

ED CASE SUBDIVISION

PART OF THE NE1/4 of the NW 1/4 OF SECTION 18 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION:
KNOW ALL PERSONS BY THESE PRESENTS:
THAT THE UNDERSIGNED ELDON D. CASE AND BETTY L. CASE ARE THE OWNER OF THAT REAL PROPERTY RECORDED IN BOOK 2140, PAGE 770 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS PER SURVEY AS FOLLOWS:
A parcel of land situated in the NE1/4 NW1/4 of Section 18, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, City of Grand Junction, Colorado, described in Book 2140, Pages 770-771 in the office of the Mesa County Clerk and Recorder, and more particularly described by survey as follows:
Commencing at the North 1/4 corner of said Section 18, whence the Northeast corner of the NW1/4 NE1/4 of said Section 18 bears N89°48'46"E and all other bearings are relative thereto; thence S00°10'34"E a distance of 604.74 feet to the northerly boundary of the First Lift Canal of the Redlands Irrigation company; thence S50°32'26"W, a distance of 166.81 feet; thence N43°16'50"W, a distance of 214.55 feet; thence S39°25'44"W, a distance of 95.36 feet; thence S38°53'16"W, a distance of 95.16 feet; thence S47°15'00"W, a distance of 103.76 feet; thence S55°48'19"E, a distance of 7.85 feet; thence S45°16'39"W, a distance of 105.50 feet; thence N52°08'55"W, a distance of 7.38 feet; thence S44°01'39"W, a distance of 205.88 feet; thence S45°33'57"W, a distance of 73.02 feet; thence S48°46'45"E, a distance of 299.85 feet; thence N33°57'31"E, a distance of 126.05 feet to the point of curve of a non tangent curve to the right, of which the chord bears N55°07'39"E, a distance of 146.64 feet; thence northeasterly along the arc, through a central angle of 40°27'26", a distance of 149.73 feet; thence N74°25'00"E, a distance of 109.79 feet; thence N71°05'11"E, a distance of 47.77 feet; thence N65°11'46"E, a distance of 49.87 feet; thence N22°00'00"W, a distance of 9.94 feet; thence N49°01'00"E, a distance of 56.08 feet; thence N22°05'00"E, a distance of 53.96 feet; thence S53°15'39"E, a distance of 6.87 feet; thence N12°12'30"E, a distance of 10.31 feet; thence N01°53'28"W, a distance of 108.18 feet to a point of curve to the right having a radius of 146.38 feet, a central angle of 58°53'47", and a chord bearing N27°33'25"E a distance of 143.93; thence northeasterly along the arc a distance of 150.47 feet; thence N00°10'43"W, a distance of 46.82 feet to the POINT OF BEGINNING.
Containing 5.14 acres, more or less.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE SURVEYED AND LAID OUT AS THE ED CASE SUBDIVISION.

THAT THE MULTI-PURPOSE EASEMENT SHOWN HEREON IS DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY APPROVED 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, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

THAT 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 NONMOTORIZED), 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 NONMOTORIZED FORMS OF TRANSPORTATION FOR COMMUTING AND RECREATIONAL PURPOSES, SUBJECT TO ANY HISTORICAL AND RECORDED RIGHTS AND USAGE OF THE REDLANDS WATER AND POWER COMPANY TO INSTALL, OPERATE, MAINTAIN AND REPAIR IRRIGATION WATER AND WATER TRANSMISSION AND DISTRIBUTION FACILITIES.

