

BEAGLEY SUBDIVISION

SE 1/4 NW 1/4, SEC. 17, T1S, R1E, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Zeck Homes, Inc., Tom D. Holley and Vicki A. Holley are the owners of that real property situate in the SE 1/4 NW 1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Commencing at the found Mesa County survey marker for the C-W 1/16 corner of said Section 17, the basis of bearing being N89°59'39"E to the C 1/4 corner of said Section 17, also being a found Mesa County survey marker;
thence N89°59'39"E a distance of 330.36 feet;
thence N00°00'14"W a distance of 30.00 feet to the northerly right-of-way of D 1/2 Road and the point of beginning;
thence N00°00'14"W a distance of 982.95 feet;
thence N73°02'16"E a distance of 552.61 feet;
thence S00°00'14"E a distance of 1144.13 feet to said northerly right-of-way;
thence S89°59'39"W a distance of 105.72 feet;
thence S00°00'14"E a distance of 30.00 feet to the south line of said SE 1/4 NW 1/4;
thence S89°59'39"W a distance of 91.50 feet along said south line;
thence N00°00'14"W a distance of 30.00 feet to said northerly right-of-way;
thence S89°59'39"W a distance of 330.36 feet to the point of beginning;
Said parcel contains 12.97 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as BEAGLEY 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 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 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.

All lienholders of record (if any) are shown hereon.

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Land Title Guarantee Company - Grand Junction, 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 Zeck Homes, Inc., Tom D. Holley and Vicki A. Holley; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: JUNE 18, 2007

By: John A. Crespin
KAREN A. CRESPIN/EXAMINER

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4041 at Page 476 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: [Signature] UP Sec: FOR: Sunshine Development Company

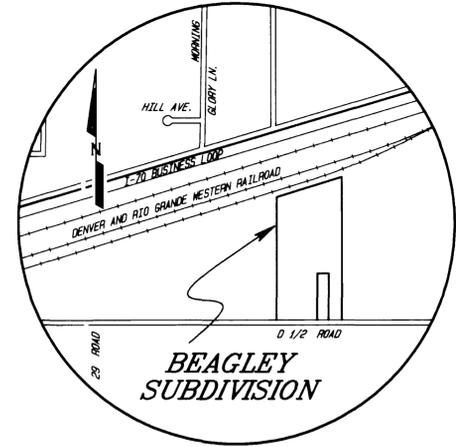
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Lienholders Ratification was acknowledged before me this 18th day of June A.D., 2007 by

Witness my hand and official seal [Signature] Notary Public
Address 1950 Highway 6 & 50 Fruita CO 81521
My commission expires 10/27/2010



My Commission Expires 10/27/2010



VICINITY MAP
N.T.S.

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.
Road Right-of-Way conveyed to the City of Grand Junction recorded in Book 4454 at Pages 581.

Zeck Homes, Inc.
Mansel L. Zeck President
Tom D. Holley
Vicki A. Holley

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3639 at Page 980 and Book 4434 at Page 736 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Lorna L. Slaughter Vice President
FOR: Wells Fargo Home Mortgage, Inc.

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Lienholders Ratification was acknowledged before me this 14 day of June A.D., 2007 by

Witness my hand and official seal [Signature] Notary Public
Address 5925 Spectrum Drive Frederick, MD 21703
My commission expires 08-29-2010



My Commission Expires 08/29/2010

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Land Title Guarantee Company - Grand Junction, under Order Number: 6JR65002086.



STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 18th day of June A.D., 2007 by Zeck Homes, Inc., Mansel L. Zeck, President.

Witness my hand and official seal: [Signature] Notary Public
Address 1950 Hwy 6 and 50 Fruita CO 81521
My commission expires: 11/14/2010



My Commission Expires 11/14/2010

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 18th day of June A.D., 2007 by Tom D. Holley and Vicki A. Holley

Witness my hand and official seal: [Signature] Notary Public
Address 1950 Hwy 6 & 50 Fruita CO 81521
My commission expires: 10/27/2010



My Commission Expires 10/27/2010

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:37 o'clock P.M., this 22nd day of June A.D. 2007, and is duly recorded in Book No. 4454 at page 579 & 580 Reception No. 3387133, Fee \$ 20.00 Drawer No. IT-98

