

DURANGO ACRES SUBDIVISION FILING ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, The Jack D. McLaughlin Revocable Trust, dated December 9, 1996, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book _____ at Page _____ of the Mesa County Clerk and Recorders Office, and being situated in the SW/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Commencing at the W1/4 Corner of Section 30, T1S, R1E, U.M. and considering the North line of the NW1/4 SW1/4 Section 30, T1S, R1E, U.M. to bear S89°54'29"E and all bearings contained herein to be relative thereto;
 thence S00°02'57"E 50.00 feet along the West line of the NW1/4 SW1/4 Sec. 30 to the south right-of-way line for B1/2 Road;
 thence S89°54'29"E 33.00 feet along the South right-of-way line for B1/2 road to the POINT OF BEGINNING;
 thence S89°54'29"E 1229.03 feet along the South right-of-way line for B1/2 Road to the intersection with the West line of Tract "A" ARROWHEAD ACRES II as recorded in Plat Book 17 at Pages 192 and 193 of the Mesa County Clerk and Recorder's Office;
 thence along the West line of Tract "A" ARROWHEAD ACRES II the following five (5) courses and distances:
 1. S00°04'15"W 11.67 feet;
 2. thence along a curve turning to the right with an arc length of 75.21 feet, with a radius of 870.00 feet, and whose chord bears S02°32'50"W 75.19 feet;
 3. thence S05°01'27"W 125.89 feet;
 4. thence along a curve turning to the left with an arc length of 80.41 feet, with a radius of 930.00 feet, and whose chord bears S02°32'50"W 80.38 feet;
 5. thence S00°04'15"W 60.48 feet;
 thence leaving the West line of Tract "A" N89°54'29"W 1210.70 feet to the East right-of-way line for 28 Road;
 thence N00°02'57"W 353.00 feet along the East right-of-way line for 28 Road to the POINT OF BEGINNING, containing 9.88 acres as described.

That said owner has caused the said real property to be laid out and surveyed as DURANGO ACRES SUBDIVISION FILING ONE, 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, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right-of-way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.
 - All Utility Easements to the City of Grand Junction for the use of City-approved: public utilities 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 sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
 - All Multi-purpose easements 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 sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.
 - All Irrigation Easements to an association if formed now or later for the benefit of the owners, or if not 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 irrigation systems and to supply and drain irrigation water. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 2223, Page 142.
 - All Orchard Mesa Drainage District Easements to the Orchard Mesa Drainage District, its successors and assigns, for the installation operation, maintenance and repair of Orchard Mesa Drainage District facilities.
 - Tracts "A", & "B" are dedicated to the Owners Association, if formed or in the future, of if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for (as applicable to the project/tract): (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwaters; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2223, Page 142 subject to further conditions and restrictions as may be set forth in that instrument.
 - All Ingress/Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for Ingress and Egress purposes for the use of said Lot or Tract owners, their guests, and invitees, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 2223, Page 142, subject to further conditions and restrictions as may be set forth in that instrument.
 - Tract "C" is dedicated to the Owners Association, SUBJECT TO a utility easement to the City of Grand Junction for the use of City-approved: public utilities 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 sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
- All Tracts/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, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided, however, that the beneficiaries/owners 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.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25th day of NOVEMBER, A.D., 2002.

The Jack D. McLaughlin Revocable Trust
 The Jack D. McLaughlin Revocable Trust, dated December 9, 1996
 By: *Jack D. McLaughlin*

STATE OF COLORADO }
 COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 25th day of November, A.D., 2002, by *Jack D. McLaughlin*

11-18-03
 My commission expires:

