

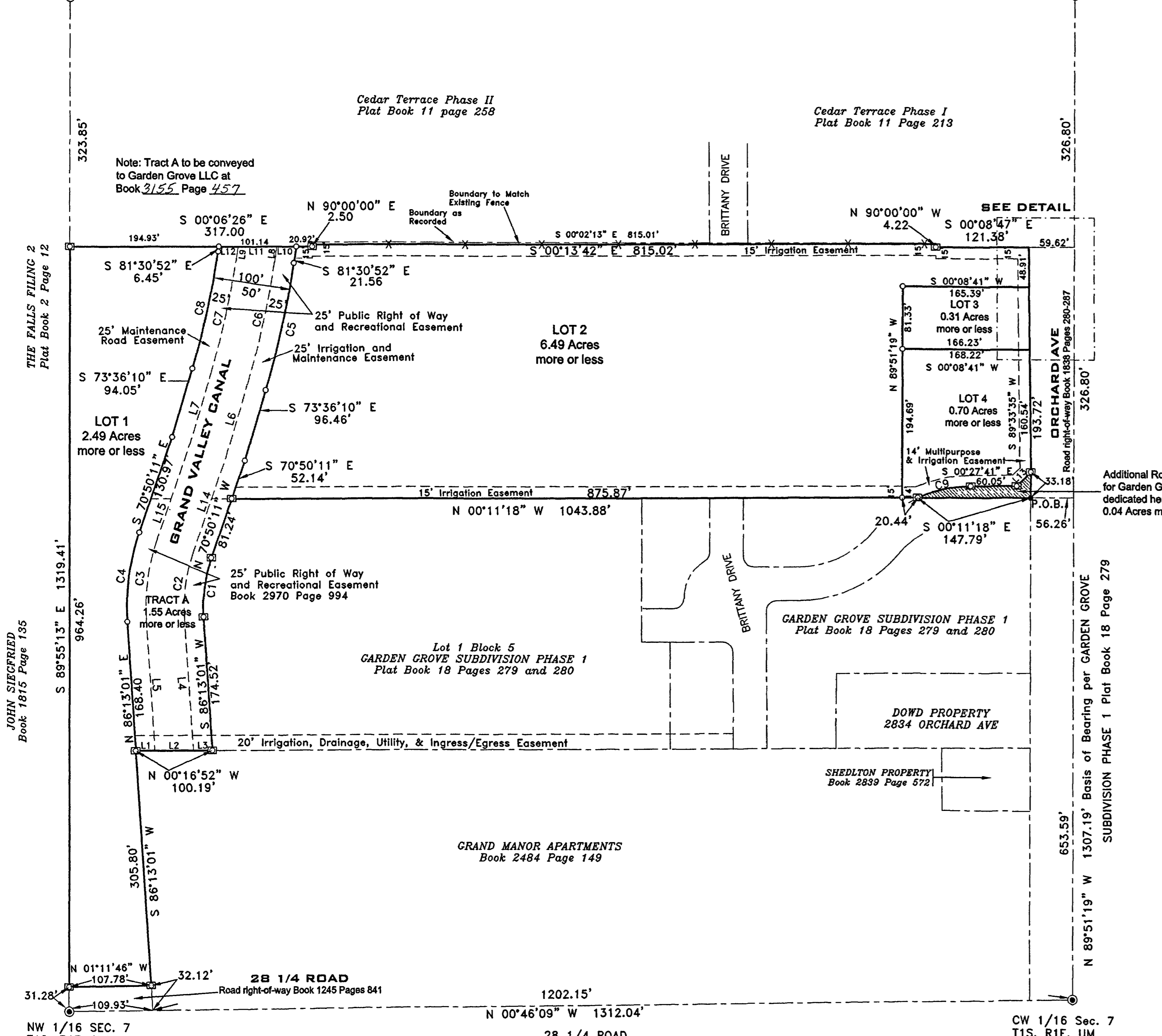
DERE'S SIMPLE SUBDIVISION

A REPLAT OF A PORTION OF GARDEN GROVE SUBDIVISION (PHASE I)

