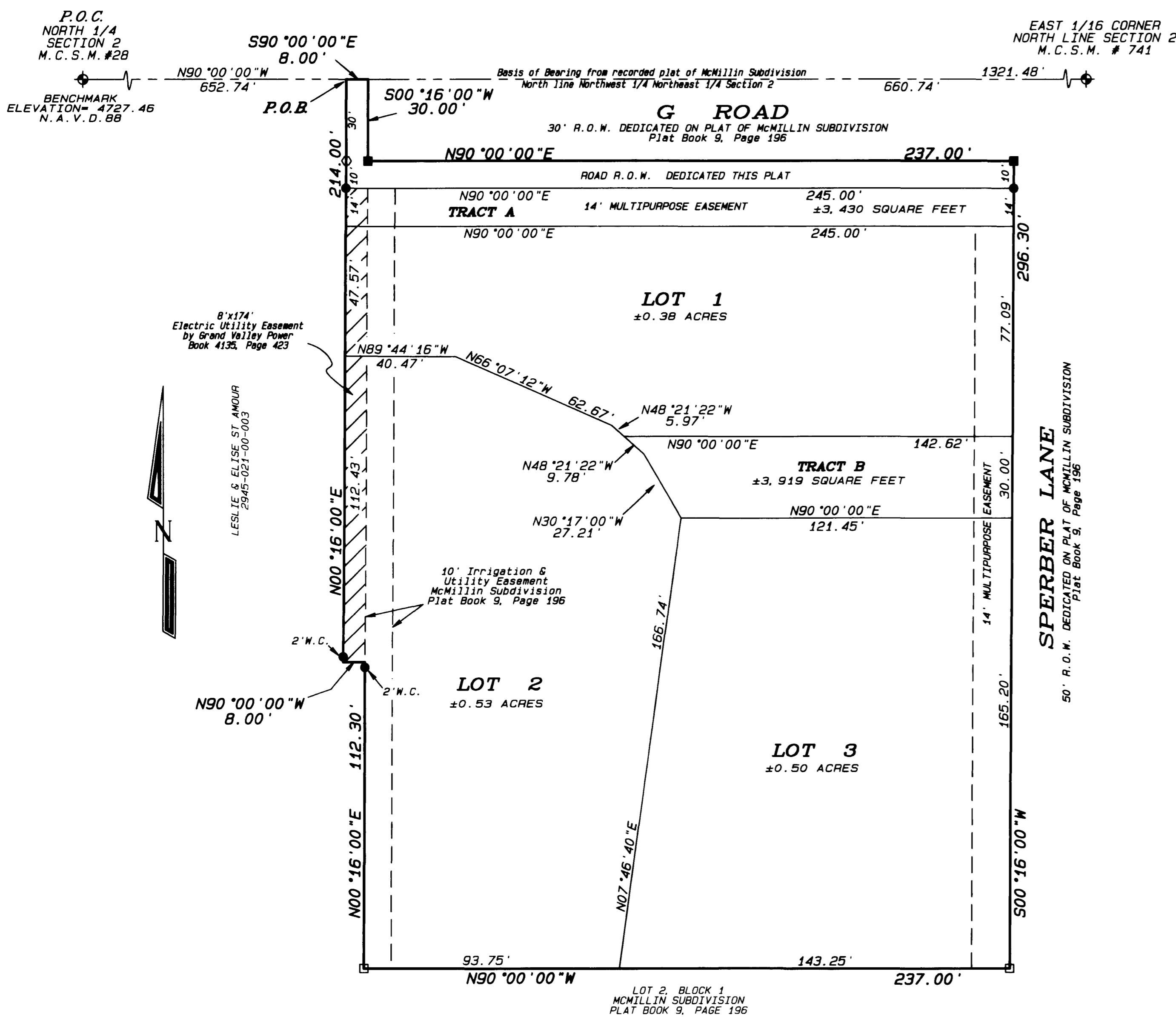


BEACH SUBDIVISION

A replat of Lot 1, McMillin Subdivision recorded in Plat Book 9 at Page 196, and a portion of the W 1/2 NW 1/4 NE 1/4, Section 2, T.1S., R.1W., Ute Meridian, City of Grand Junction, Mesa County, Colorado



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Eric Hunter is the owner of that real property being Lot 1 of McMillin Subdivision as recorded in Plat Book 9 at Page 196 of the Mesa County records and the east 8.00 feet of the north 214.00 feet of the west 1/2 northwest 1/4 northeast 1/4 Section 2 Township 1 South Range 1 West of the Ute Meridian, Mesa County, Colorado, as described in Book 3654 at Pages 888 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 2, being a Mesa County Survey Marker, the basis of bearing being N90°00'00\"/>

Said Owners have 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 BEACH 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 sewer, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Tract A, shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for landscaping, subject to the various easements dedicated and granted on this Final Plat.

Tract B shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) ingress and egress purposes for the use of said Lot owners, their guests, and invitees, and also for the use by the public providers and utilities, including but not limited to postal service, trash collection, fire, police and emergency vehicles and services, subject to the various easements dedicated and granted on this plat.

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 for the property hereon described, appear hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15TH day of NOV A.D., 2007.

Eric Hunter
Eric Hunter

CITY APPROVAL

This plat of BEACH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 21ST day of November 2007.

