

EAGLE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Northwest Plateau Development Inc., is the owner of a parcel of land being a part of the SW1/4 SE1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, previously described in Book 2094 at Page 450 and also that part of the vacated portion of Cheyenne Drive, all of which is described as a result of survey as follows:

Commencing at a Mesa County survey marker for the northwest corner of the SW1/4 SE1/4 of said Section 24, from whence a Mesa County survey marker for the South 1/4 Corner of said Section 24 bears S00°03'20"W 1318.36 feet; thence S00°03'20"W 26.00 feet to a point on the northerly line of the street vacated by City Ordinance no. 3400 and the point of beginning; thence S89°53'30"E on said northerly line, 386.21 feet; thence S00°03'00"W 114.20 feet, thence S89°57'00"E 125.00 feet to the southeast corner of Lot 2 of Kelley Subdivision; thence S00°03'00"W on and through the westerly line of Lots 5, 7, 9 and 11 of Kelley Subdivision 518.96 feet to the southwest corner of Lot 11 of said Kelley Subdivision; thence departing said westerly line N89°54'30"W 511.27 feet to the southwest corner of the NW1/4 SW1/4 of said Section 24; thence N00°03'20"E 633.18 feet to the beginning.

[7.10 acres]

That said owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as Eagle Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, being Laguna Circle, and Laguna Drive 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 Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

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 sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Drainage and Irrigation Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots and tracts hereby platted as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tract A shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for, but not limited to, signage, landscaping, and other uses appurtenant to the enjoyment of the open space tract. Said tract is subject to a multi-purpose easement over the entire tract as dedicated hereon.

Tract B, shown hereon is hereby dedicated to the City of Grand Junction for the use of the public forever for purposes including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

Covenants, Conditions, and Restrictions are recorded by separate instruments in the office of the Mesa County Clerk and Recorder.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 21 day of JUNE A.D., 2002.

Steven Hejl
Northwest Plateau Development, Inc.
Steve Hejl, President

GENERAL NOTES

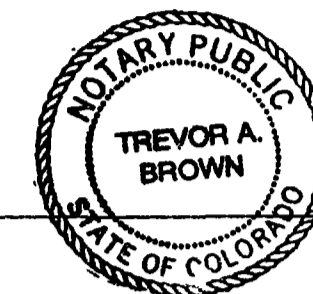
- Title information from Mesa County real property records and from CPR Title inc., case no. 01-05543, Commitment no. 01-05543, effective date 9/28/2001, and also Ownership & Encumbrance Report, PS02-014, effect. date 5/6/2002.
- Basis of bearings is S00°03'20"W 1318.36 feet, between Mesa County survey markers for the Northwest corner of the SW1/4 SE1/4 of Section 24 and the South 1/4 Corner of Section 24, Township 1 South, Range 1 West, of the Ute Meridian. Bearings are based on the MesaCo LCS.
- Orchard Mesa Irrigation easement recorded by separate instrument.

STATE OF COLORADO)
) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 21st day of JUNE A.D., 2002.
BY Northwest Plateau Development, Inc.
Steve Hejl, President

My commission expires: 6-23-2005

WITNESS MY HAND AND OFFICIAL SEAL.

Trevor A. Brown
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 10:51 o'clock A.M.,
this 18th day of July A.D., 2002, and is duly recorded as Reception
Number 2066525 in Plat Book 19, Page 71 through 72
inclusive. Drawer No. 1111-43

Clerk and Recorder _____ Deputy _____ Fees \$20.00

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 26th day of June A.D. 2002.

Mayor Cindy Enns-Marty City Manager [Signature]

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Eagle Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469



FOR CITY OF GRAND JUNCTION USE			
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:			
"Tract A", deed of grant, Easement", deed of grant,	Book <u>3103</u>	Page(s) <u>471</u>	
Irrigation Easement to Orchard Mesa Irrigation Co.,	Book <u>3103</u>	Page(s) <u>467</u>	
"Covenants, Conditions and Restrictions",	Book <u>3115</u>	Page(s) <u>138</u>	

	File Name: D:\1104\1104PLAT.DWG			
	EAGLE SUBDIVISION IN SW1/4 SE1/4 OF SECTION 24 IN T1S, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designed Drawn LC	Checked Date 12/21/01	Proj# Rev: 6/4/02	Sheet Of 2

