

C. L. M. RIVER ROAD I SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Clifton L. Mays, Sr. is the owner of that real property situated in Section 8, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

All that part of the East 3/4 of the NE 1/4 NE 1/4 of said Section 8, lying southwesterly of the southerly right-of-way of River Road and northeasterly of the north bank of the Colorado River;

EXCEPT: Deeded road right-of-way as recorded in Book 1391 at Pages 445 and 446 of the records of the Mesa County Clerk and Recorder's Office; Said Parcel contains 23.8 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as C.L.M. RIVER ROAD I SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

All streets, roads and rights-of-way shown hereon, being River Road, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 6th day of May A.D., 2002.

Clifton L. Mays, Sr.
Clifton L. Mays, Sr.

STATE OF COLORADO

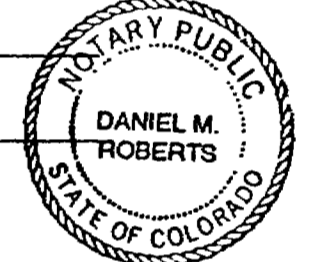
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 1st day of May A.D., 2002 by Clifton L. Mays, Sr.

Witness my hand and official seal: *[Signature]*
Notary Public

Address 2349 River Road, Grand Junction, CO 81508

My commission expires: 12-29-05



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at _____ o'clock _____ M., this _____ day of _____ A.D. 2002, and is duly recorded in Plat Book No _____ at page _____ Reception No. _____ Fee \$ _____ Drawer No. _____

Deputy Clerk and Recorder

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown hereon.

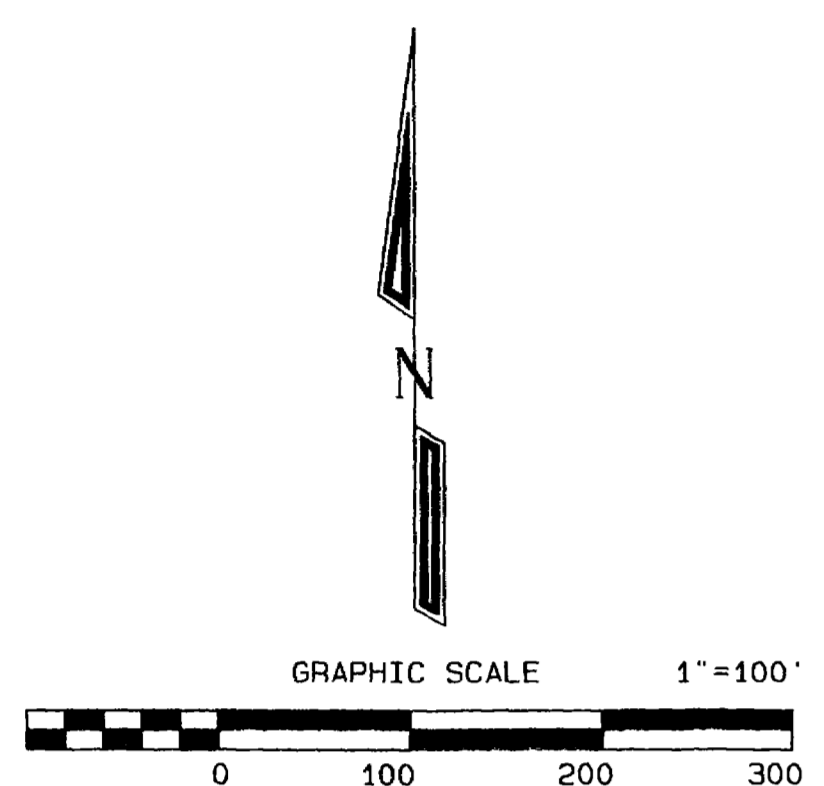
[Signature]
Steven L. Hagedorn
Professional Land Surveyor
No. 24306

5-6-02
Date

C.L.M. RIVER ROAD I SUBDIVISION
LOCATED IN THE
NE 1/4 NE 1/4 SEC. 8, T1S., R1W., U.M.
MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By A. V.P. Checked By M. W. D. Job No. 89-00-36
Drawn By TMODEL Date APRIL, 2002 Sheet 1 OF 1

