord length of 91.98 feet; thence, along said right-of-way line, North 83 degrees 49 minutes 22 seconds East, a distance of 70.76 feet; thence, continuing along said right-of-way line, North 82 degrees 59 minutes 27 seconds East, a distance of 46.15 feet; thence, along the extended South right-of-way line and part of the South right-of-way line as described in Book 786, at Page 303, Mesa County records, South 75 degrees 20 minutes 00 seconds East, a distance of 483.93 feet; thence, continuing along said right-of-way line, South 75 degrees 30 minutes 00 seconds East, a distance of 31.00 feet; thence, along the Westerly right-of-way line as described in Book 985, at Page 829, Mesa County records, South 50 degrees 47 minutes 00 seconds East, a distance of 130.00 feet; thence, continuing along said Westerly right-of-way line, South 20 degrees 54 minutes 25 seconds East, a distance of 223.76 feet; thence, along the Northerly right-of-way line as described in Book 985, at Page 831, Mesa County Records, South 73 degrees 19 minutes 30 seconds West, a distance of 694.70 feet; thence, continuing along said Northerly right-of-way line, South 69 degrees 14 minutes 30 seconds West, a distance of 189.55 feet; thence, along the Northeasterly right-of-way line of Redlands Water and Power Canal, as described in Book 279, at Page 498, Mesa County Records, North 54 degrees 01 minutes 22 seconds West, a distance of 6.93 feet; thence North 00 degrees 11 minutes 30 seconds East, a distance of 40.05 feet; thence North 54 degrees 31 minutes 44 seconds West, a distance of 91.67 feet; thence North 00 degrees 08 minutes 26 seconds East, a distance of 3.13 feet; thence North 58 degrees 42 minutes 09 seconds West, a distance of 474.62 feet; thence North 00 degrees 30 minutes 19 seconds West, a distance of 24.50 feet; thence North 89 degrees 46 minutes 03 seconds West, a distance of 91.00 feet; thence North 00 degrees 19 minutes 07 seconds West, a distance of 34.00 feet; thence North 53 degrees 25 minutes 09 seconds West, a distance of 210.00 feet; thence North 00 degrees 19 minutes 06 seconds West, a distance of 198.05 feet; thence North 00 degrees 44 minutes 57 seconds West, a distance of 12.69 feet to the Southwest corner of said right-of-way line for Power Road; thence, along the Southerly right-of-way line of said Power Road the following four (3) courses: (1) South 84 degrees 41 minutes 39 seconds East, a distance of 83.48 feet; (2) South 84 degrees 49 minutes 12 seconds East, a distance of 192.90 feet; (3) South 85 degrees 32 minutes 32 seconds East, a distance of 433.20 feet to the POINT OF BEGINNING.

Said parcel containing an area of 16.152 Acres, as described.

That said owners have caused the real property to be laid out and platted as Brach's Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, that said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Brach's Subdivision as follows:

OUTLOT A dedicated hereon to Redlands Water and Power Company;

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 Public Right-of-Way and Recreational Easements and rights-of-way to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian;

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. 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.

Said owners hereby declare there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, Brach's Corner, L.L.C., has caused their names to be hereunto subscribed this 30th day of June, A.D. 1999.

Louis R. Brach
by Louis R. Brach, General Partner
for: Brach's Corner, L.L.C.

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Louis R. Brach, General Partner, for Brach's Corner, L.L.C.

this 30th day of June, A.D., 1999.

Witness my hand and official seal:

Joy M. Spalding
Notary Public

My Commission Expires 6-18-02

CITY OF GRAND JUNCTION APPROVAL

This plat of Brach's Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 2nd day of July, A.D., 1999.

City Manager *Patrick R. Green*

President of City Council *Gene Kinsey*

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:37 o'clock

P.M., July 9, A.D., 1999, and was duly recorded in Plat Book 17.

