

CRYSTAL BROOKE SUBDIVISION FILING NO. ONE

N 1/2 SW 1/4 SECTION 29, T.1S., R.1E., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Rochelle Larson Living Trust is the owner of that real property located in the N 1/2 SW 1/4 Section 29, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as described in Book 2513 at Pages 550 and 551 of the records of the Mesa County Clerk and Recorder's Office, EXCEPT a parcel as described in Book 1806, at Pages 726 - 727, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 29 being a found Mesa County survey marker, the basis of bearing being N90°00'00"E to the C-W 1/16 corner of said Section 29 being another found Mesa County survey marker; thence N90°00'00"E a distance of 929.39 feet along the north line of said N 1/2 SW 1/4; thence S00°01'21"E a distance of 40.00 feet to the Point of Beginning; thence N90°00'00"E a distance of 477.22 feet; thence S00°00'12"W a distance of 125.00 feet; thence N90°00'00"E a distance of 79.78 feet; thence S00°00'12"W a distance of 493.59 feet to the north line of Loma Linda Subdivision First Addition; thence S89°57'02"W a distance of 166.97 feet along said subdivision; thence S00°01'12"W a distance of 10.58 feet along said subdivision; thence N89°59'13"W a distance of 389.74 feet along the north line of said subdivision and the north line of Loma Linda Subdivision; thence N00°01'21"W a distance of 629.23 feet to the Point of Beginning; Said parcel contains 7.77 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and as shown hereon, and designated the same as CRYSTAL BROOKE SUBDIVISION FILING NO. ONE, 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 Multi-purpose Easements shown hereon are hereby 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

Tract A is dedicated to the City of Grand Junction as a perpetual easement for the inspection, installation, operation, maintenance and repair of drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage easement areas. The owner and or the property owners association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the drainage facilities.

All Irrigation and Drainage Easements shown hereon are 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 lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain surface drainage water and irrigation drain water.

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 (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) the common areas for landscape; (d) ingress and egress for pedestrians and other non-motorized forms of transportation for, subject to the various easements dedicated and granted on this Final Plat.

Tract C 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 interest, not subject to partition, for landscaping purposes, subject to the various easements dedicated and granted on this Final Plat.

All Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, 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 prevent reasonable ingress and egress to and from the easement.

Said owner certifies that there are no lienholders of record.

Rochelle Larson

Rochelle Larson Living Trust
By Trustee: Rochelle Larson

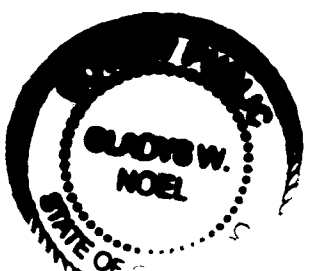
STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 2nd day of April