C-1/16 Sec. 7
T1S, R1E, UM

N 00°14'06" W 1313.39'

C1/4 Sec. 7
T1S, R1E, UM



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M.
this 16th day of September A.D. 2002

Clerk and Recorder Deputy
Drawer No. MM-70 Fees \$10.00 Reception 2071520

CITY OF GRAND JUNCTION APPROVAL

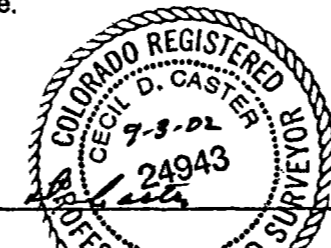
This plat of DERE'S SIMPLE SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado was approved this 15th day of September A.D. 2002

City Manager Ruby Rickard President of City Council Stanford Richard Dere

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of DERE'S SIMPLE SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



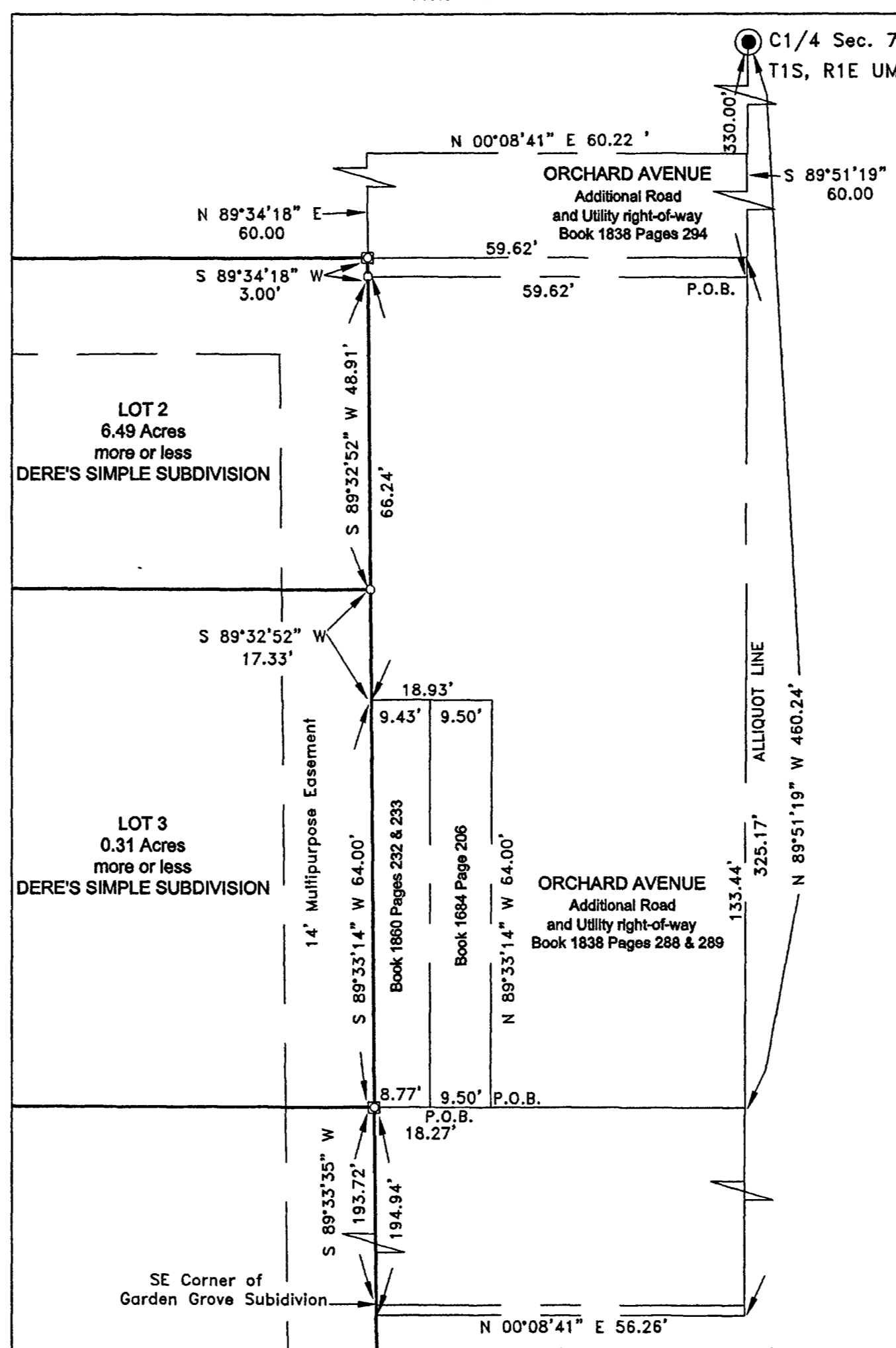
Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing: A bearing of S89°51'19"E is shown between the C 1/4 corner and the CW 1/16 corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian on the plat of Garden Grove Subdivision Phase 1, recorded in Plat Book 18 at Page 229 in the Mesa County Clerk and Recorder's Office.