EAGLE SUBDIVISION



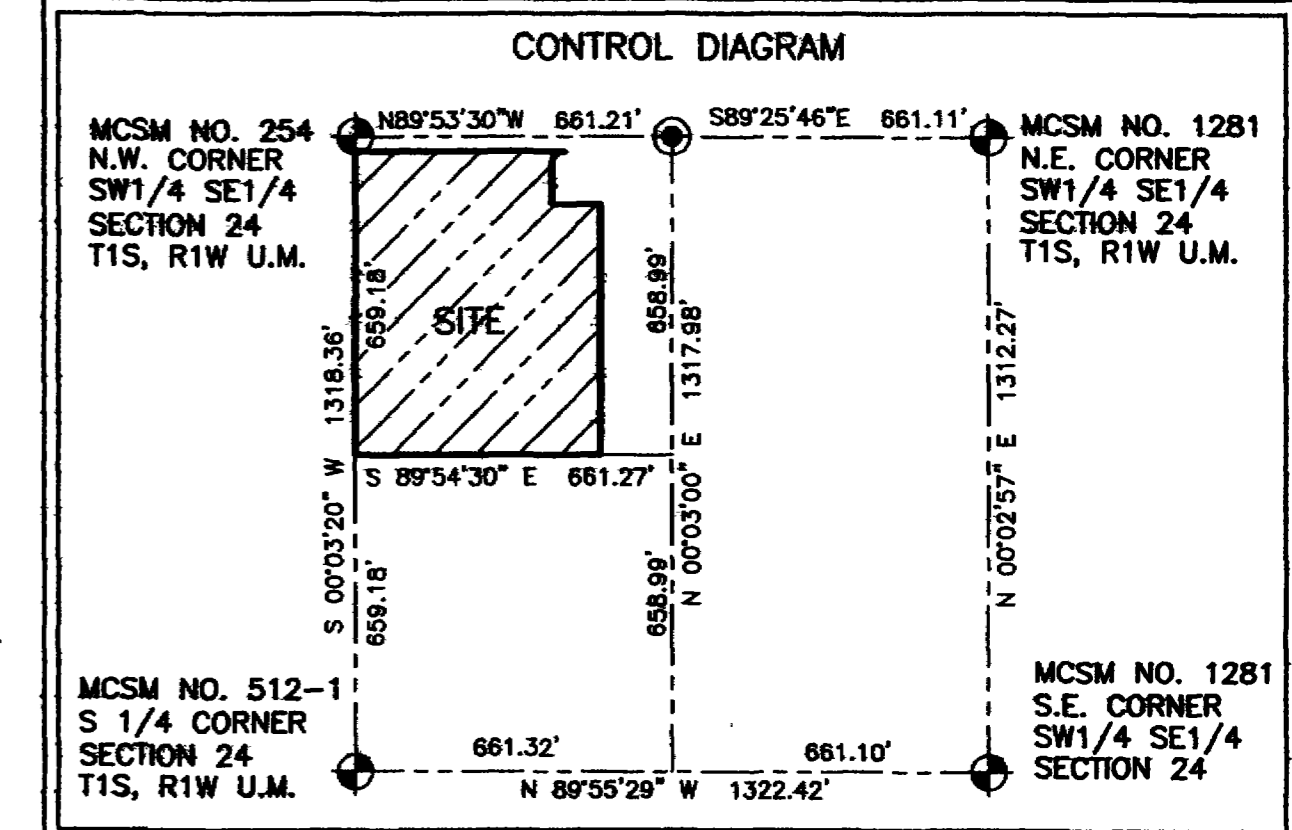
LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- ⊙ FOUND REBAR & CAP LS-11221
- ⊙ FOUND 1/2" REBAR (NO CAP)
- FOUND 5/8" REBAR (NO CAP)
- ⊗ SET REBAR & CAP (IN CONCRETE) STAMPED LS-18469

NOTE: LOT CORNERS SHALL BE MONUMENTED BY A COLORADO REGISTERED SURVEYOR PRIOR TO SALE OF ANY LOTS.