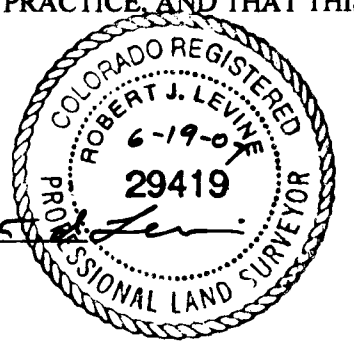
THAT ALL TRACTS/EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, THROUGH, AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENTS OR TRACTS, THE RIGHT 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.
IN WITNESS WHEREOF SAID OWNERS, ELDON D. CASE AND BETTY L. CASE HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED

THIS 8th DAY OF JUNE, 2007.
Eldon D. Case *Betty L. Case*
ELDON D. CASE BETTY L. CASE

(STATE OF COLORADO)
(COUNTY OF MESA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF June, 2007 BY ELDON D. CASE AND BETTY L. CASE.
MY COMMISSION EXPIRES ON August 31, 2009
WITNESS MY HAND AND OFFICIAL SEAL.
Patricia C. Stage
NOTARY PUBLIC



I, ROBERT J. LEVINE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO CERTIFY THAT THIS SURVEY WAS DONE BY ME, AND THAT THIS PLAT ACCURATELY SHOWS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IS DONE IN ACCORDANCE WITH THE LAWS OF COLORADO AND GENERALLY ACCEPTED STANDARDS OF PRACTICE, AND THAT THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



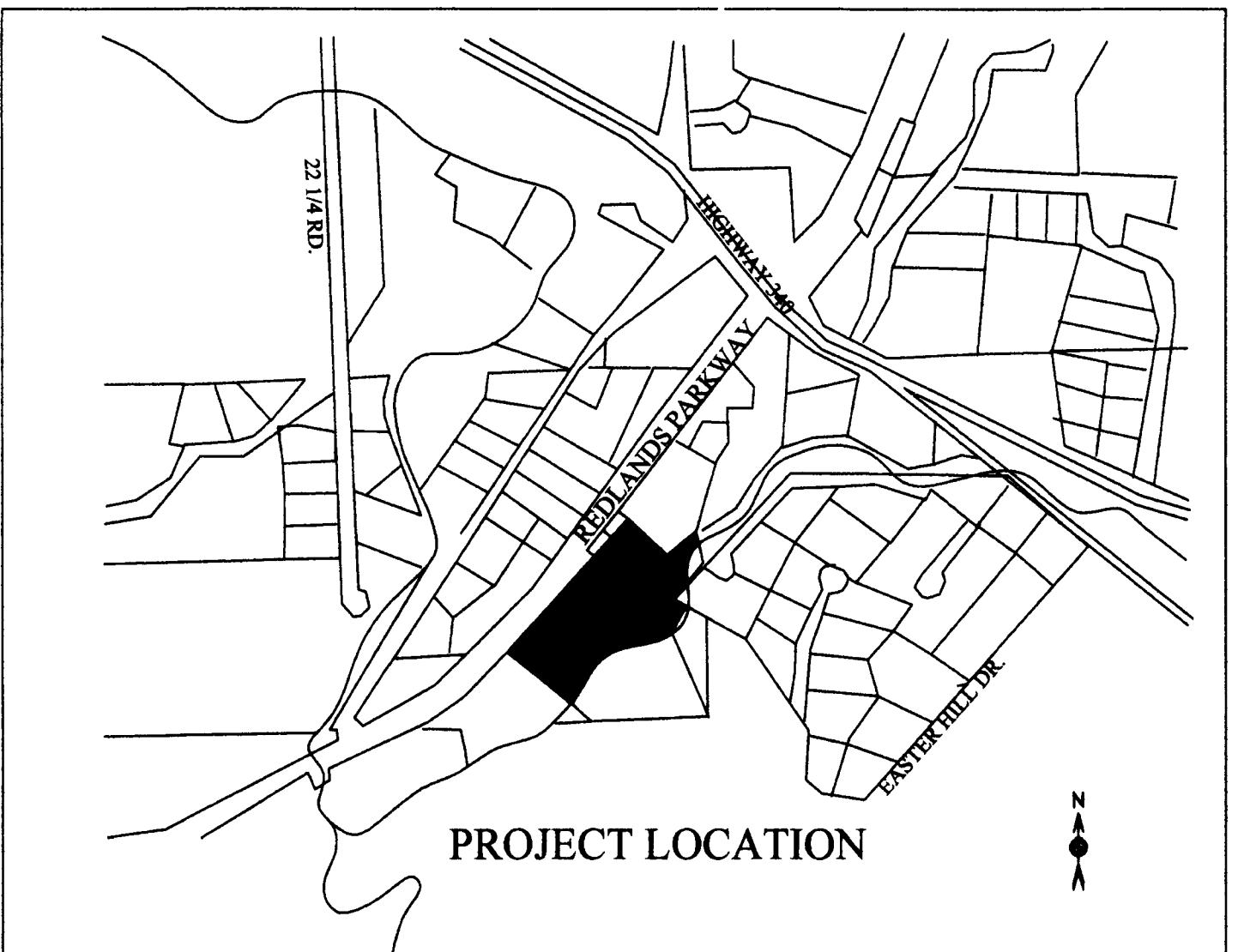
FOR AND ON BEHALF OF SURVEYIT, INC.
ROBERT J. LEVINE, PLS 29419