Page No. 14-115, Reception No. 1910702, Drawer No. 66193, Fees: 20.00

Monika Todd
Clerk and Recorder

Laurie McElroy
Deputy

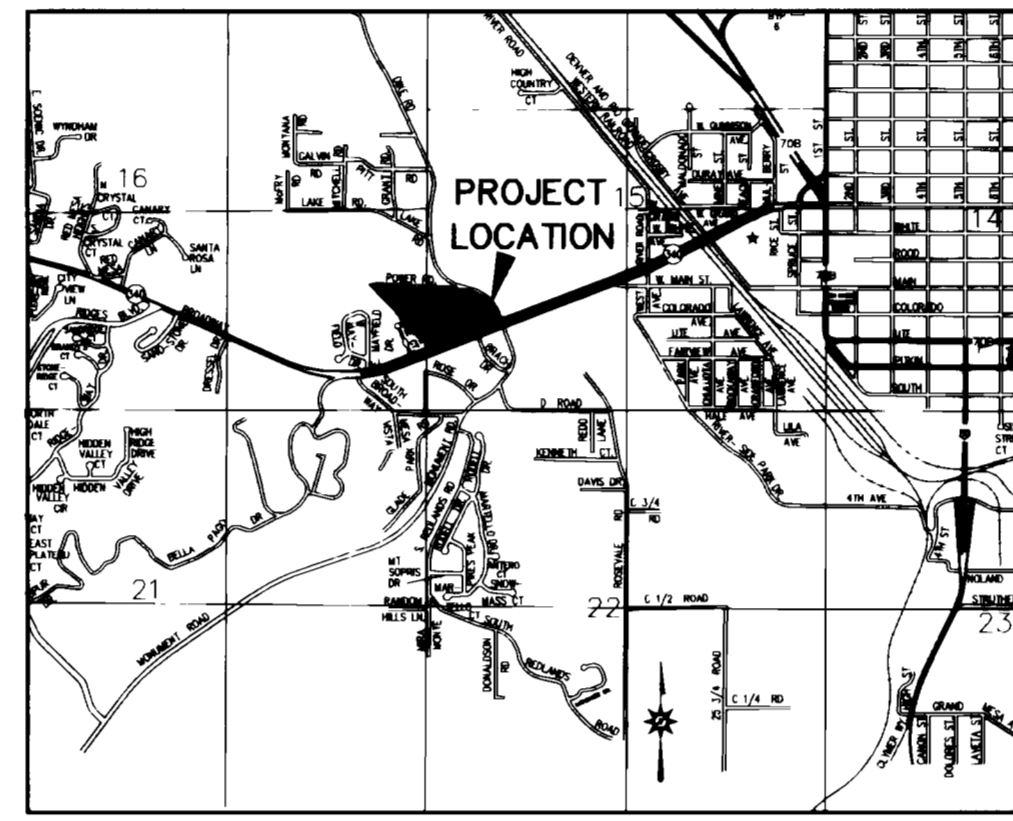
GENERAL NOTES:

There will be no Declaration of Covenants and Restrictions recorded with this plat.

Basis of bearings is the West line of the South Half (S1/2) of Section 15 to bear North 00°11'30" East, a distance of 2655.36 feet. Both monuments on this line are Mesa County Survey Markers.

Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

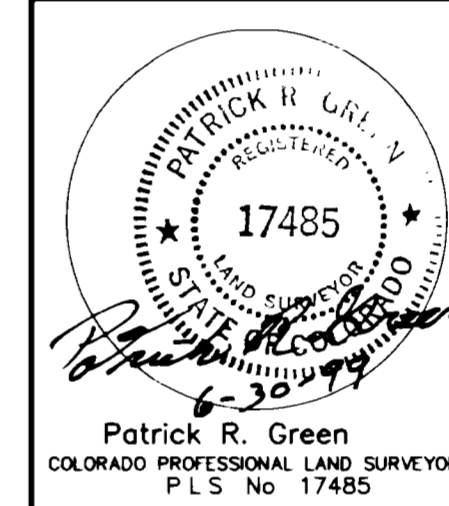
Easement and Title Information provided by Meridian Land Title Company, Policy No. 31008 Amended II, dated 3/17/99.



SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Brach's Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 6-30-99

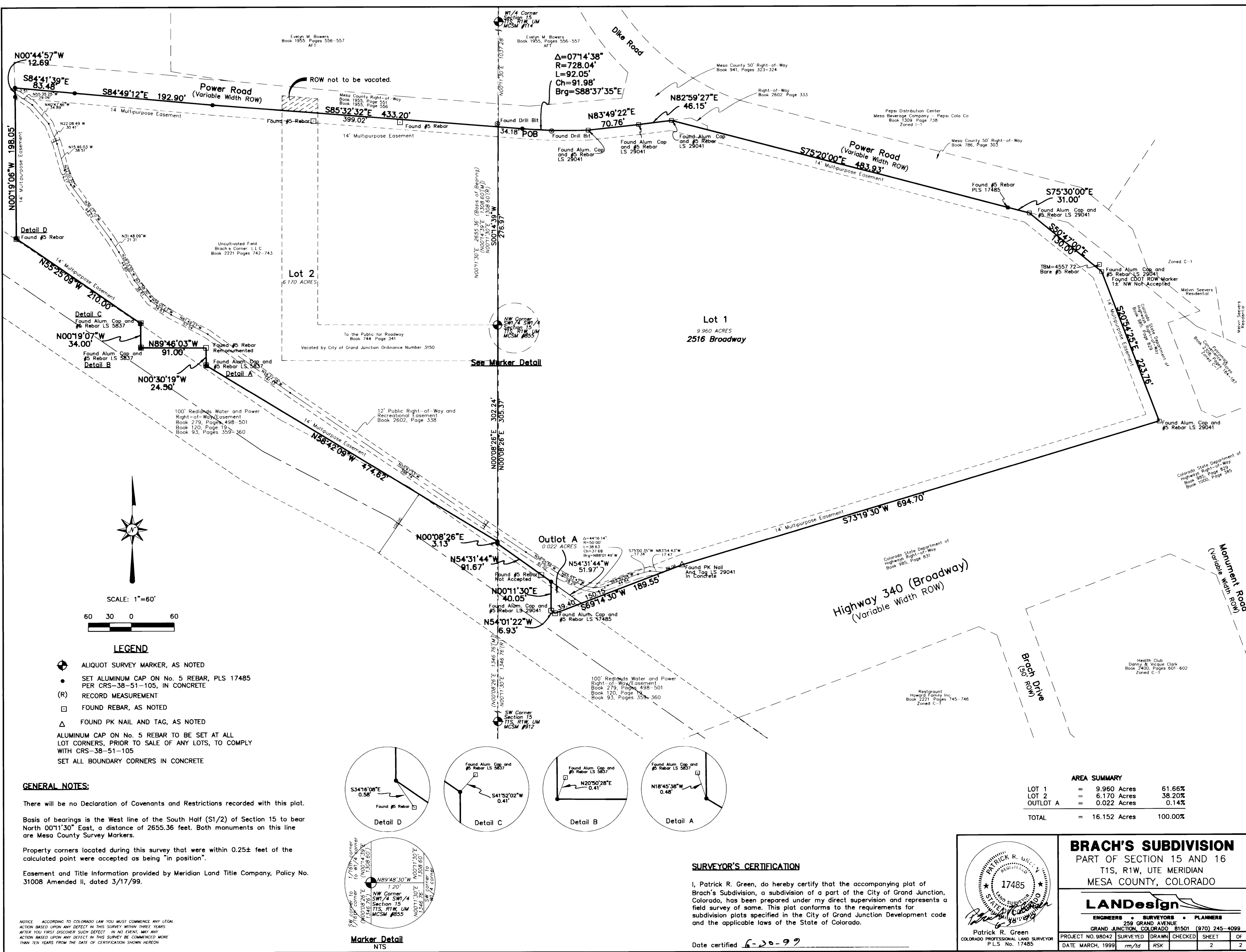


BRACH'S SUBDIVISION
PART OF SECTION 15 AND 16
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign

ENGINEERS SURVEYORS PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099
PROJECT NO. 98042 SURVEYED DRAWN CHECKED SHEET OF
DATE MARCH, 1999 m/sd RSK 1 2

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