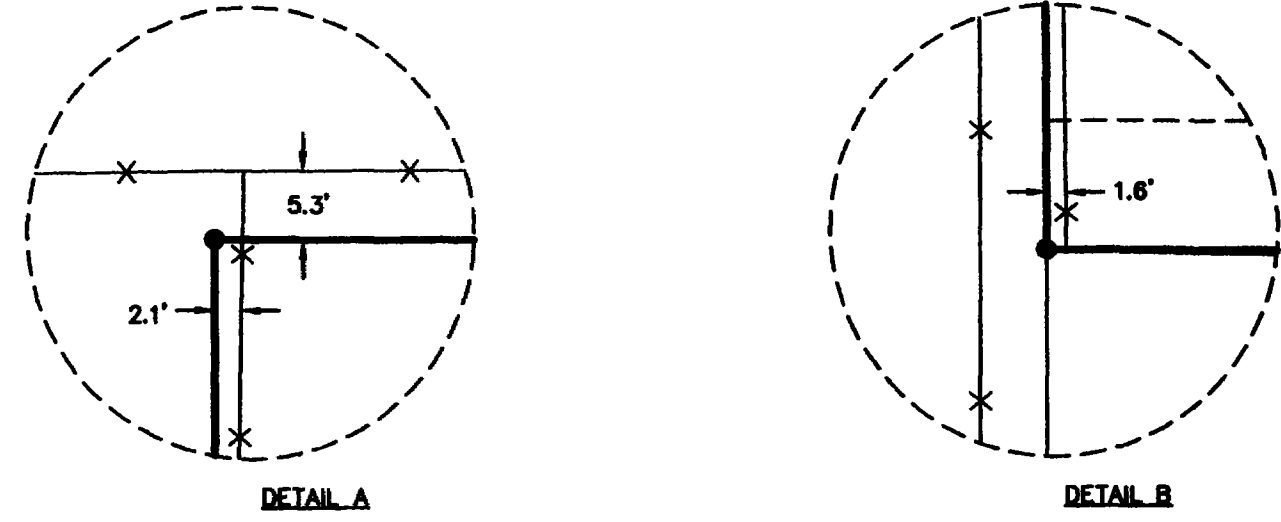


**BEAGLEY SIMPLE SUBDIVISION**  
SE 1/4 OF THE NW 1/4 OF SECTION 9, T.1 S., R.1 E., U.M.  
COUNTY OF MESA, STATE OF COLORADO

**AREA SUMMARY**

LOT 1	1.023 ACRES ±	40.3%
LOT 2	1.516 ACRES ±	59.7%
<b>TOTAL</b>	<b>2.539 ACRES ±</b>	<b>100%</b>



**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado }  
County of Mesa } ss  
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:51 P.M., on the 17th day of June, A.D. 2002 in Plat Book No. 19, Page No. 48, Reception No. 2061634, Drawer No. MM-28, Fees \$10.00

Mesa County Clerk and Recorder

Deputy

**CITY APPROVAL**

The Beagley Simple Subdivision, Filing Three is approved and accepted this 12 day of June, A.D. 2002.

*David A. Valley*  
City Manager  
*Curly Lewis Martz*  
Mayor

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Lawrence M. Beagley and Jolene E. Beagley being the sole owners in fee simple of all that real property described in the instrument recorded in Book 891 at Pages 694 through 695 in the records of the office of the Mesa County Clerk and Recorder, which is located in the SE 1/4 of the NW 1/4 of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, does hereby plat said real property under the name and style of BEAGLEY SIMPLE SUBDIVISION, in accordance with the plat shown hereon:

**DESCRIPTION OF BEAGLEY SIMPLE SUBDIVISION**

A tract of land located in the SE 1/4 of the NW 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more fully described as follows:

Beginning at the southeasterly corner of a tract of land, whence the C 1/4 corner of Section 9, Township 1 South, Range 1 East of the Ute Meridian bears S 00° 01' 22" E, 335.00 feet and considering the south line of the SE 1/4 of the NW 1/4, of said Section 9 to bear N 89° 50' 42" W, with all other bearings contained herein relative thereto;

1. Thence N 89° 50' 42" W, 330.30 feet;
2. Thence N 00° 00' 41" E, 335.00 feet;
3. Thence S 89° 50' 42" E, 330.10 feet;
4. Thence S 00° 01' 22" E, 335.00 feet to the point of beginning.

