

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That John A. Usher is the owner of that real property located in part of the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$), Section 4, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2193, Page 926 and Book 1616, Page 701.)

COMMENCING at the Southwest Corner of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado whence the Northwest Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ bears North 00 degrees 03 minutes 16 seconds West, a distance of 1320.35 feet for a basis of bearings with all bearings contained herein relative thereto; thence North 00 degrees 03 minutes 16 seconds West, a distance of 43.88 feet to the North line of the F $\frac{1}{2}$ Road right-of-way as described in Book 4081, Pages 330 through 332, the POINT OF BEGINNING; thence North 00 degrees 03 minutes 16 seconds West, a distance of 1276.45 feet, along said West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, to the Northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4; thence North 89 degrees 59 minutes 16 seconds East, a distance of 1320.30, along the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4; thence South 00 degrees 00 minutes 16 seconds West, a distance of 955.71 feet, along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4; thence South 89 degrees 54 minutes 52 seconds West, a distance of 132.00 feet; thence South 00 degrees 00 minutes 15 seconds West, a distance of 330.48 feet, to a point on said North right-of-way line of F $\frac{1}{2}$ Road; thence along said North right-of-way line the following two (2) courses: (1) along a curve to the left, having a delta angle of 09 degrees 41 minutes 20 seconds, with a radius of 800.00 feet, an arc length of 135.28 feet, with a chord bearing of North 85 degrees 14 minutes 27 seconds West, with a chord length of 135.12 feet; (2) South 89 degrees 54 minutes 55 seconds West, a distance of 1052.34 feet, to a point on the West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, the POINT OF BEGINNING.

Said parcel containing an area of 37.690 acres, as described.

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 CANYON VIEW NORTH SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Junction Drainage District to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Tracts/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, 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 said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owner hereby declares there are no lienholders of record to herein described real property.

IN WITNESS WHEREOF, said owner, John A. Usher, has caused his name to be hereunto subscribed this 26th day of DEC, A.D. 2006

by: John A. Usher
John A. Usher

NOTARY PUBLIC'S CERTIFICATE

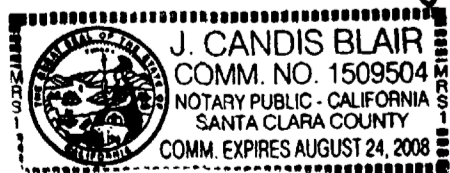
STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by John A. Usher, this 26th day of December A.D., 2006

