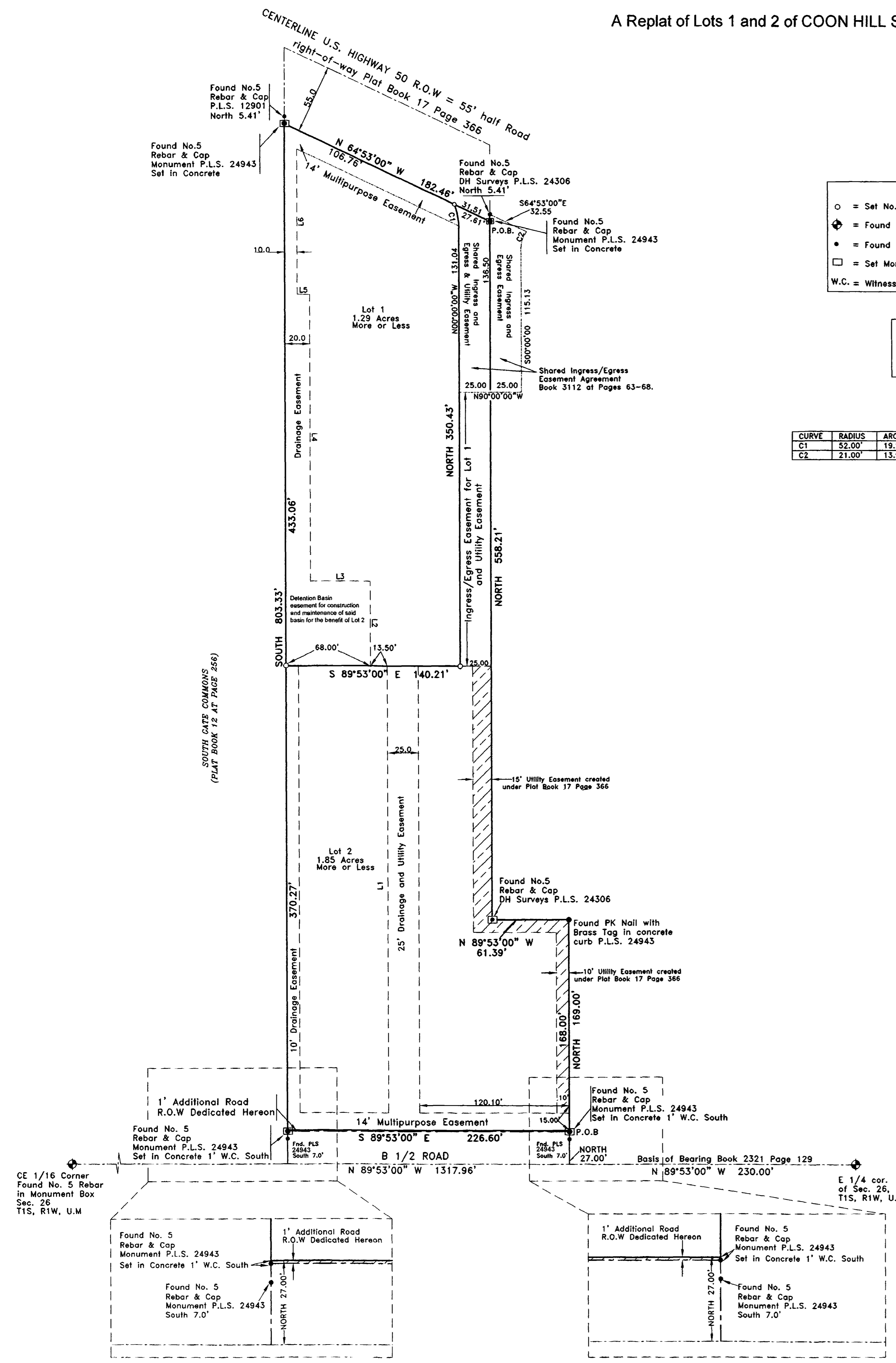


# COON HILL II SUBDIVISION

A Replat of Lots 1 and 2 of COON HILL SUBDIVISION PLAT BOOK 17, PAGE 366 CITY OF GRAND JUNCTION



**LEGEND**

- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- ◆ = Found Mesa County Survey Monument
- = Found No. 5 Rebar (Monument PLS 24943) except were as noted
- = Set Monument in Concrete
- W.C. = Witness Corner 1' South of actual property corner