Beagley Simple Subdivision as described above contains 2.539 acres more or less.

That said owner does hereby dedicate, convey and set apart real property as shown and labeled on the accompanying plat as follows:

1. All Multi-purpose Easements shown hereon are dedicated and conveyed 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
2. All irrigation easements shown hereon are dedicated and conveyed to the owners of Lot 1 and Lot 2 hereby platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded in Book 2022 at Page 437 subject to further conditions and restrictions as may be set forth in that instrument.
3. All drainage easements shown hereon are dedicated and conveyed to the owners of Lot 1 and Lot 2 hereby platted as perpetual easements for the installation, operation, maintenance and repair of drainage facilities for the conveyance of runoff water which originated within the area hereby platted, through natural or man-made facilities above or below ground. Deed of conveyance recorded at Book 2022 at Page 437 subject to further conditions and restrictions as may be set forth in that instrument.

All easements include the right of ingress and egress on, along, over, under, 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 acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Lawrence M. Beagley and Jolene E. Beagley, have caused their names to be hereto subscribed this 12th day of June, A.D. 2002.

*Lawrence M. Beagley*  
Lawrence M. Beagley

*Jolene E. Beagley*  
Jolene E. Beagley

**ACKNOWLEDGMENT OF OWNERSHIP**

State of Colorado )  
County of Mesa ) ss

On this 12th day of June, A.D. 2002, before me the undersigned officer, personally appeared Lawrence M. Beagley and Jolene E. Beagley and acknowledged that they executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2-9-2006