Additional Road right-of-way for Garden Grove Court dedicated hereon 0.04 Acres more or less.

DETAIL

Scale 1"=20'



DEDICATION:

Know all men by these presents that Stanford Richard Dere, Arvella Jean Dere and Garden Grove LLC are the owners of the real property as described in Book 2413 at Pages 487 and 488, Book 3019 at Page 178 and Book 3008 at Page 109, in the Mesa County Clerk and Recorder's Office. Said real property being described by metes and bounds as:

A Tract or Parcel of Land situated in the NW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows: Beginning at the SE corner of Garden Grove Subdivision Phase 1 with the line between the C1/4 corner and the CW 1/16 of said Section recorded as bearing N89°51'19"W in Plat Book 18 at Page 229 in the Mesa County Clerk and Recorder's Office and all bearings recorded herein to be relative thereto; thence N00°11'18"W 1043.88 feet along the East line of said Garden Grove Subdivision to the South right of way of the Grand Valley Canal; thence along said South right of way, N70°50'11"W 81.24 feet; thence along the arc of a curve to the left 78.73 feet with a central angle of 22°56'48", radius of 196.71 feet and whose long chord bears N82°18'35"E 78.26 feet; thence S85°13'01"W 174.52 feet; thence leaving said South right of way N00°16'52"W 100.19 feet to the North right of way of said Grand Valley Canal; thence along said North right of way said Canal S85°13'01"W 305.80 feet to the East right of way of 28 1/4 Road; thence along said East right of way N01°11'49"W 107.78 feet to the North line of the SE 1/4 NW 1/4 of said Section 7; thence along said North line S89°55'13"E 964.28 feet; thence leaving said North line S00°06'26"E 317.00 feet; thence N00°00'00"E 2.50 feet to an existing fence; thence along said fence S00°13'42"E 815.02 feet; thence leaving said fence N90°00'00"W 4.22 feet; thence leaving said fence S00°08'47"E 121.38 feet to the North right of way of Orchard Avenue as recorded in Book 1838 at Page 294 and Book 1838 Pages 288 and 299; thence along said North right of way S89°34'18"W 3.00'; thence S89°32'52"W 66.24 feet; thence S89°33'14"W 64.00 feet; thence S89°33'35"W 193.72' to the point of beginning, Mesa County, Colorado. Tract or Parcel contains 11.59 acres more or less.

That said owners has caused that real property to be laid out and surveyed as DERE'S SIMPLE SUBDIVISION.

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

All Multipurpose Easements to the City of Grand Junction for the use of the 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.

All Streets and right-of-way to the City of Grand Junction for the use of the public forever.

All Irrigation Easements to an association if formed now or later for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partition able), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water in Book 2155 Page 459.