**AREA SUMMARY**

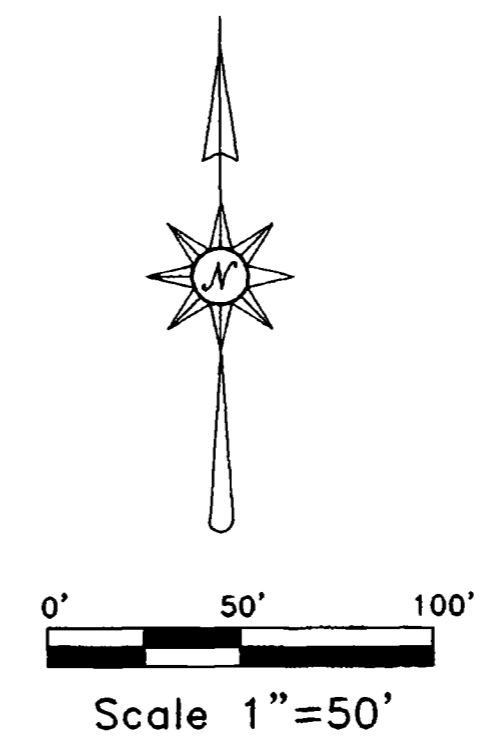
LOTS	3.14 Acres = 99.6%
STREET DEDICATED R.O.W	0.01 Acres = 0.4%
TOTAL	3.15 Acres = 100%

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	52.00'	19.28'	19.17'	S 10°37'12" E	21°14'23"	9.75'
C2	21.00'	13.97'	13.71'	N 19°03'13" E	38°06'25"	7.25'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°00'00" E	356.27'
L2	N 00°00'00" W	68.00'
L3	N 89°53'00" W	48.00'
L4	N 00°00'00" W	229.00'
L5	N 90°00'00" W	10.00'
L6	N 00°00'00" W	115.95'



**LIEN HOLDER APPROVAL**

Representative: Clay H. Tuttle, S.V.P.

STATE: Colorado ) SS

COUNTY OF: Mesa )

The foregoing instrument was acknowledged before me this 30th day of April AD 2003

My commission expires 03/01/2004

Notary Public: [Signature]

**SURVEYOR'S CERTIFICATE** My Commission Expires 03/01/2004

I Cecil D. Caster, do hereby certify that the accompanying plat of COON HILL II 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: Book 2321 at Page 129 indicates a bearing of N89°53'W on the South line of the NE ¼ of Section 26, Township 1 South, Range 1 East of the Ute Meridian and was used as the basis of bearing.

Note: Access to Lot 2 will be restricted to U.S. Highway 50 only. Absolutely no access from or onto B1/2 Road will be allowed.

**DEDICATION:**  
KNOW ALL MEN THESE PRESENTS:  
That COON HILL LLC, Ben D. Hill and Faith M. Hill are the owners of that real property as recorded in Book 2458 at Page 269 & 270 and Book 3188 at Page 171 of COON HILL SUBDIVISION in the Mesa County Clerk and Recorder's Office.

Said real property being described as: Commencing at the East ¼ corner of Section 26, Township 1 South, Range 1 West of the Ute Meridian; thence N89°53'W for 230 feet; thence North 27 feet to the POINT OF BEGINNING; thence North for 169 feet; thence N89°53'W for 61.39 feet; thence North for 558.14 feet to a point on the South right-of-way for U.S. Highway 50; thence N64°53'W along said right-of-way 182.46 feet; thence South for 803.33 feet to a point on the North right-of-way of B1/2 Road; thence S89°53'E along said right-of-way for 226.60 feet to the point of beginning, Mesa County, Colorado.

That said owners have caused that real property to be laid out and surveyed as COON HILL II SUBDIVISION.

That said owners do hereby dedicate and set apart that real property as shown and labeled on the accompanying plats follows:

All right-of-ways to the City of Grand Junction

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 by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

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 Utility 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 Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground

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's 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 have caused their names to be hereunto subscribed  
this 27th day of February AD. 2003

COON HILL, A COLORADO LIMITED LIABILITY COMPANY (LLC)

By: Ben D. Hill, Managing Member Coon Hill LLC (Lot 1)  
Owner of Lot 2

By: Faith M. Hill, Owner of Lot 2  
Faith M. Hill Owner of Lot 2

STATE OF COLORADO ) SS  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27 day of February AD 2003 By Ben D. Hill, Managing Member Coon Hill LLC and Faith M. Hill

My commission expires 9/10/05

Kay L. Jay  
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 10:13 O'clock AM  
this 7th day of May AD. 2003 BOOK 19 Page 318

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_  
Drawer No. NN-100 Fees \$10.00 + \$1.00

**CITY OF GRAND JUNCTION APPROVAL**

This plat of COON HILL SUBDIVISION in the City of Grand Junction, Mesa County, Colorado was approved this 1st day of May AD. 2003

[Signature]  
City Manager

[Signature]  
President of City Council

**Monument Surveying Co**  
741 Road Ave  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4674

DESIGNED: \_\_\_\_\_ FIELD APPROVAL: BKH  
DRAWN: RM & CDC TECHNICAL APPROVAL: \_\_\_\_\_  
CHECKED: CDC APPROVED: 2/27/03

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 of hereon.