A.D., 2009 by Rochelle Larson, Trustee of the Rochelle Larson Living Trust

Witness my hand and official seal: Glados W. Noel
Notary Public

My commission expires: 7-12-2011

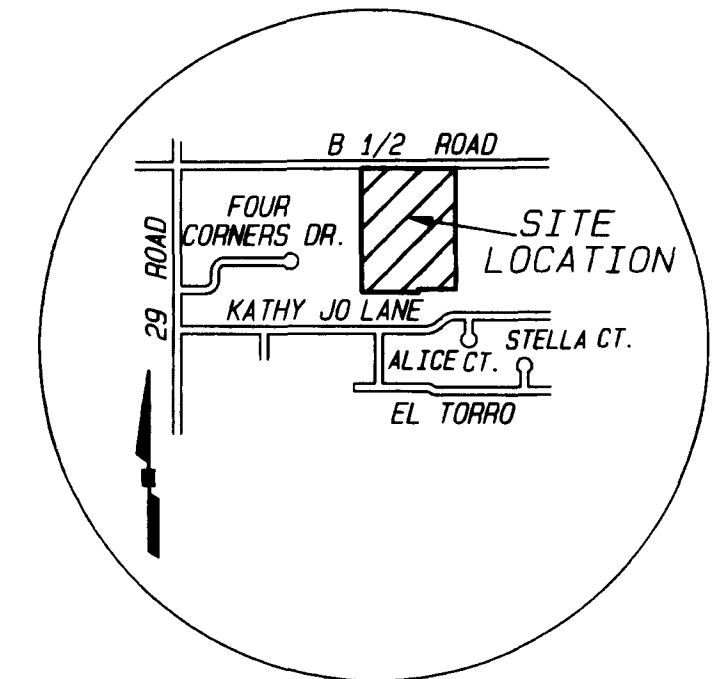


CITY APPROVAL

This plat of CRYSTAL BROOKE SUBDIVISION FILING NO. ONE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 5 day of April, 2009.

Guillermo
City Manager

Greg Palmer
City Mayor



VICINITY MAP
NOT TO SCALE

TITLE CERTIFICATION

State of Colorado
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 Rochelle Larson Living Trust; 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: March 27, 2009

By: Donald K. Paris

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Homeowner's Association Covenants recorded
in Book 4829 at Pages 467

Tracts A and C, and Irrigation and Drainage Easements conveyed to Homeowner's Association

in Book 4829 at Pages 465

also in Book 4829 at Pages 466

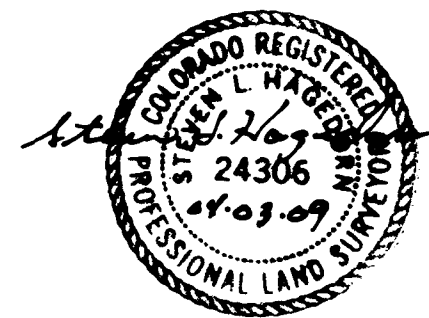
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
County of Mesa) ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:39 o'clock A.M., on this 8th day of April, 2009 and was recorded at Reception No. 2483665, Book 4829 and Pages 443 & 444
Drawer No. WU-12 Fees \$20.00 + 1.00 s.c.

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered 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 and all applicable laws and regulations of the State of Colorado. That title research was supplied by Abstract & Title Co. of Mesa County, Inc. in Commitment No. 00920027.



PLAT NOTES

The property description shown here in the dedication, describes the same property as the three parcel descriptions as shown in Schedule A of the Title Commitment No. 00920027 by Abstract & Title Co. of Mesa County Inc., with no overlaps or gaps.

Schedule B of the Title Commitment references a "right of a perpetual easement reserved to The Mutual Mesa Irrigating Company to convey water across portions of the NW1/4 of Section 29 for domestic and irrigation purposes", as recorded in Book 46 at pages 164 and 178 of the Mesa County records. No easement width or location is given that can be shown on the plat.

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.