Chris Kadish City Manager
[Signature] City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:52 o'clock P.M. this 21ST day of November A.D. 2007, and is duly recorded in Book No. 4558 at page 429. Reception No. 2413218 Fee \$ 100.00 Drawer No. VV-33.

Ginny Baughman Deputy
Janice Rich Clerk and Recorder

TITLE CERTIFICATION

State of Colorado
County of Mesa

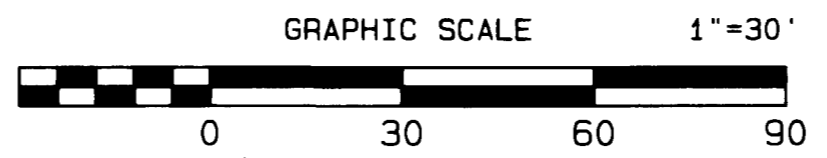
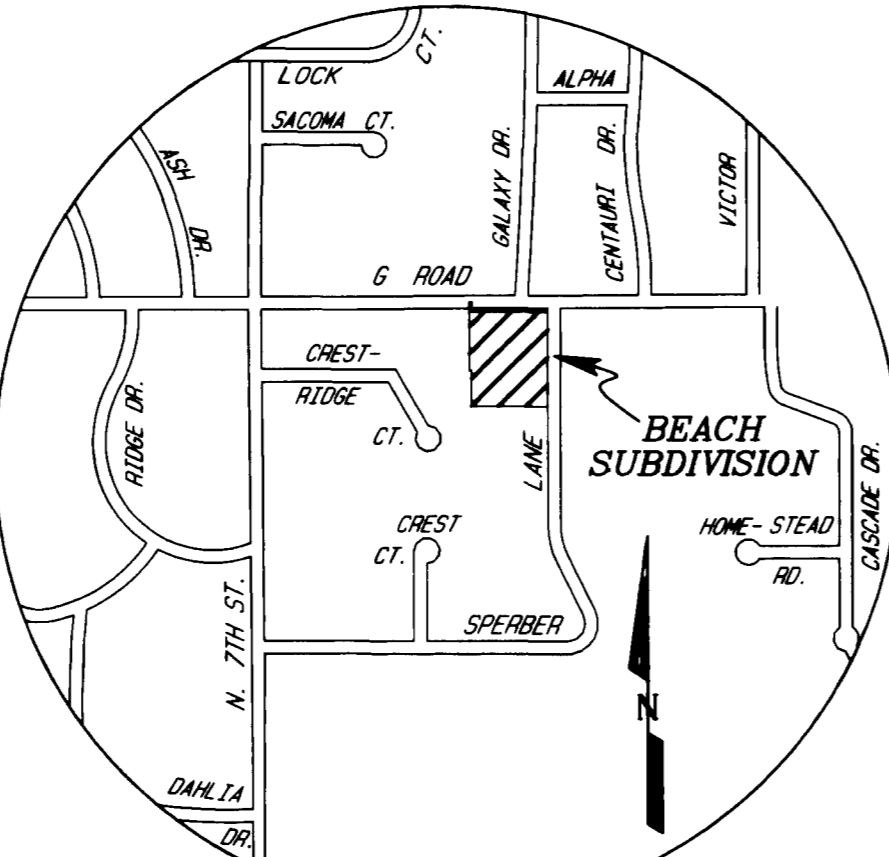
We, Security Title Guaranty Co., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Eric Hunter; that the current taxes have been paid; that all mortgages 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. Ad valorem taxes.

Date: 11/15/07 By: [Signature]

LAND USE SUMMARY

LOTS (3 TOTAL)	1.42 ACRES	86.1%
TRACTS A & B	0.17 ACRES	10.3%
DEDICATED ROADS	0.06 ACRES	3.6%
TOTAL	1.65 ACRES	100%

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.
City of Grand Junction Release Book 4558 Page 428
The document conveying Tract A, the landscape tract, and Tract B, the shared driveway tract to the Homeowners Association is recorded in Book 4558 at Page 430.
Homeowners Association documents are recorded in Book 4558 at Pages 432 as CCRB.



Lineal units = U.S. Survey feet

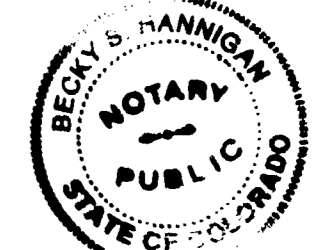
LEGEND & ABBREVIATIONS

- ◆ FOUND (M.C.S.M.) MESA COUNTY SURVEY MARKER
- FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED "LS 24953"
- FOUND YELLOW PLASTIC CAP STAMPED "LS 9175" ON #5 REBAR
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED D H SURVEY LS 24306
- FOUND #5 REBAR, ATTACHED 2" ALUMINUM CAP STAMPED "DH SURVEYS INC LS 24306"
- W.C. = Witness Corner
- N.T.S. = Not to scale
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- R.O.W. = right-of-way
- N.A.V.D.88 = North American Vertical Datum 1988

Exterior monuments set in concrete

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction. Title research was supplied by Security Title Guaranty Co. under File No. S0240008 Amend. No. 1.



BEACH SUBDIVISION
a replat of Lot 1, McMillin Subdivision and a portion of the west 1/2 northwest 1/4 northeast 1/4, Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>B19-04-01</u>
Drawn By <u>TERRAMODEL</u>	Date <u>OCTOBER, 2007</u>	Sheet <u>1</u> OF <u>1</u>