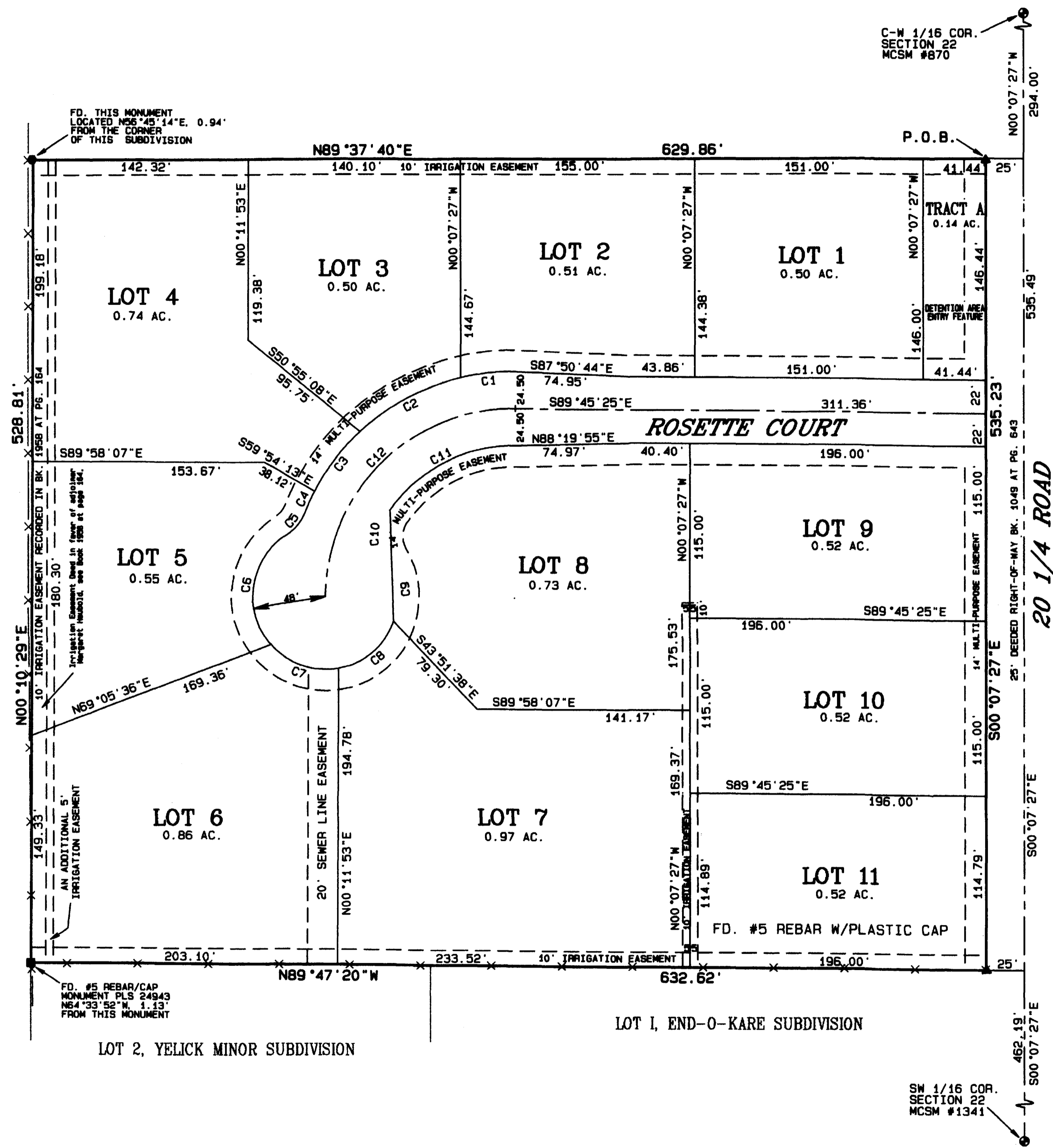


# TIARA WEST ESTATES SUBDIVISION

LOCATED IN THE

NW 1/4 SW 1/4, SEC. 22, T11S, R101W, 6th P.M.