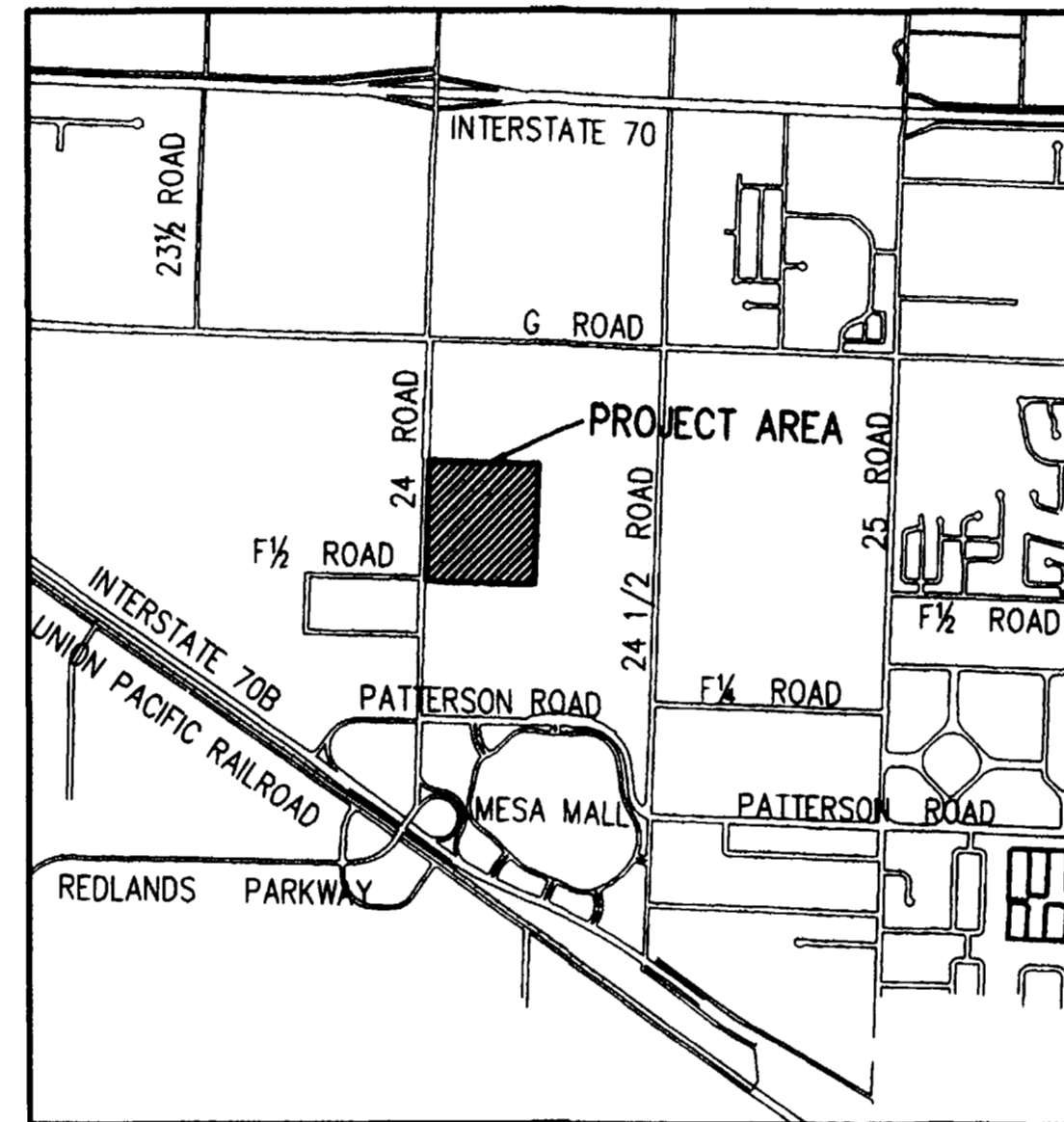
Witness my hand and official seal:

J. Candis Blair
Notary Public

My Commission Expires Aug. 24, 2008



CANYON VIEW NORTH SUBDIVISION OF A PARCEL LOCATED IN W1/2 NW1/4, SECTION 4, T1S, R1W, U.M.



VICINITY MAP
N.T.S.

- LEGEND**
- ⊙ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 24963
 - PER CRS-38-51-105, IN CONCRETE
 - ⊠ FOUND REBAR, AS NOTED
 - ▲ PK NAIL, SET IN PAVING
- ALUMINUM CAP ON NO. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - ⊞ INTERSTATE HIGHWAY SYMBOL
 - ⊞ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - ℞ SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES (ANGULAR)
 - ' MINUTES (ANGULAR) OR FEET (LINEAR)
 - " SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of CANYON VIEW NORTH SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified DECEMBER 29, 2006

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, Abstract & Title CO. of Mesa County, Inc., a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to John A. Usher; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon, as of Dec. 15, 2006.