CITY APPROVAL
THIS PLAT OF CASE SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS
26th day of JUNE, 2007.
Janice Rich *John H. ...*
CITY MANAGER MAYOR

CLERK AND RECORDERS CERTIFICATE:
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
AT 2:25 O'CLOCK P. M.,
THIS 28th DAY OF JUNE, 2007 AND IS DULY
RECORDED IN BOOK 4459, PAGE 102 & 103.
RECEPTION No. 2388150
DRAWER 77-99

FEES \$20.15 *Carol Zito-Poma deputy*
CLERK AND RECORDER
Janice Rich

LINE	LENGTH	BEARING
L34	83.73	N34°10'20"E
L35	43.89	N35°27'04"E
L36	42.90	N40°24'39"E
L37	37.31	N50°06'32"E
L38	39.19	N59°00'04"E
L39	34.84	N68°30'26"E
L40	81.17	N73°57'28"E
L41	57.31	N74°13'34"E
L42	42.43	N68°50'16"E
L43	3.59	N63°48'01"E
L44	36.35	N59°51'13"E
L45	10.67	N52°22'46"E
L46	21.98	N45°41'02"E
L47	4.47	N38°05'53"E
L48	24.15	N29°41'14"E
L49	20.76	N12°12'30"E
L50	43.16	N00°51'05"W
L51	63.25	N02°43'05"W
L52	64.36	N08°48'44"E
L53	60.32	N26°31'36"E



FOR CITY USE ONLY

BOOK	PAGE	DOCUMENT
4459	67	MEMORANDUM EXHIBIT D
4459	68	DEED OF EASEMENT NUMBER 1
4459	69	DEED OF EASEMENT NUMBER 2

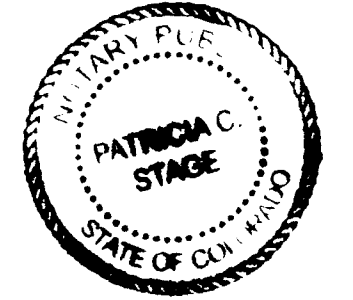
TITLE CERTIFICATION
STATE OF COLORADO
COUNTY OF MESA
WE, Abstract and Title, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ELDON D. CASE AND BETTY L. CASE; 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.
DATE: June 21, 2007 BY: Donald K. Paris
Chief Title 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 4459, PAGE 48 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS
8th DAY OF June, 2007.
BY: *Scott Williams* *Timberline Bank*
(TITLE) (CORPORATE NAME)

(STATE OF Colorado)
(COUNTY OF Mesa)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF June, 2007.