CRYSTAL BROOKE SUBDIVISION FILING NO. ONE

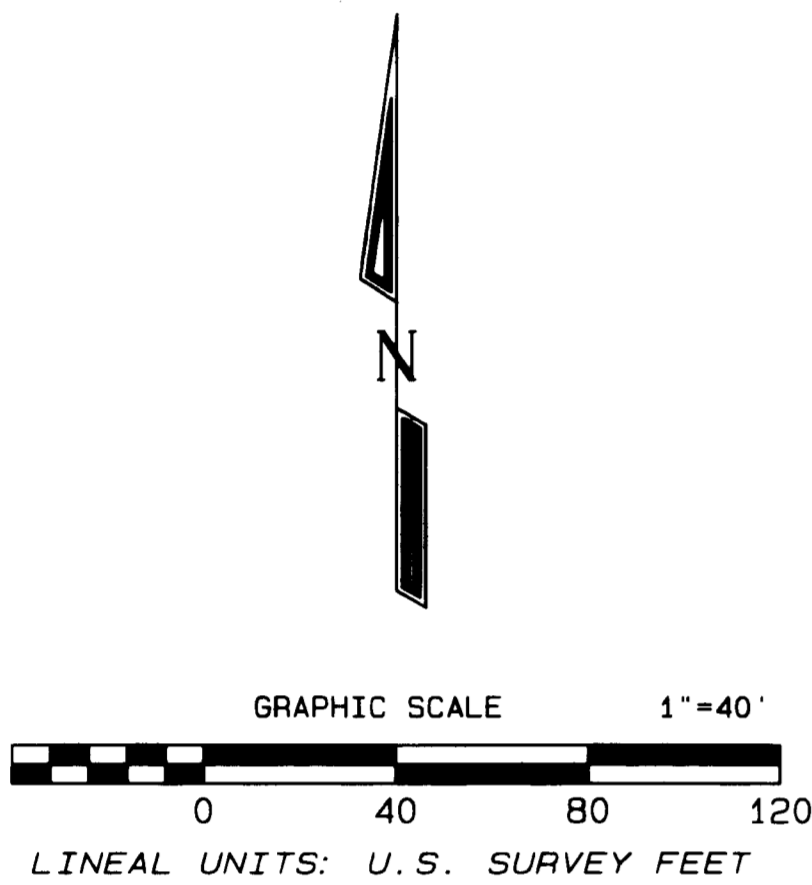
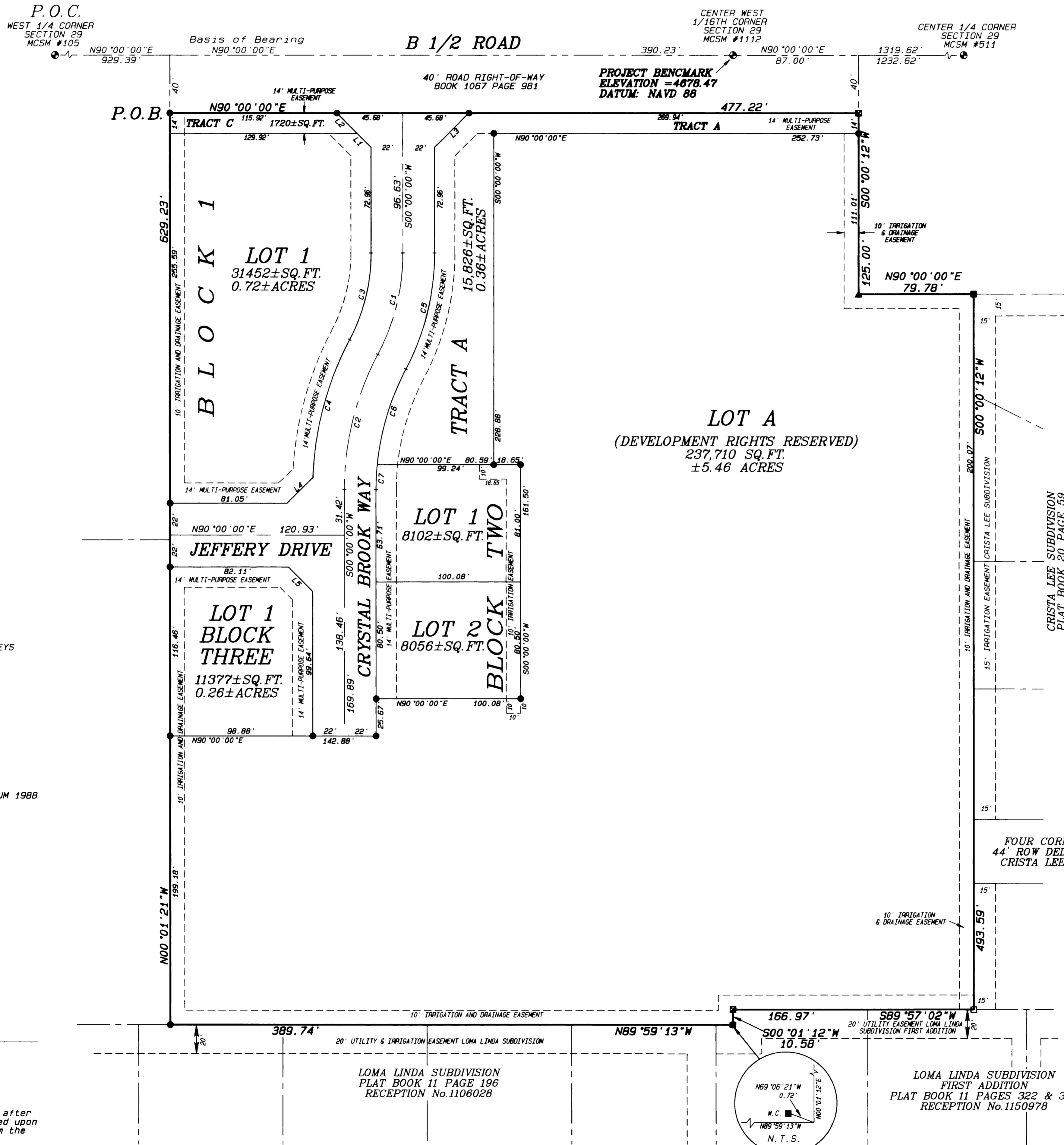
LOCATED IN THE
N 1/2 SW 1/4 SEC. 29, T.1S., R.1E., UTE M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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>100-01-02</u>
Drawn By <u>T.M.O.D.E.L.</u>	Date <u>MARCH 2009</u>	Sheet <u>1 OF 2</u>