Date: Dec 29, 2006 by: Donald K. Paris Name And Title
Chief Title Examiner
for: Abstract & Title CO. of Mesa County, Inc. Name Of Title Company

GENERAL NOTES

Easement and Title Information provided by Abstract and Title Co. of Mesa County, Policy No. 00917351 C-3, dated October 12, 2006

Bearings based on GPS observations using the Mesa County SIMS LCS, the bearing of the West line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ bears N00°03'16"W, a distance of 1320.35 feet. Both monuments on this line are aliquot survey markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type

CITY OF GRAND JUNCTION APPROVAL

This plat of CANYON VIEW NORTH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 5th day of JANUARY A.D., 2007

City Manager David Valdez

President of City Council [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:48 o'clock P.M., January 8, A.D., 2007 and was duly recorded in Book 4330,

Pages No. 133-134 Reception No. 2357642 Drawer No. TT-18

Fees: 20.00 + 1.00

Clerk and Recorder

By: _____
Deputy



**CANYON VIEW NORTH
SUBDIVISION**
W1/2 NW1/4 SECTION 4
T1S, R1W, UTE MERIDIAN,
MESA COUNTY, COLORADO

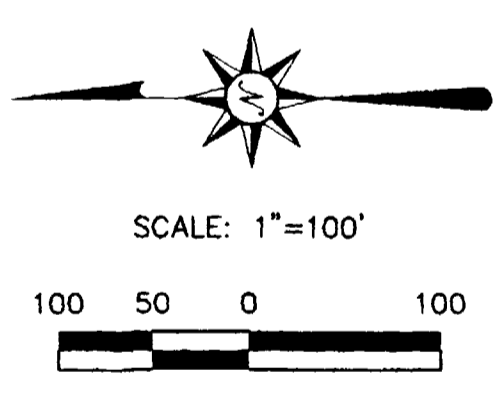
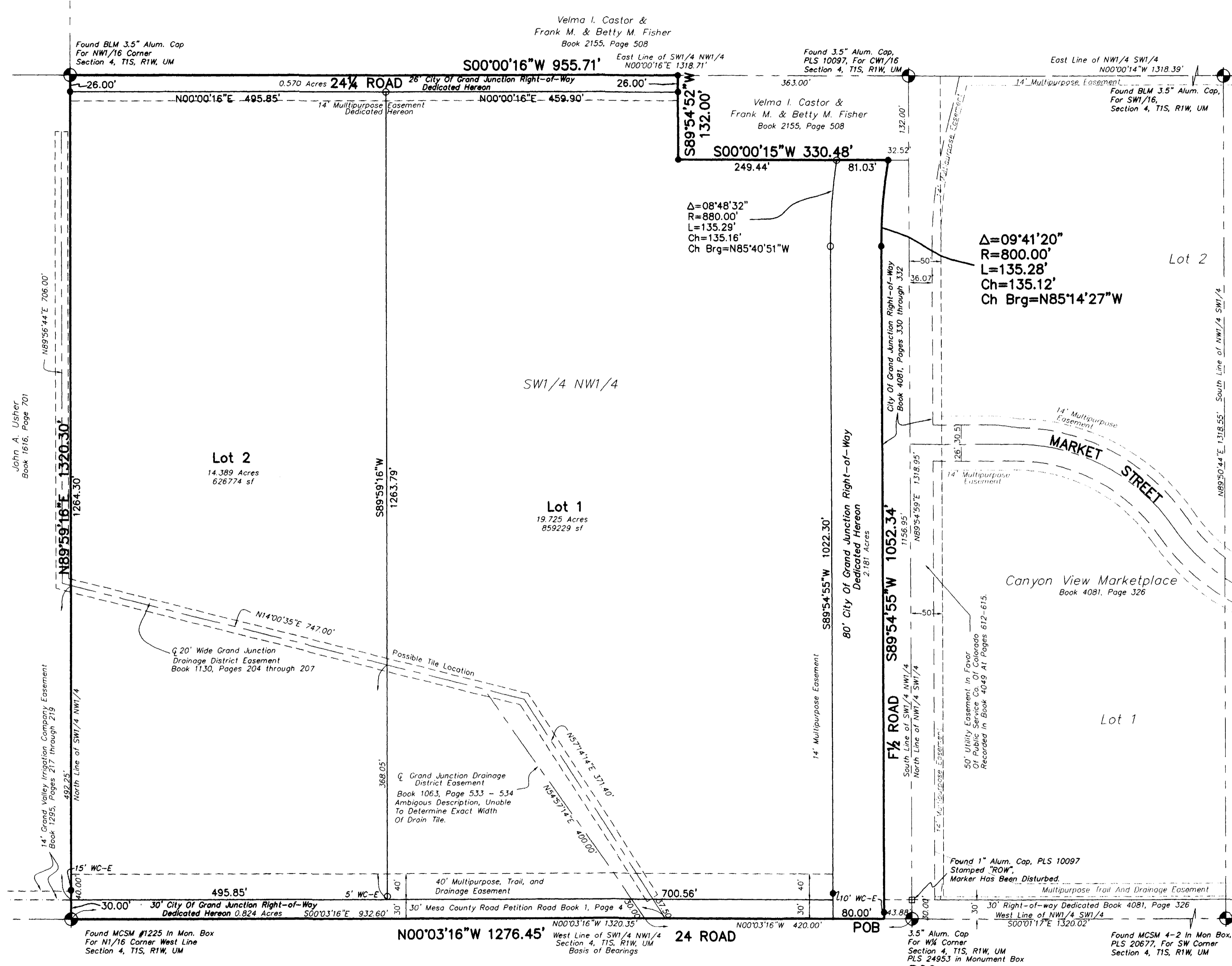
High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 06-58	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Nov, 2006	DC/ES	JF/rsk	JCF	1	2