MY COMMISSION EXPIRES ON August 31, 2009
WITNESS MY HAND AND OFFICIAL SEAL.
Patricia C. Stage
NOTARY PUBLIC



ED CASE SUBDIVISION
PART OF THE NE1/4 of the NW 1/4 OF SECTION 18
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

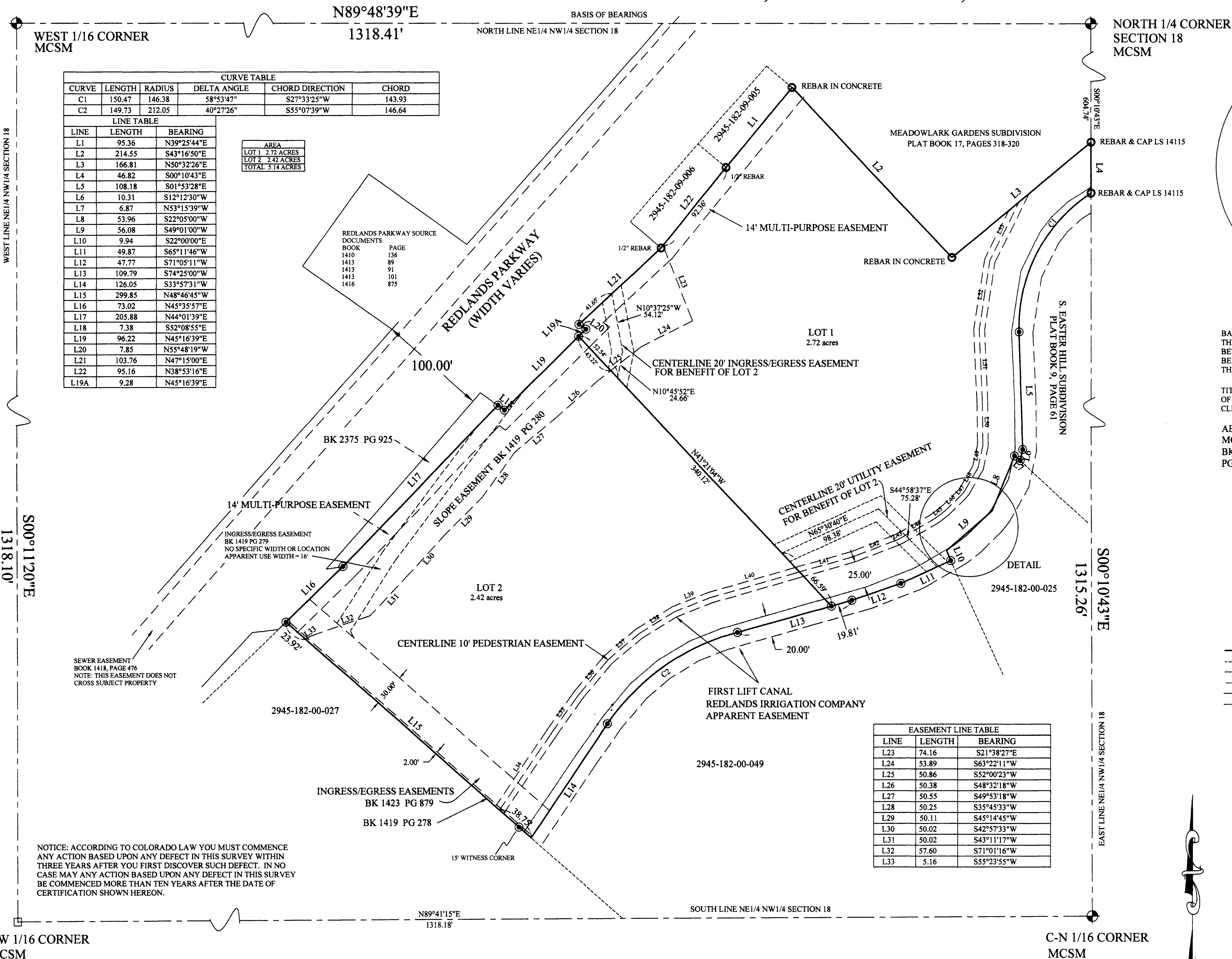
SURVEYIT, INC.
2754 COMPASS DRIVE, SUITE 110, GRAND JUNCTION, CO 80506
PHONE: 970-245-3777 FAX: 970-241-4847