CURVE TABLE

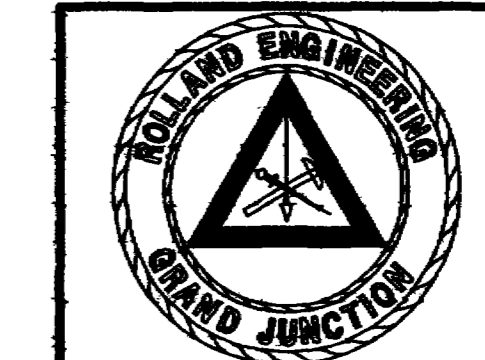
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	13.78'	13.52'	N 70°17'28" E	39°31'04"	7.18'
C2	50.00'	147.51'	99.54'	S 44°57'00" E	169°02'07"	520.95'
C3	50.00'	43.39'	42.04'	N 75°23'40" E	49°43'28"	23.17'
C4	50.00'	31.49'	30.97'	S 61°42'01" E	36°05'09"	16.29'
C5	50.00'	35.67'	34.92'	S 23°13'12" E	40°52'30"	18.63'
C6	50.00'	36.96'	36.12'	S 18°23'33" W	42°21'00"	18.37'
C7	20.00'	13.78'	13.52'	S 19°48'32" W	39°31'04"	7.18'
C8	30.00'	47.12'	42.43'	N 44°57'00" W	90°00'00"	30.00'
C9	30.00'	47.12'	42.43'	S 44°57'00" E	90°00'00"	30.00'
C10	78.00'	147.26'	126.34'	S 50°06'53" E	108°10'13"	107.69'
C11	78.00'	32.79'	32.55'	S 08°04'20" E	24°05'06"	16.64'
C12	78.00'	45.20'	44.57'	S 36°42'55" E	33°12'02"	23.25'
C13	78.00'	38.48'	38.08'	S 06°50'18" E	27°02'48"	18.76'
C14	78.00'	32.45'	32.22'	N 87°43'09" E	23°50'19"	15.46'
C15	52.00'	12.93'	12.90'	N 82°55'30" E	14°15'00"	6.50'
C16	52.00'	12.93'	12.90'	S 82°49'30" E	14°15'00"	6.50'
C17	78.00'	147.33'	126.39'	N 50°11'14" E	108°13'31"	107.80'
C18	78.00'	29.23'	29.05'	S 86°26'02" E	21°28'03"	14.79'
C19	78.00'	47.65'	46.91'	N 65°19'59" E	34°59'54"	24.59'
C20	78.00'	38.48'	38.08'	N 33°19'59" E	29°00'07"	20.17'
C21	78.00'	30.98'	30.78'	N 07°27'12" E	22°45'27"	15.70'
C22	30.00'	47.12'	42.43'	N 45°03'00" E	90°00'00"	30.00'
C23	52.00'	81.68'	73.54'	S 44°57'00" E	90°00'00"	52.00'
C24	52.00'	81.68'	73.54'	S 44°57'00" E	90°00'00"	52.00'
C25	52.00'	81.68'	73.54'	N 45°03'00" E	90°00'00"	52.00'
C26	150.00'	72.74'	72.03'	N 13°50'50" W	27°47'39"	37.11'
C27	180.00'	87.50'	86.64'	N 13°49'05" W	27°51'09"	44.63'
C28	128.00'	62.09'	61.49'	N 13°50'50" W	27°47'39"	31.67'
C29	128.00'	52.88'	52.51'	N 11°47'13" W	23°40'25"	26.83'
C30	128.00'	9.21'	9.20'	N 25°41'02" W	04°07'14"	4.60'
C31	202.00'	98.20'	97.23'	N 13°49'05" W	27°51'09"	50.09'
C32	202.00'	68.56'	68.22'	N 17°52'45" W	19°43'48"	35.13'
C33	202.00'	28.61'	28.61'	N 03°57'11" W	08°07'21"	14.34'
C34	172.00'	83.44'	82.62'	N 13°49'05" W	27°47'39"	42.58'
C35	172.00'	41.59'	41.59'	N 06°53'37" W	13°53'14"	20.95'
C36	172.00'	41.75'	41.65'	N 20°47'27" W	13°54'25"	20.98'
C37	158.00'	76.81'	76.05'	N 13°49'05" W	27°51'09"	38.18'
C38	158.00'	33.52'	33.45'	N 21°40'02" W	12°09'14"	16.82'
C39	158.00'	43.29'	43.16'	N 07°44'28" W	15°41'55"	21.78'



SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Eagle Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
 Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469



ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

File Name: D:\1104\1104BASE.DWG

EAGLE SUBDIVISION

IN SW1/4 SE1/4 OF SECTION 24
 IN T1S, R1W, OF THE UTE MERIDIAN
 MESA COUNTY COLORADO

Designed	Checked	RAM	Proj#	1104	Sheet	2	
Drawn	LC	Date	12/21/01	Rv	6/03/02	Of	2

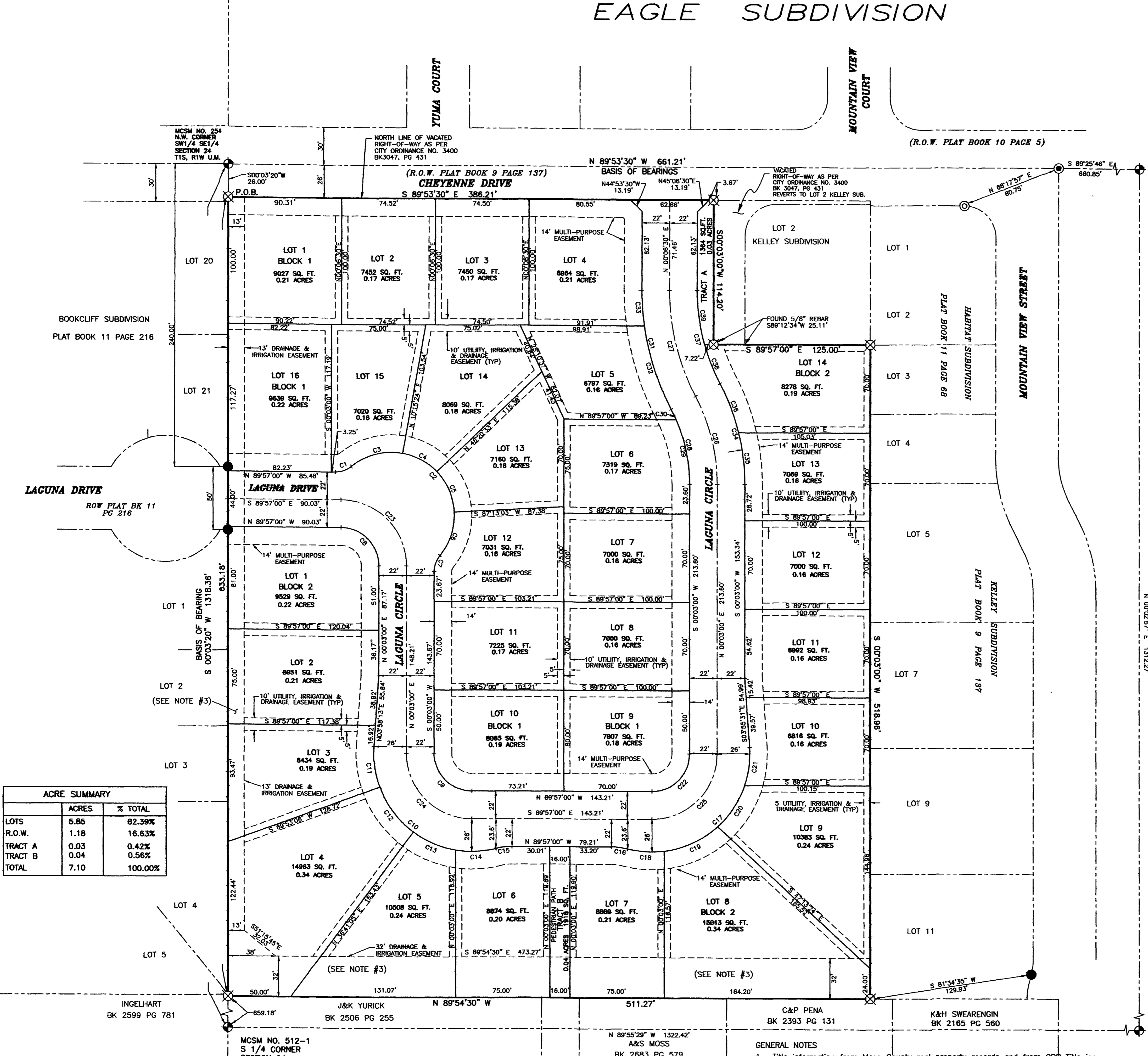
ACRE SUMMARY

	ACRES	% TOTAL
LOTS	5.85	82.39%
R.O.W.	1.18	16.63%
TRACT A	0.03	0.42%
TRACT B	0.04	0.56%
TOTAL	7.10	100.00%

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.

GENERAL NOTES

- Title information from Mesa County real property records and from CPR Title inc., case no. 01-05543, Commitment no. 01-05543, effective date 9/28/2001, and also Ownership & Encumbrance Report, PS02-014, effect. date 5/6/2002.
- Basis of bearings is S00°03'20"W 1318.36 feet, between Mesa County survey markers for the Northwest corner of the SW1/4 SE1/4 of Section 24 and the South 1/4 Corner of Section 24, Township 1 South, Range 1 West, of the Ute Meridian. Bearings are based on the MesaCo LCS.
- Orchard Mesa Irrigation easement recorded by separate easement.



MCSM NO. 1281
 N.E. CORNER
 SW1/4 SE1/4
 SECTION 24
 T1S, R1W U.M.

MCSM NO. 1281
 S.E. CORNER
 SW1/4 SE1/4
 SECTION 24
 T1S, R1W U.M.