*Francis Blumheller*  
Notary Public

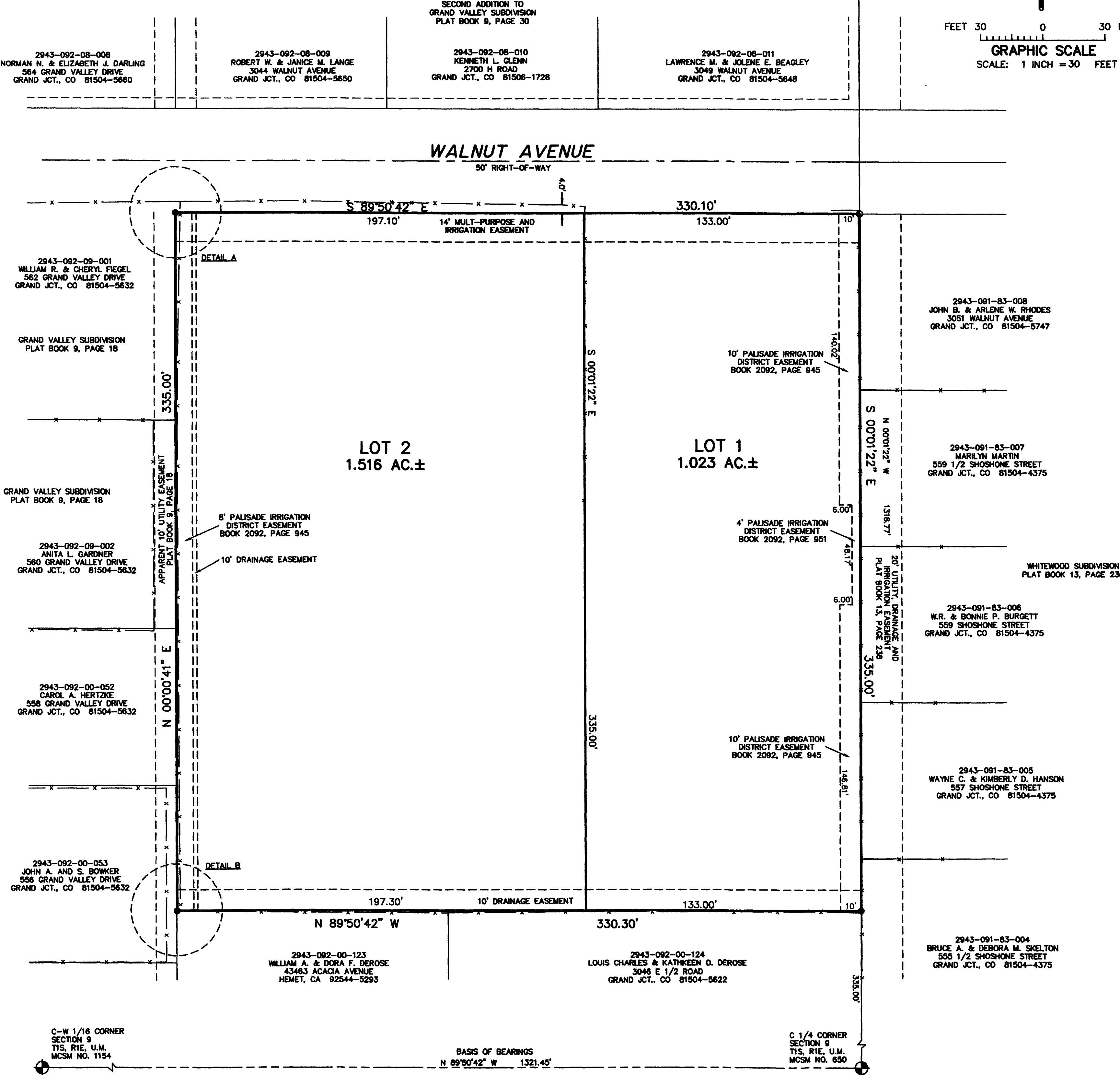
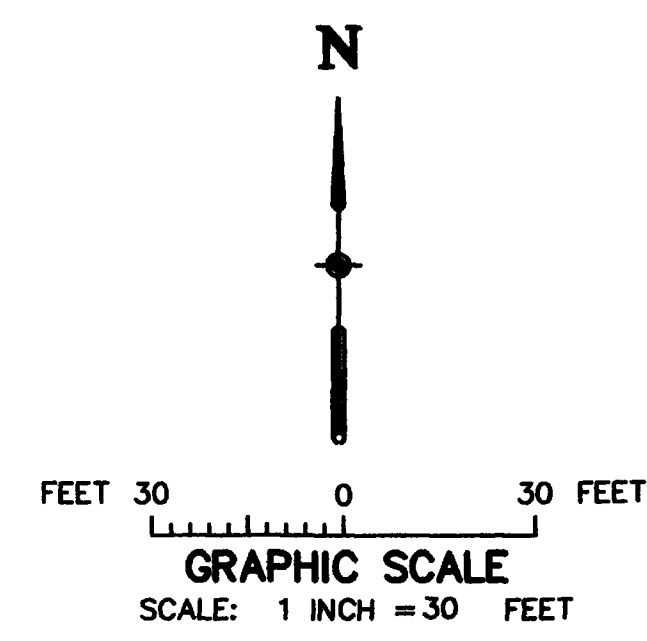


**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Beagley Simple Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 11 day of June, A.D. 2002.