DATE: _____ SHEET 1 OF 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO CASE MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

ED CASE SUBDIVISION

PART OF THE NE1/4 of the NW 1/4 OF SECTION 18, T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



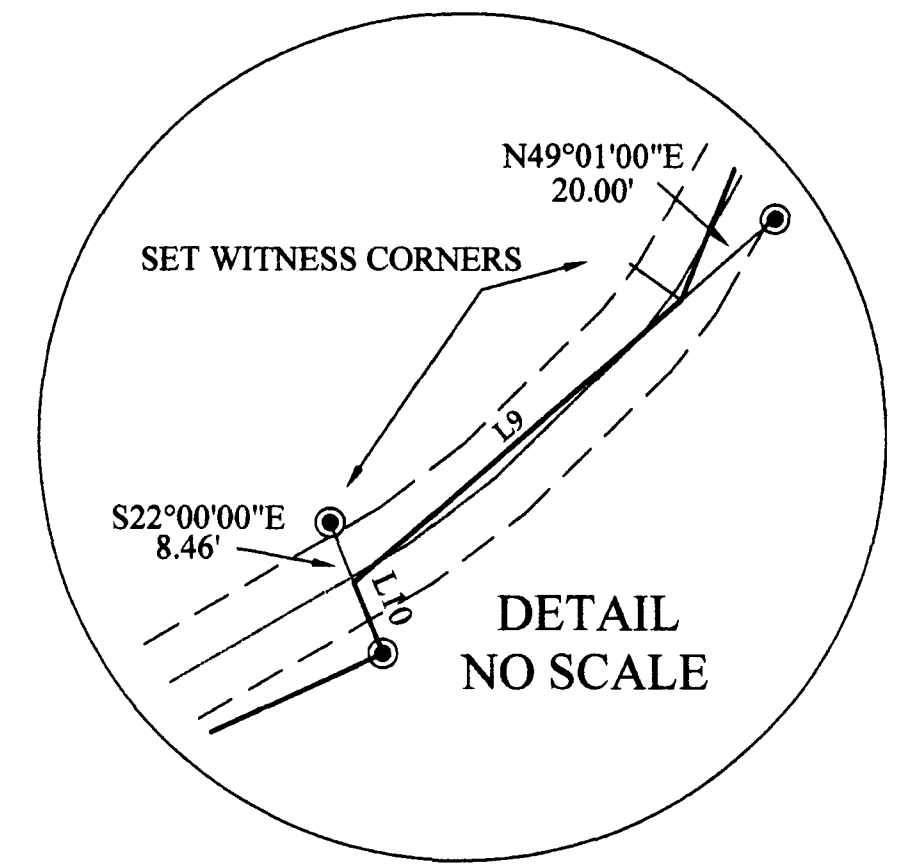
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	150.47	146.38	58°53'47"	S27°33'25"W	143.93
C2	149.73	212.05	40°27'26"	S55°07'39"W	146.64

LINE TABLE		
LINE	LENGTH	BEARING
L1	95.36	N39°25'44"E
L2	214.55	S43°16'50"E
L3	166.81	N50°32'26"E
L4	46.82	S00°10'43"E
L5	108.18	S01°53'28"E
L6	10.31	S12°12'30"W
L7	6.87	N53°15'39"W
L8	53.96	S22°05'00"W
L9	56.08	S49°01'00"W
L10	9.94	S22°00'00"E
L11	49.87	S65°11'46"W
L12	47.77	S71°05'11"W
L13	109.79	S74°25'00"W
L14	126.05	S33°57'31"W
L15	299.85	N48°46'45"W
L16	73.02	N45°35'57"E
L17	205.88	N44°01'39"E
L18	7.38	S52°08'55"E
L19	96.22	N45°16'39"E
L20	7.85	N55°48'19"W
L21	103.76	N47°15'00"E
L22	95.16	N38°53'16"E
L19A	9.28	N45°16'39"E

