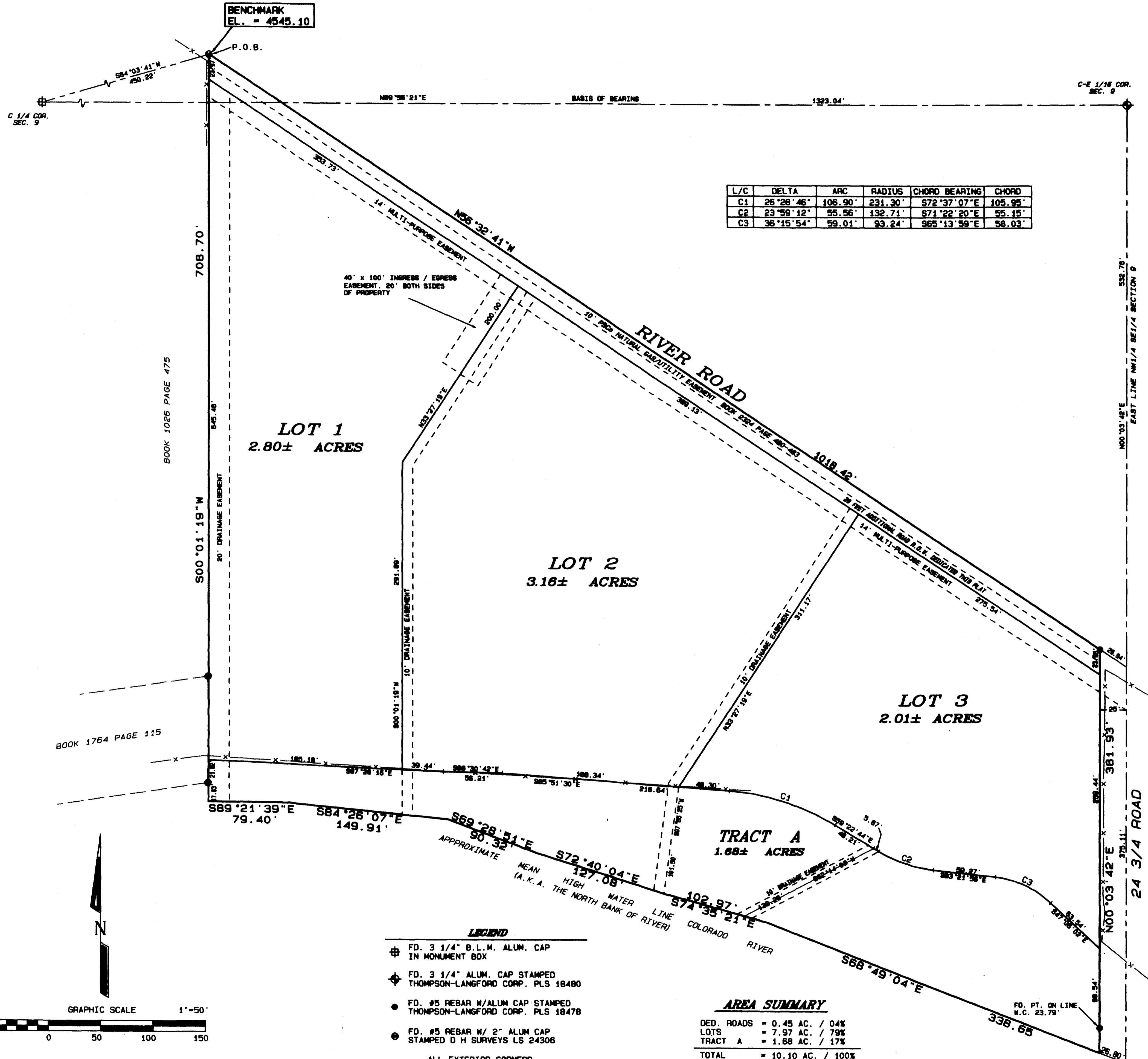


# BARMAC SUBDIVISION



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Hanger One, LLC, a Colorado Limited Liability Company is the owner of that real property as described in Book 2845 at Pages 850 and 851 of the records of the Mesa County Clerk and Recorder, situated in the NW 1/4 SE 1/4 and the SW 1/4 NE 1/4 of Section 9, Township 1 South, Range 1 West of the 10th Meridian, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of River Road, from whence the S.L.M. monument for the C 1/4 corner of said Section 9 bears S84°03'41"W a distance of 400.28 feet, the basis of bearing being N89°58'21"E between said C 1/4 corner and the C-E 1/16 corner of said Section 9;

thence S00°01'19"W to the north bank of the Colorado River;

thence along the north bank of the Colorado River, southeasterly to the east right-of-way line of 24 3/4 Road;

thence N00°03'42"E along said east line to the southerly right-of-way line of River Road;

thence N56°32'41"W a distance of 1018.42 feet along said right-of-way to the point of beginning.

Said parcel contains 10.10 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as BARMAC SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements to the City of Grand Junction for the use of 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;

A Drainage Easement located on the east side of Lot 1 to the City of Grand Junction for the use of the public as a perpetual easement for the installation, operation, maintenance and repair of drainage systems;

All other Drainage 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 drainage systems;

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.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 27 day of December, 2000.

HANGER ONE, LLC  
*[Signature]*  
 STEPHEN D. McCAULUM  
 MANAGING MEMBER

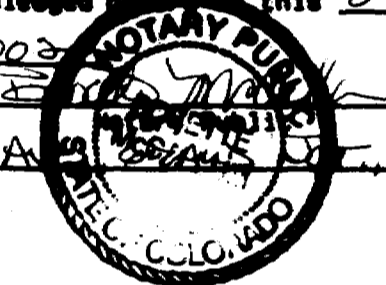
STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged by me this 27 day of December, 2000.

My commission expires 2/21/2003

Witness my hand and official seal this 27 day of December, 2000.

Address 1351 Independence Ave., Grand Junction, CO 81505



## CITY APPROVAL

This plat of BARMAC SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 27 day of December, 2000.

*[Signature]*  
 City Manager

*[Signature]*  
 City Mayor

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 1:37 o'clock P.M. this 18th day of January, A.D., 2004, and is duly recorded in Plat Book No. 19, Page 87.

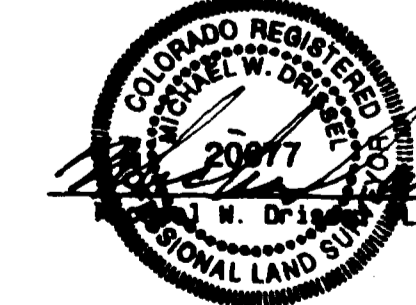
Fee \$ 10.00 Drawer No. 00-62 Reception No. 1980539

Clerk and Recorder

Deputy

## SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, 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 Planning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



11-28-00  
 Date

## BARMAC SUBDIVISION

LOCATED IN THE  
 NW 1/4 SE 1/4 & SW 1/4 NE 1/4, SEC. 9, T1S, R1W, U.M.

### D H SURVEYS INC.

118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 269-99-19  
 Drawn By TMODEL Date NOVEMBER 2000 Sheet 1 OF 1