FD. THIS MONUMENT LOCATED N56°45'14"E 0.94' FROM THE CORNER OF THIS SUBDIVISION

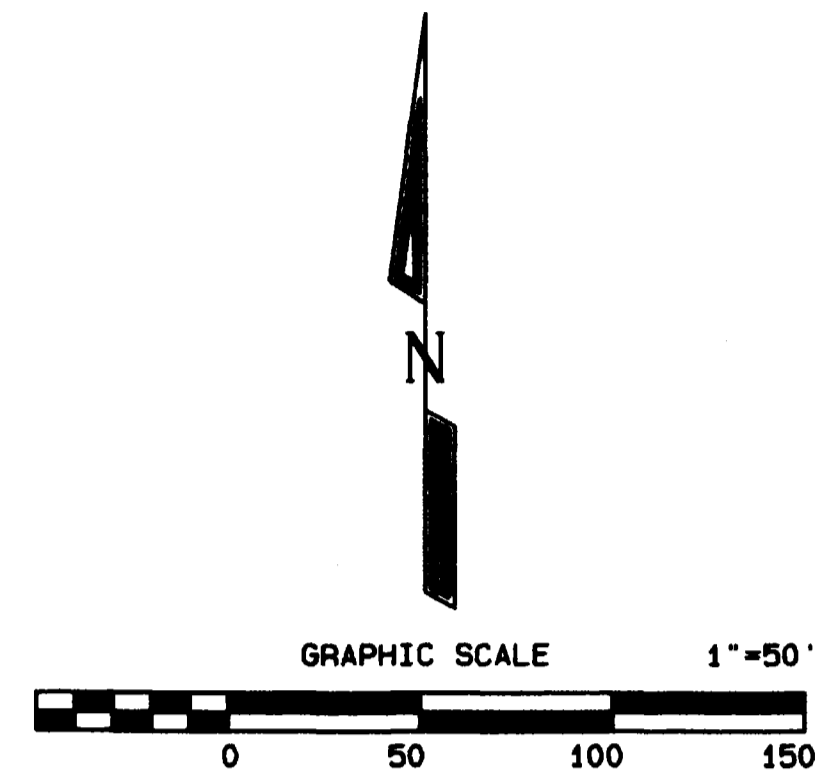
C-W 1/16 COR. SECTION 22 MCSM #870

10' IRRIGATION EASEMENT RECORDED IN BK 1989 AT PG. 184

AN ADDITIONAL 5' IRRIGATION EASEMENT

FD. #5 REBAR/CAP MONUMENT PLS 24943 N64°39'52"W 1.13' FROM THIS MONUMENT

SW 1/16 COR. SECTION 22 MCSM #1341



- LEGEND**
- MESA COUNTY SURVEY MARKER
  - FD. #5 REBAR W/2" ALUM. CAP STAMPED THOMPSON-LANGFORD LS 18480
  - FD. #5 REBAR W/CAP MARKED MONUMENT PLS 24943
  - ▲ FD. #5 REBAR (NO CAP)
  - SET #5 REBAR W 2"/ALUM CAP STAMPED D H SURVEYS LS 20677
  - EXTERIOR BOUNDARY MONUMENTS ENCASED IN CONCRETE



STATE OF COLORADO } ss  
 COUNTY OF MESA } ss  
 The foregoing instrument was acknowledged before me this 21st day of JULY, 2000, by Mylie R. Miller and Carrie J. Miller  
 My commission expires 12-31-2000  
 Witness my hand and official seal Sue Ann Revest  
 Notary Public  
 Address 925 N 7TH ST, GRAND JCT, CO

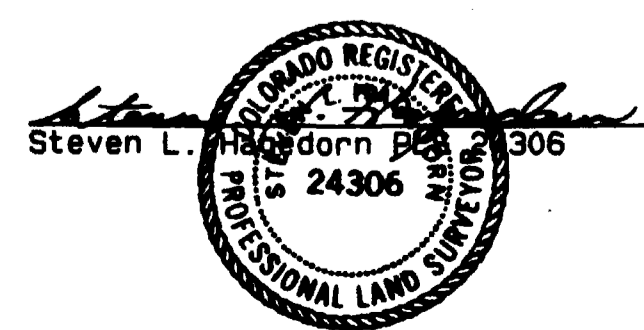
**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO } ss  
 COUNTY OF MESA } ss  
 I hereby certify that this instrument was filed in my office at 10:31 o'clock A.M. this 21 day of JULY, A.D., 2000, and is duly recorded in Plat Book No. 17 Page 245 Fees 10.00 Drawer No. J129  
 Reception No. 1988675

