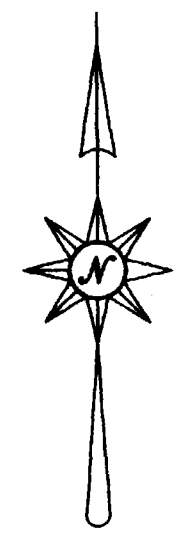
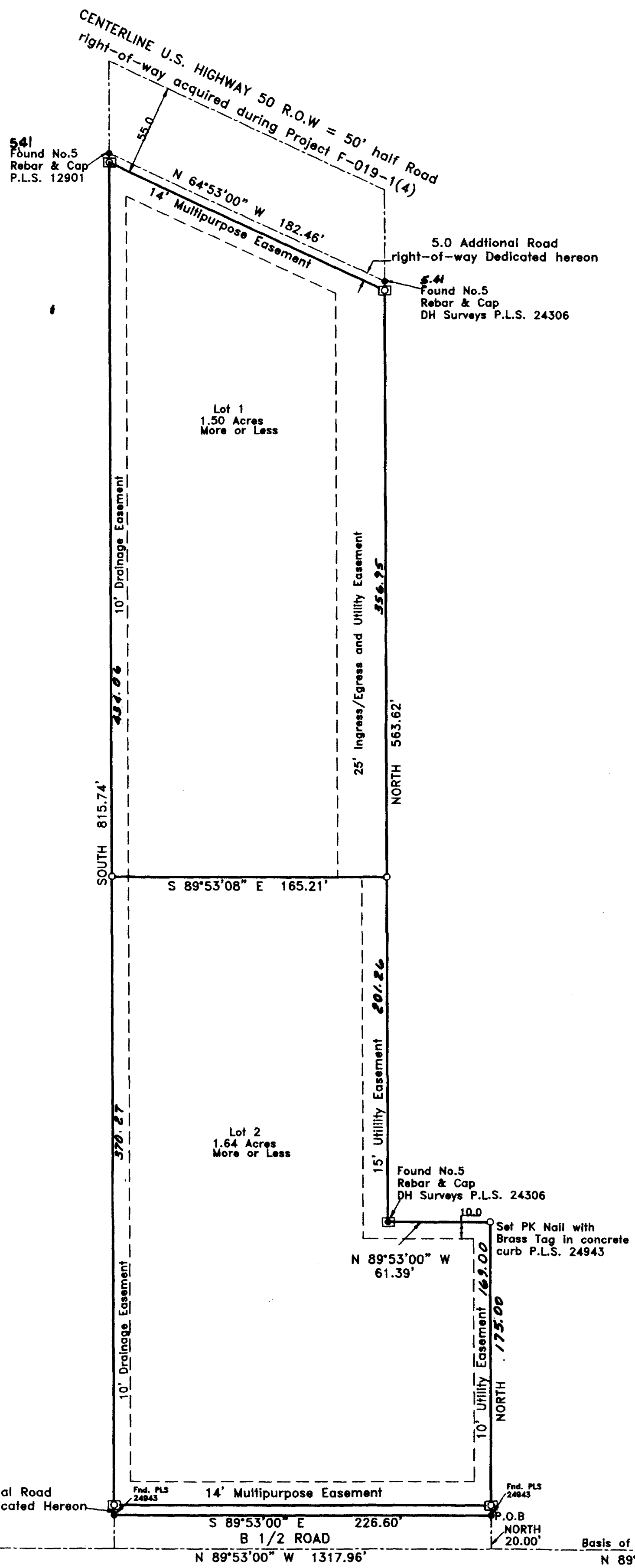


# COON HILL SUBDIVISION



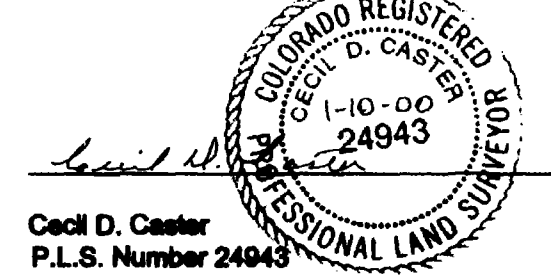
0' 50' 100'  
Scale 1"=50'

**LEGEND**  
 ○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"  
 ◆ = Found Mesa County Survey Monument  
 ● = Found No. 5 Rebar (Monument PLS 24943) except where as noted  
 □ = Set Monument in Concrete

AREA SUMMARY	
LOTS	3.14 Acres = 98.4%
STREET DEDICATED R.O.W	0.05 Acres = 1.6%
TOTAL	3.19 Acres = 100%