Ginny Baughman Deputy
Janice Rich Clerk and Recorder

CITY APPROVAL

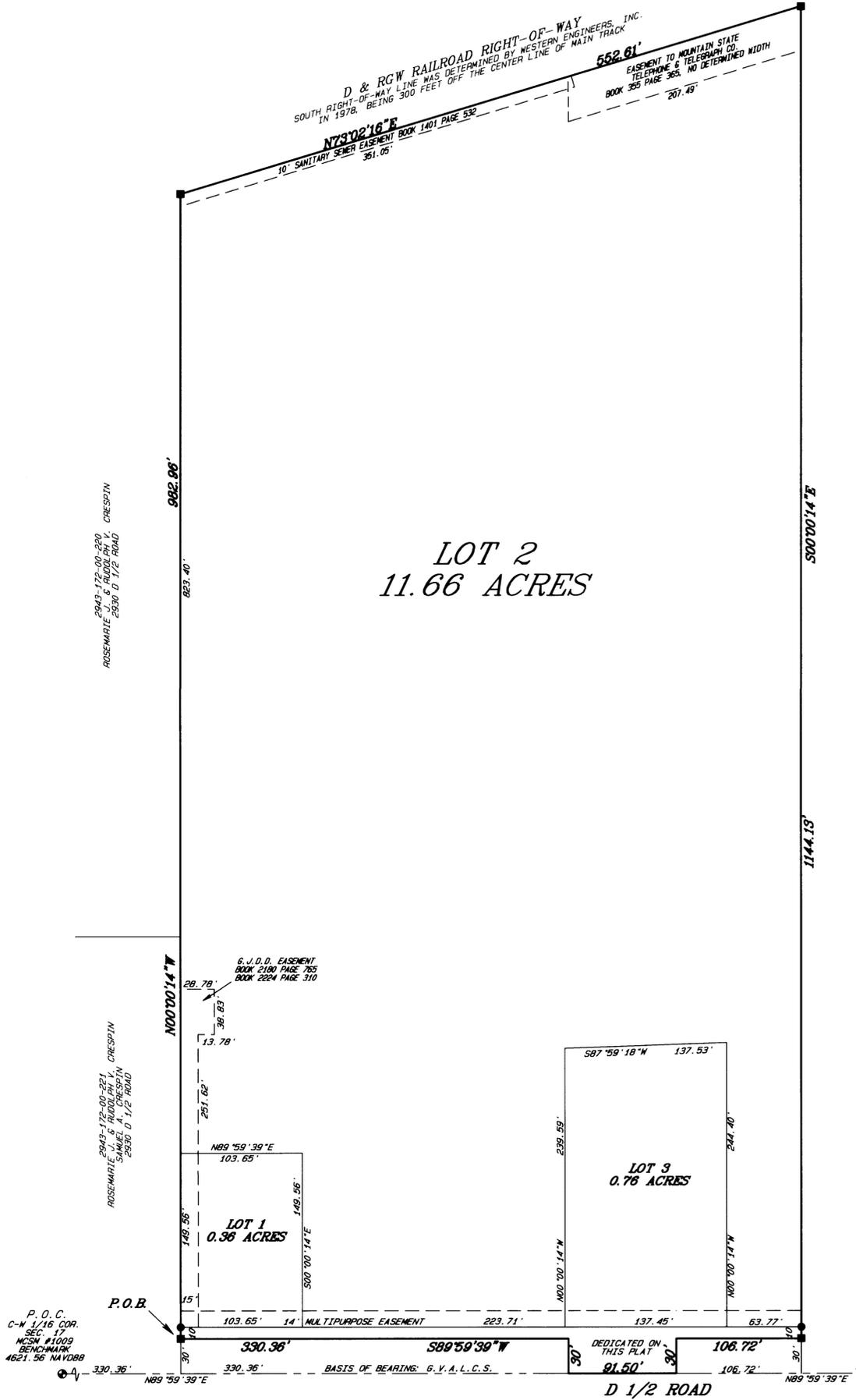
This plat of Beagley Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 21 day of JUNE 2007.

[Signature] City Manager
[Signature] City Mayor

BEAGLEY SUBDIVISION
LOCATED IN THE
SE 1/4 NW 1/4, SEC. 17, T1S, R1E, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749
Designed By M. M. D. Checked By S. L. H. Job No. 280-05-24
Drawn By TMODEL Date JUNE 2007 Sheet 1 OF 2

BEAGLEY SUBDIVISION

SE 1/4 NW 1/4, SEC. 17, T1S, R1E, U.M.

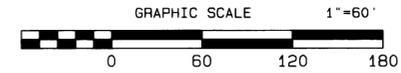


LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED LS 27279
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- EXTERIOR MONUMENTATION SET IN CONCRETE
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 M.C. = WITNESS CORNER
 G.J.D.D. = GRAND JUNCTION DRAINAGE DISTRICT
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 BLDG. = BUILDING
 NAVD88 = NORTH AMERICA VERTICAL DATUM 1988
 DED. = DEDICATED

AREA SUMMARY

DED. ROADS	= 00.19 AC. / 02%
LOTS	= 12.78 AC. / 98%
TOTAL	= 12.97 AC. / 100%



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

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 LOCATED IN THE
SE 1/4 NW 1/4, SEC. 17, T1S, R1E, U.M.

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
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Designed By	M.W.D.	Checked By	S.L.H.	Job No.	280-05-24
Drawn By	TMODEL	Date	JUNE 2007	Sheet	2 OF 2