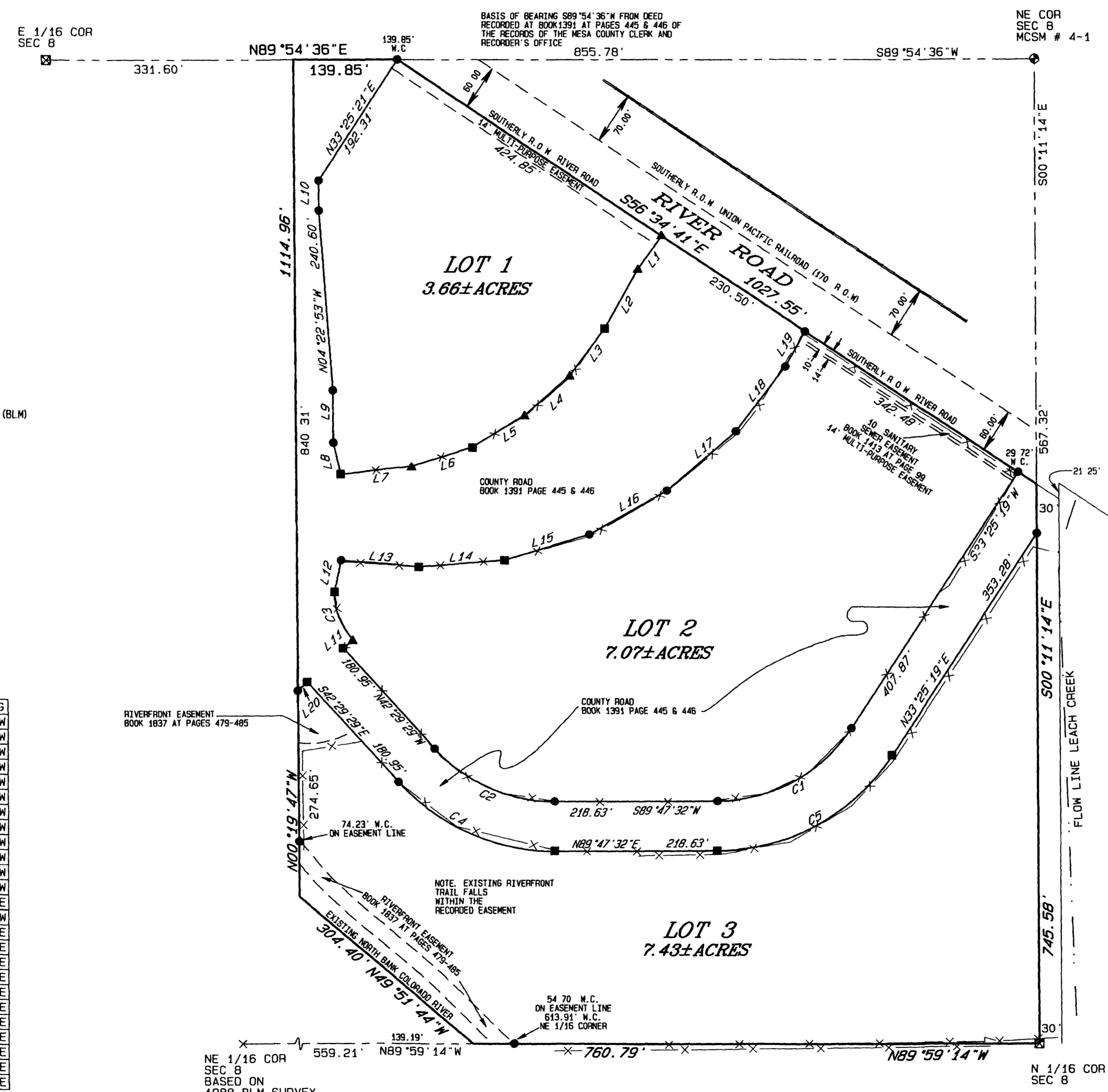


LEGEND

- FD MESA COUNTY SURVEY MARKER
- ⊠ FD 3.25" ALUM BUREAU OF LAND MANAGEMENT SURVEY MARKER (BLM)
- FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED ARMSTRONG ENG LS 9175
- ▲ SET 2" ALUM CAP STAMPED D H SURVEYS LS 24306 ON FD #5 REBAR
- SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 24306
- W.C. = WITNESS CORNER
- X- FENCE LINE
- X NO MONUMENT SET-FALLS IN RIVER

LINE/CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
L1			54.17'		S36°07'24"W
L2			91.76'		S29°20'39"W
L3			78.09'		S37°07'31"W
L4			80.10'		S48°56'04"W
L5			83.07'		S58°22'56"W
L6			85.30'		S72°14'38"W
L7			95.71'		S83°28'56"W
L8			43.70'		N13°14'42"W
L9			70.00'		N00°19'47"W
L10			40.12'		N00°19'47"W
C1	56°22'15"	217.00'	213.50'	204.99'	S61°36'26"W
C2	47°42'57"	217.00'	160.72'	175.54'	N66°20'58"W
L11			17.00'		N47°30'31"E
C3	42°09'33"	93.24'	68.61'	67.07'	N21°24'38"E
L12			43.36'		N11°58'22"E
L13			105.17'		S85°27'21"E
L14			115.60'		N85°20'49"E
L15			117.90'		N73°08'44"E
L16			120.02'		N60°35'35"E
L17			122.52'		N49°26'17"E
L18			108.74'		N37°38'29"E
L19			54.28'		N29°35'36"E
C4	47°42'59"	283.00'	235.68'	228.93'	S66°21'02"E
C5	56°22'11"	283.00'	278.43'	267.33'	N61°36'24"E



AREA SUMMARY

LOTS 1, 2 AND 3 = 18.16 AC. / 76%
DEEDED ROAD R.O.W. = 5.68 AC. / 24%
TOTAL = 23.84 AC. / 100%

CITY APPROVAL

This plat of C.L.M. RIVER ROAD I SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 6th day of May 2002.

[Signature] City Manager
[Signature] City Mayor

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.