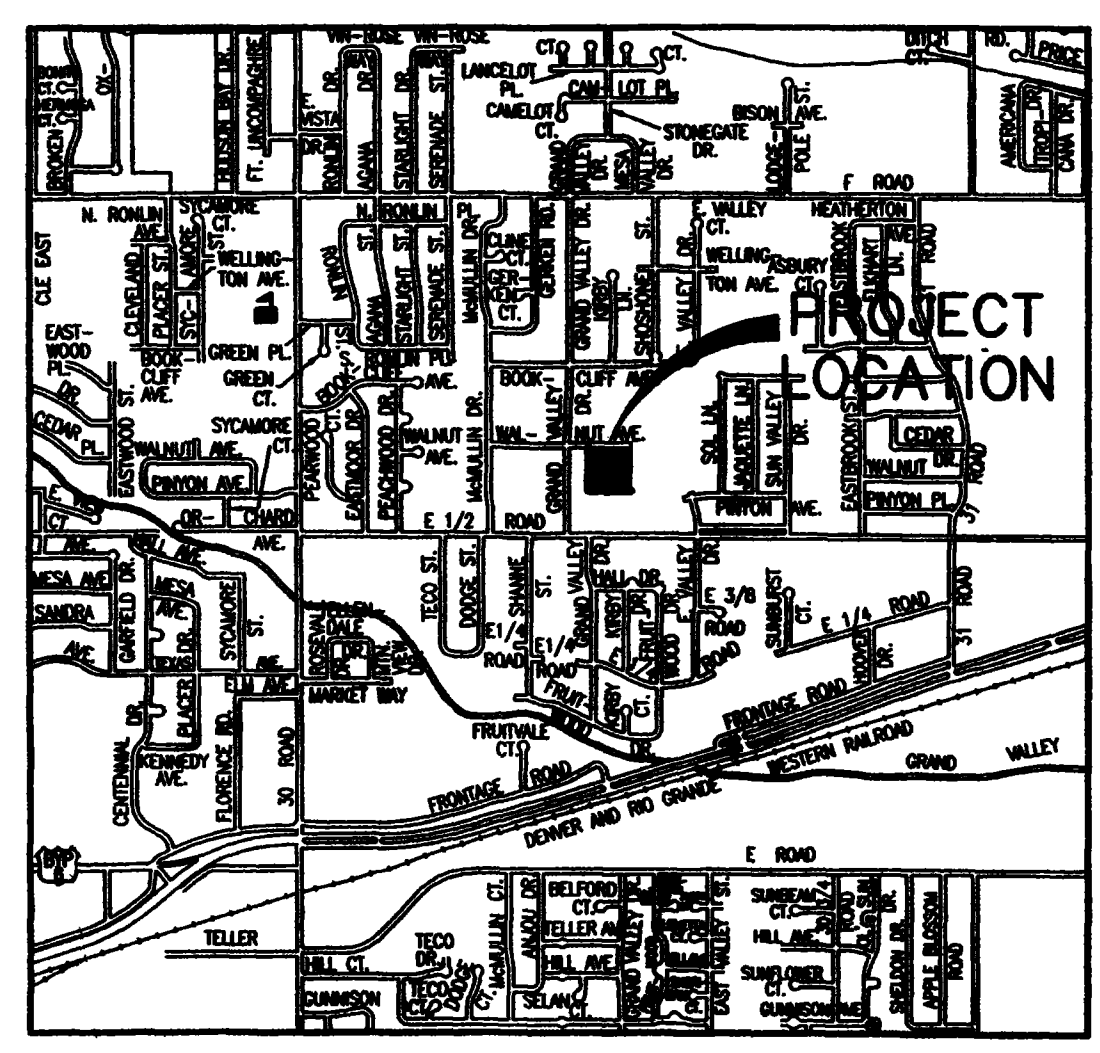
*Dean E. Ficklin*  
Dean E. Ficklin  
P.L.S., 19597



- NOTES:**
1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
  2. BASIS OF BEARINGS: Assume the south line of the SE 1/4 of the NW 1/4 of Section 9, Township 1 South, Range 1 East, Ute Meridian to bear N 89° 50' 42" W. Monuments on this line are indicated as shown on this Plat.
  3. Existing property corners which were recovered during this survey which were within 0.25 feet± proper location as shown by record.
  4. Easement and Title Information provided by Meridian Land Title, LLC, Title Commitment Number 56588, dated May 22, 2002.

**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED VISTA ENGR 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED DISMANT, PLS 10097
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.



**VICINITY MAP**

**BEAGLEY SIMPLE SUBDIVISION**  
SE 1/4 OF THE NW 1/4  
SECTION 9, T.1 S., R.1 E., U.M.  
COUNTY OF MESA, STATE OF COLORADO

**VISTA ENGINEERING CORP.**  
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 30'	4110-00-01	6-11-02	1 of 1