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
 That the undersigned, Mylie R. Miller and Carrie J. Miller are the owners of that real property as described in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the records of the Mesa County Clerk and Recorder's Office, located in the NW 1/4 SW 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, being described as follows:  
 Commencing at a found Mesa County survey marker for the C-W 1/16 corner of said Section 22, the basis of bearing being S00°07'27"E along the east line of said NW 1/4 SW 1/4 to the SW 1/16 corner of said Section 22, also being a found Mesa County survey marker;  
 thence S00°07'27"E a distance of 294.00 feet;  
 thence S89°37'40"W a distance of 25.00 feet to the point of beginning;  
 thence S00°07'27"E a distance of 535.23 feet to the northeast corner of Lot 1, END-O-KARE SUBDIVISION;  
 thence N89°47'20"W a distance of 632.62 feet along the north line of said Lot 1 and the north line of Lot 2, YELICK MINOR SUBDIVISION to the northwest corner of said Lot 2;  
 thence N00°10'29"E a distance of 528.81 feet;  
 thence N89°37'40"E a distance of 629.86 feet to the point of beginning.  
 Said parcel contains 7.71 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as TIARA WEST ESTATES SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:  
 All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by e.g. a phase 1 environmental audit.  
 A Sewer line Easements to the City of Grand Junction for the use of City approved: public utilities as perpetual easements for the installation, operation, maintenance and repair of a sewer line, equivalent other public providers and appurtenant facilities.  
 All Multi-purpose Easements to the City of Grand Junction for the use of City approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.  
 All Irrigation Easements to an association if formed now or later for the benefit of the owners, or if not to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. An existing 10' irrigation easement as recorded in Book 1989 at Page 164, an additional 5' irrigation easement as recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book \_\_\_\_\_ at Pages \_\_\_\_\_.  
 Tract A is dedicated to the Owners Association, if formed now or in the future, or if not, to the owners as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for (as applicable to the project/tract): (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwaters; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book \_\_\_\_\_ Page \_\_\_\_\_ subject to further conditions and restrictions as may be set forth in that instrument.  
 All Tracts/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, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said 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.

In WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21st day of July, 2000.

Mylie R. Miller  
Mylie R. Miller  
Carrie J. Miller  
Carrie J. Miller

Lienholder: John Frederick, President  
Grand Valley National Bank

STATE OF COLORADO } ss  
 COUNTY OF MESA } ss  
 My Commission expires December 31, 2000

The foregoing instrument was acknowledged before me this 21st day of JULY, 2000, by John Frederick, President  
 My commission expires 12-31-2000  
 Witness my hand and official seal Sue Ann Revest  
 Notary Public  
 Address 925 N 7TH ST, GRAND JCT, CO

**CITY APPROVAL**

This plat of TIARA WEST ESTATES SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 21 day of JULY, 2000.

David VanDey City Manager  
Bene Lindsey City Mayor

**TIARA WEST ESTATES SUBDIVISION**

LOCATED IN THE  
 NW 1/4 SW 1/4, SEC. 22, T11S, R101W, 6th P.M.  
**D H SURVEYS INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 530-00-01  
 Drawn By TMOEL Date JULY 2000 Sheet 1 OF 1

**AREA SUMMARY**

LOTS & TRACT A	= 7.06 AC. / 92%
DED. STEET	= 0.65 AC. / 08%
TOTAL	= 7.71 AC. / 100%

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 herein.

BASIS OF BEARING from the C-W 1/16 corner to the SW 1/16 corner, being S00°07'27"E, as recorded on the End-O-Kare Subdivision and the Yelick Minor Subdivision

C	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	14°01'15"	149.50'	36.58'	S83°13'57"W	36.49'
C2	29°17'31"	149.50'	76.43'	S61°34'34"W	75.60'
C3	19°09'45"	149.50'	50.00'	S37°20'56"W	49.77'
C4	6°06'01"	149.50'	15.92'	S24°43'04"W	15.91'
C5	35°54'44"	30.00'	18.80'	S39°37'25"W	18.50'
C6	98°30'00"	48.00'	82.52'	S08°19'48"W	72.73'
C7	59°40'59"	48.00'	50.00'	S70°45'42"E	47.77'
C8	59°40'59"	48.00'	50.00'	N49°33'19"E	47.77'
C9	50°22'43"	48.00'	42.21'	N05°28'32"W	40.86'
C10	65°26'35"	30.00'	34.27'	N02°03'24"E	32.43'
C11	55°33'36"	100.50'	97.46'	N62°33'29"E	93.68'
C12	90°02'42"	125.00'	196.45'	S45°13'14"W	176.85'