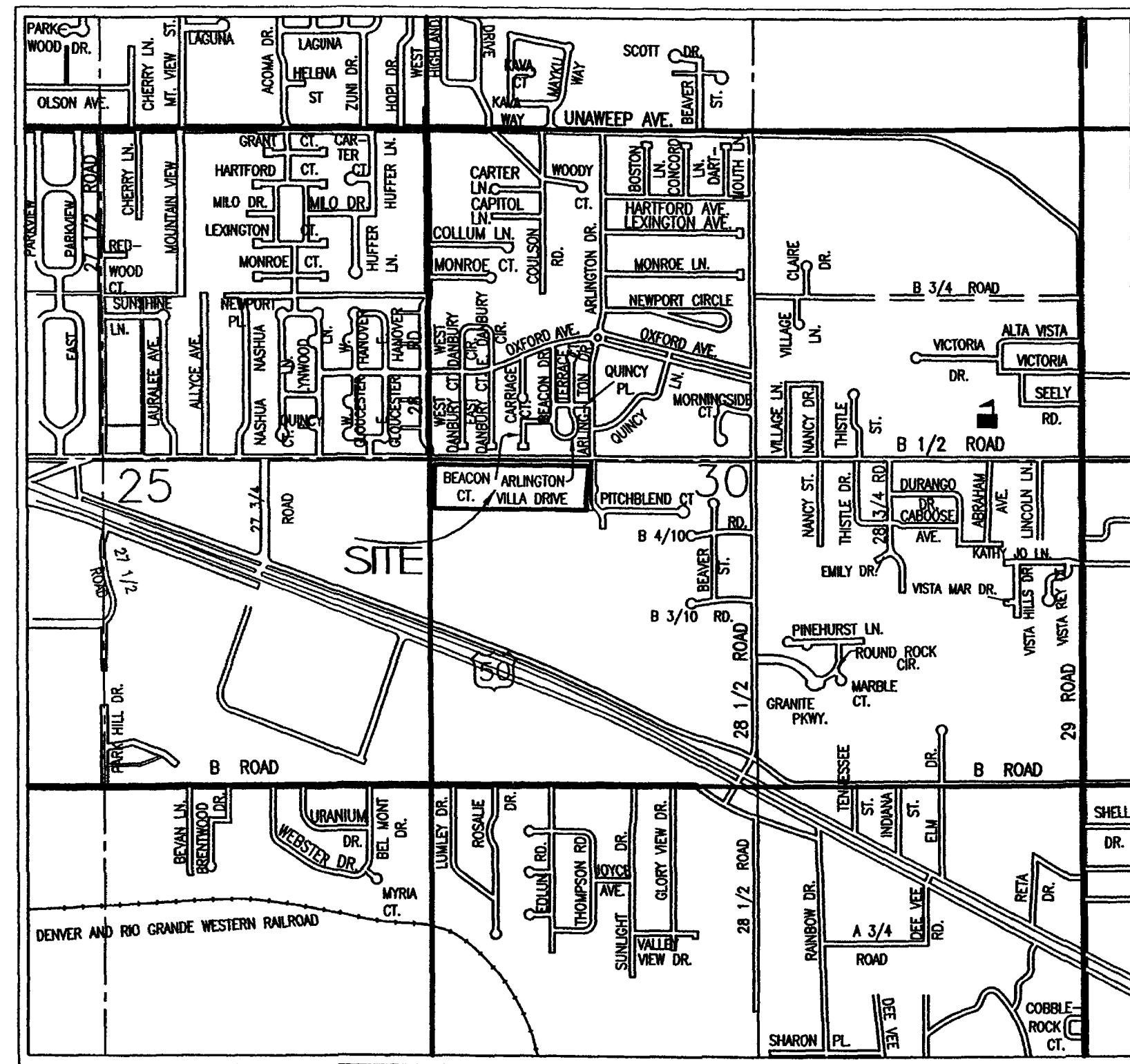
Patti J. Brewington
 Notary Public
 Address 1018 Colorado Ave. Grand Junction, CO



DURANGO ACRES SUBDIVISION FILING ONE

FINAL PLAT		
SITUATED IN THE SW1/4 SECTION 30, T1S, R1E, UTE MERIDIAN		
FOR: Jerry Slaugh	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: EG (GPS)
SCALE: N/A		DRAWN BY: MEM
DATE: 11/19/2002		ACAD ID: DASdedF1
		SHEET NO. 1 of 2
		FILE: 2001-278

NOVEMBER 2002



LOCATION MAP
 NOT TO SCALE

CITY APPROVAL

This plat of DURANGO ACRES SUBDIVISION FILING ONE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this _____ day of _____ A.D., 2002.

[Signature]
 City Manager

[Signature]
 President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } S.S.

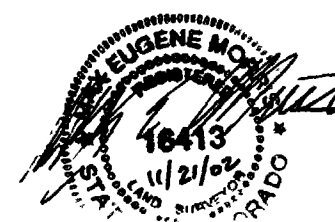
I hereby certify that this instrument was filed in my office at 4:25 o'clock P.M. this 6th day of December, A.D., 2002, and is duly recorded in Plat Book No. 19, Page 185, 186

Reception No. 2091363 Drawer No. NN-15 Fees: \$ 20.00 + \$1.00

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of DURANGO ACRES SUBDIVISION FILING ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris, Q.E.D. Surveying Systems Inc.
 Colorado Registered Professional Land Surveyor L.S. 16413



Date