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 CERTIFICATION SHOWN HEREON.

CANYON VIEW NORTH SUBDIVISION

OF A PARCEL LOCATED IN W1/2 NW1/4, SECTION 4, T1S, R1W, U.M.

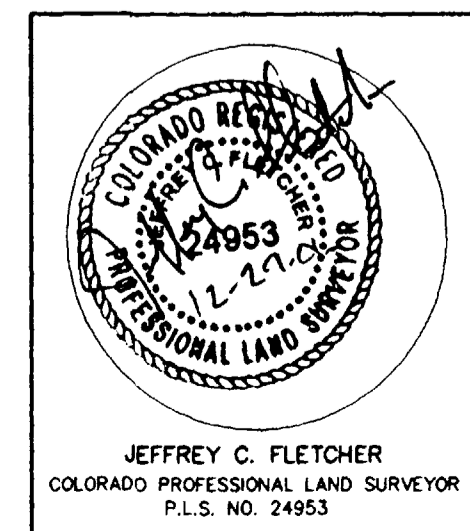


- LEGEND**
- | | |
|--|---|
| ⊕ ALIQUOT SURVEY MARKER, AS NOTED | NTS NOT TO SCALE |
| ● SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 | CRS COLORADO REVISED STATUTES |
| □ PER CRS-38-51-105, IN CONCRETE | § SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF) |
| ○ FOUND REBAR, AS NOTED | PLS PROFESSIONAL LAND SURVEYOR |
| ⊙ SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 | No. NUMBER |
| 5'WC-E WITNESS CORNER (5'-Distance WC-E=Direction) | L.L.C. LIMITED LIABILITY COMPANY |
| ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL | A.D. ANNO DOMINI |
| LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY | ± MORE OR LESS |
| WITH CRS-38-51-105 | Δ DELTA ANGLE OF ARC |
| | R RADIUS OF ARC |
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| | ⊕ INTERSTATE HIGHWAY SYMBOL |
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| | CDOT COLORADO DEPARTMENT OF TRANSPORTATION |
| | POB POINT OF BEGINNING |
| | POC POINT OF COMMENCING |

AREA SUMMARY

LOTS	= 34.115 Acres	90.52%
ROAD ROW	= 3.575 Acres	9.48%
TOTAL	= 37.690 Acres	100.00%

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**CANYON VIEW NORTH
SUBDIVISION**
W1/2 NW1/4 SECTION 4
T1S, R1W, UTE MERIDIAN,
MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 06-58	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Nov. 2006	DC/ES	JF/rsk	JCF	2	2