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LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER (MCSM)
 - ⊠ FOUND 1.5" PLASTIC CAP ON #5 REBAR STAMPED "LS 9960"
 - ▲ FOUND 1.5" PLASTIC CAP ON #5 REBAR STAMPED "LS 14060"
 - FOUND 2" ALUMINUM CAP ON #5 REBAR ILLEGIBLE
 - FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED "LS 20677"
 - SET 2" ALUMINUM CAP STAMPED "D H SURVEYS LS 24306" ON FOUND OR SET #5 REBAR
- EXTERIOR CORNERS SET IN CONCRETE
W.C. = WITNESS CORNER
± = MORE OR LESS
SQ. FT. = SQUARE FEET
N.T.S. = NOT TO SCALE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988

PLAT NOTES

Basis of bearing being N90°00'00"E between the W 1/4 corner and the C-W 1/16 corner of Section 29, both being Mesa County survey markers, as shown on the the deposited Boundary Line Adjustment in the Mesa County Surveyor's Office. (DATE 11/19/90 BOOK 1 PAGE 11 REC. No. 444-90)

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 shown hereon.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°00'00"W	13.69'
L2	N45°00'00"W	19.79'
L3	N45°00'00"E	33.48'
L4	N45°26'20"E	25.32'
L5	S45°00'00"E	23.78'

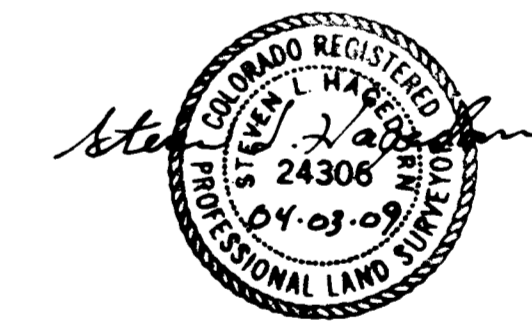
CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	27°51'14"	150.00'	72.92'	72.21'	S13°55'37"W
C2	27°51'14"	200.00'	97.23'	96.27'	S13°55'37"W
C3	27°51'14"	128.00'	62.23'	61.62'	S13°55'37"W
C4	25°42'03"	222.00'	99.58'	98.75'	N15°00'12"E
C5	27°51'14"	172.00'	83.62'	82.80'	S13°55'37"W
C6	22°16'48"	178.00'	69.22'	68.78'	S16°42'50"W
C7	05°34'26"	178.00'	17.32'	17.31'	S02°47'13"W

AREA SUMMARY

LOTS (4 TOTAL)	= 1.35 AC. / 18%
LOT A	= 5.46 AC. / 70%
TRACTS A & C	= 0.40 AC. / 05%
DEDICATED ROADS	= 0.56 AC. / 07%
TOTAL	= 7.77 AC. / 100%

FOUR CORNERS DRIVE
44' ROW DEDICATED FROM
CRISTA LEE SUBDIVISION



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D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
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Designed By	S.L.H.	Checked By	M.W.D.	Job No.	100-01-02
Drawn By	TMODEL	Date	MARCH, 2009	Sheet	2 OF 2