**LIEN HOLDER APPROVAL**  
 Ronald E. Meints  
 Representative  
 STATE OF Nebraska )  
 COUNTY OF Dawes ) SS  
 The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January AD 2000  
 My commission expires May 17, 2002  
 Connie L. Coonrod  
 Notary Public

**SURVEYOR'S CERTIFICATE**  
 I Cecil D. Caester, do hereby certify that the accompanying plat of COON HILL SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



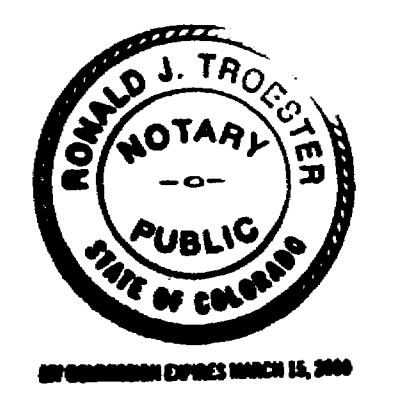
Cecil D. Caester  
 P.L.S. Number 24943  
 Basis of Bearing: Book 2321 at Page 129 indicates a bearing of N89°53'W on the South line of the NE 1/4 of Section 26, Township 1 South, Range 1 East of the Ute Meridian and was used as the basis of bearing.  
 Note: Access to Lot 2 will be restricted to U.S. Highway 50 only. Absolutely no access from or onto B1/2 Road will be allowed.

**DEDICATION:**  
 KNOW ALL MEN THESE PRESENTS:  
 That COON HILL LLC are the owners of that real property as recorded in Book 2458 at Page 289 & 270 in the Mesa County Clerk and Recorder's Office.  
 Said real property being described as: Commencing at the East 1/4 corner of Section 26, Township 1 South, Range 1 West of the Ute Meridian; thence N89°53'W for 230 feet; thence North 20 feet to the POINT OF BEGINNING; thence N89°53'W for 61.39 feet; thence North for 583.62 feet to a point on the South right-of-way for U.S. Highway 50; thence N84°53'W along said right-of-way 182.46 feet; thence South for 815.74 feet to a point on the North right-of-way of B1/2 Road; thence S80°53'E along said right-of-way for 226.80 feet to the point of beginning, Mesa County, Colorado.

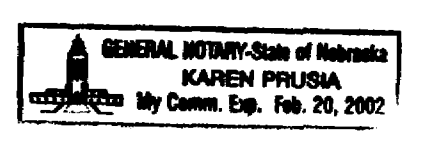
That said owners have caused that real property to be laid out and surveyed as COON HILL SUBDIVISION.  
 That said owners do hereby dedicate and set apart that real property as shown and labeled on the accompanying plat follows:  
 All right-of-ways to the City of Grand Junction  
 All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.  
 All Multipurpose 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 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 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 Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.  
 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 hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed  
 this 4<sup>th</sup> day of January A.D. 2000  
 COON HILL LLC  
 By Ben D. Hill - Member  
 Faith M. Hill - Member  
 Ben D. Coon - Member  
 Della M. Coon - Member

STATE OF COLORADO )  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January AD 2000 By Ben D. Hill and Faith M. Hill.  
 My commission expires 3/15/2000  
 Ronald J. Troetter  
 Notary Public



STATE OF )  
 COUNTY OF )  
 The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January AD 2000 By Ben D. Coon and Della M. Coon.  
 My commission expires 02-20-02  
 Karen Prusia  
 Notary Public



**CLERK AND RECORDER'S CERTIFICATE**  
 STATE OF COLORADO )  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 10:38 o'clock A.M. this 26<sup>th</sup> day of July A.D. 2000  
 Clerk and Recorder Deputy  
 Drawer No. II-130 Fees 10.00  
 Plat Bk 17- Page 366 Reception # 1958676  
 CITY OF GRAND JUNCTION APPROVAL

This plat of COON HILL SUBDIVISION in the City of Grand Junction, Mesa County, Colorado was approved this 21 day of JULY A.D. 2000  
 David Volney  
 Gene Timms  
 City Manager President of City Council

CE 1/16 Corner Found No. 5 Rebar in Monument Box Sec. 26 T1S, R1W, U.M

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 the certification shown hereon.

**Monument Surveying Co**  
 741 Road Ave.  
 Grand Junction, CO 81501  
 (970) 245-4180 Fax: (970) 245-4874

**COON HILL MINOR SUBDIVISION**  
 Located in the E 1/4 of Section 26, Township 1 South, Range 1 West, of the Ute Meridian.

DESIGNED: FIELD APPROVAL BKH  
 DRAWN: RM & CDC TECHNICAL APPROVAL  
 CHECKED: CDC APPROVED 1/4/00  
 PREPARED FOR: Ben Hill JOB NO. 98-33A