AREA	
LOT 1	2.72 ACRES
LOT 2	2.42 ACRES
TOTAL	5.14 ACRES

REDLANDS PARKWAY SOURCE DOCUMENTS	
BOOK	PAGE
1410	136
1413	89
1413	91
1413	101
1416	875

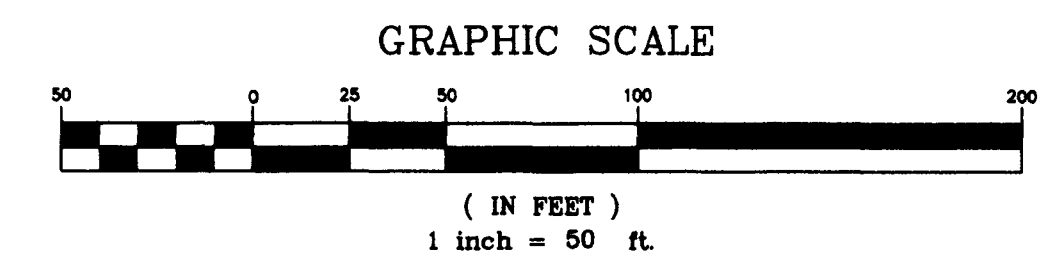
EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L23	74.16	S21°38'27"E
L24	53.89	S63°22'11"W
L25	50.86	S52°00'23"W
L26	50.38	S48°32'18"W
L27	50.55	S49°53'18"W
L28	50.25	S35°45'33"W
L29	50.11	S45°14'45"W
L30	50.02	S42°57'33"W
L31	50.02	S43°11'17"W
L32	57.60	S71°01'16"W
L33	5.16	S55°23'55"W



BASIS OF BEARINGS:
THE NORTH LINE OF THE NE1/4 NW1/4 OF SECTION 18 BEARS N89°48'39"E BETWEEN THE FOUND MONUMENTS SHOWN HEREON, SAID BEARING BEING BASED ON THE MESA COUNTY LOCAL COORDINATE SYSTEM OF THE SIMS DATA BASE.

TITLE AND EASEMENT INFORMATION FROM ABSTRACT AND TITLE CO. OF MESA COUNTY, INC., COMMITMENT No. 00915660, PROVIDED BY CLIENT.

ABBREVIATIONS USED:
MCSM MESA COUNTY SURVEY MONUMENT
BK BOOK
PG PAGE



- LEGEND**
- ⊕ MESA COUNTY SURVEY MONUMENT
 - FOUND REBAR
 - ⊙ SET REBAR & CAP LS 29419 (IN CONCRETE)
 - ⊖ CALCULATED POSITION-NOT SET
 - LOT LINES
 - - - ADJOINING PARCEL (INFORMATION ONLY)
 - - - EASEMENT
 - - - CENTERLINE CONCRETE CANAL
 - - - FENCE LINE
 - - - SECTION/ALIQUOT PART LINE

I, Robert J. Levine, a licensed Professional Land Surveyor in the State of Colorado, certify that this survey was done by me and that this plat shows said survey to the best of my knowledge and belief, that it is in accordance with accepted standards of practice and the laws of Colorado, and that this is not a guaranty or warranty, either expressed or implied.

Robert J. Levine, LS 29419

ED CASE SUBDIVISION

PART OF THE NE1/4 of the NW 1/4 OF SECTION 18
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEYIT, INC.
2754 COMPASS DRIVE, SUITE 110, GRAND JUNCTION, CO 80506
PHONE: 970-245-3777 FAX: 970-241-4847

DATE: _____ SHEET 2 OF 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO CASE MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

NW 1/16 CORNER MCSM
POSITION SHOWN IS FROM MCSM TIES AS SHOWN ON MONUMENT RECORDS. ACTUAL POINT FALLS IN DRAINAGE AND IS NOT SET.