All areas labeled as Public Right of Way and Recreational Easements to the City of Grand Junction, for the use and benefit of the City and for the use and benefit of the General Public as non-exclusive Perpetual Easements for ingress, egress and the use for public pedestrian, walking, bicycling and other non-motorized uses, on along, over, through and across said Easements. Such Easements shall include the right for the City to construct, install, operate, maintain and repair recreational and trails facilities, including, but not limited to, asphalt or other permanent surface improvements, together with signs, markers, fences, barricades and other appurtenances, and shall include the right to enter said premises with workers and equipment to properly maintain the same. Additionally, the City of Grand Junction and other emergency services shall be authorized to utilize said Easements for motorized emergency and maintenance vehicles and equipment for the purpose of providing emergency and maintenance services (fire, police and ambulance).

All easements include the right of ingress and egress on, along, over, under, through and across by 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 owner of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS has caused his name to be hereunto subscribed

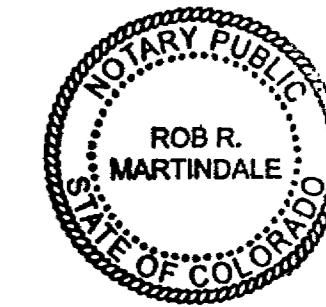
this 3rd day of September A.D. 2002

Ray Rickard Stanford Richard Dere
Ray Rickard (Garden Grove LLC) Stanford Richard Dere
Arvella Jean Dere
Arvella Jean Dere

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 3rd day of September AD 2002 by Ray Rickard, Stanford Richard Dere and Arvella Jane Dere.

My commission expires 3/26/2005
Rob R. Martindale
Notary Public



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.

DERE'S SIMPLE SUBDIVISION
A REPLAT OF A PORTION OF
GARDEN GROVE SUBDIVISION PHASE I)
Located in the NW 1/4 of Section 7,
Township 1 South, Range 1 East, of the
Ute Meridian.

DESIGNED _____ FIELD APPROVAL BKH
DRAWN RM TECHNICAL APPROVAL _____
CHECKED CDC APPROVED 8/29/02

PREPARED FOR: Ray Rickard JOB NO. 02-11

LINE	BEARING	DISTANCE
L1	S 00°16'52" E	25.05'
L2	S 00°16'52" E	50.09'
L3	N 00°16'52" W	25.05'
L4	S 86°13'01" W	172.99'
L5	S 86°13'01" W	169.93'
L6	S 73°36'10" E	94.05'
L7	S 73°36'10" E	94.05'
L8	N 81°30'52" W	17.78'
L9	S 81°30'52" E	10.23'
L10	N 00°06'26" E	25.29'
L11	S 00°06'26" E	50.58'
L12	S 00°06'26" E	25.29'
L13	N 45°09'58" W	25.04'
L14	S 70°50'11" E	134.59'
L15	N 70°50'11" W	132.18'

AREA SUMMARY	
Lots	9.99 acres = 86%
Additional R.O.W.	0.05 acres = 1%
Canal Tract	1.55 acres = 13%
Total	11.59 acres = 100%

- LEGEND**
- ◆ = Found Mesa County Survey Marker
 - = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
 - ◇ = Found B.L.M. Monument
 - = Found PK Nail, Replaced with PK Nail and metal tag, PLS 24943.
 - = Found No. 5 Rebar except as noted
 - ⊙ = Set No. #6 Rebar and Aluminum Cap "Monument P.L.S. 24949"
 - = Set monument in concrete

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	196.71'	78.78'	78.26'	S 82°18'35" E	22°56'48"	39.93'
C2	221.71'	88.79'	88.20'	S 82°18'35" E	22°56'48"	45.00'
C3	271.71'	108.82'	108.09'	S 82°18'35" E	22°56'48"	55.15'
C4	296.71'	118.83'	118.04'	S 82°18'35" E	22°56'48"	60.22'
C5	1227.54'	169.50'	169.37'	S 77°33'31" E	07°54'42"	84.89'
C6	1202.54'	166.05'	165.92'	S 77°33'31" E	07°54'42"	83.16'
C7	1152.54'	159.15'	159.02'	S 77°33'31" E	07°54'42"	79.70'
C8	1127.54'	155.69'	155.57'	S 77°33'31" E	07°54'42"	77.97'
C9	172.00'	72.05'	71.52'	S 12°27'12" E	23°59'59"	

