

BALD EAGLE BLUFF SUBDIVISION

SE 1/4, SEC. 35, T1N, R2W, U.M. / N 1/2, SEC. 15, T11S, R101W, 6th P.M.
 A Re-plat of LOT 10, BLOCK 1, FILING 11, LOTS 6,8 & 13, BLOCK 2, FILING 12, and LOTS 1 & 2, BLOCK 1, FILING 13, INDEPENDENCE RANCH SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Edward Kirk Roemer and Raelynn E. Roemer, State of Colorado, acting by and through the Department of Natural Resources for the use and benefit of the Division Of Wildlife and Wildlife Commission, John W. McCord and Mary K. McCord and Margaret McCord, Lora Huang and Michael Huang, Sharon R. Gillean and Rudy J. Gillean and Susan L. Gold are the owners of that real property situate in the SE 1/4, Section 35, Township 1 North, Range 2 West, Ute Meridian and the N 1/2, Section 15, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

LOT 10, BLOCK 1, FILING 11, LOTS 6, 8 & 13, BLOCK 2, FILING 12, and LOTS 1 & 2, BLOCK 1, FILING 13, INDEPENDENCE RANCH SUBDIVISION, recorded in Book 3676 at Pages 332-337, Book 3954 at Pages 375-377 and Book 4184 at Pages 297 & 298, City of Grand Junction, Mesa County, Colorado.

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 BALD EAGLE BLUFF SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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 further certifies that all lienholders, if any, are represented hereon.

Edward Kirk Roemer
Edward Kirk Roemer

Raelynn E. Roemer
Raelynn E. Roemer

John W. McCord
John W. McCord

Mary K. McCord
Mary K. McCord

Margaret McCord
Margaret McCord

Lora Huang
Lora Huang

Michael Huang
Michael Huang

Sharon R. Gillean
Sharon R. Gillean

Rudy J. Gillean
Rudy J. Gillean

Susan L. Gold
Susan L. Gold

Area Wildlife mgr.
Department of Natural Resources for the use and benefit of the Division Of Wildlife and Wildlife Commission

STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing Dedication was acknowledged before me this 26 day of August 2010 A.D., by Sharon R. Gillean and Rudy J. Gillean.
 Witness my hand and official seal: Karen A. Crespin
 Notary Public
 My commission expires: 3-18-12

STATE OF COLORADO)
 COUNTY OF Mesa) Boulder 08/19/10
 The foregoing Dedication was acknowledged before me this 18 day of August 2010 A.D., by Susan L. Gold.
 Witness my hand and official seal: Victoria Bergeon-Fogarty
 Notary Public
 My commission expires: 3/29/2013

STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing Dedication was acknowledged before me this 24 day of August 2010 A.D., by John Tyler Kamatke as Area Wildlife Manager of the Division Of Wildlife and Wildlife Commission.
 Witness my hand and official seal: Karen A. Crespin
 Notary Public
 My commission expires: 3-10-12

CITY APPROVAL
 This plat of Bald Eagle Bluff Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 1st day of September, 2010.
Jim Madril City Manager
Veren L. Coons City Mayor

CLERK AND RECORDER'S CERTIFICATE
 This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 4:51 o'clock P.M., on this 7th day of September 2010 A.D., and was recorded at Reception No. 2545101, Book 5054 and Page 587-588 Drawer No. XX-125 and Fees 60.00 \$.

Janice Rich Clerk and Recorder
Ry Wilson Deputy

STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing Dedication was acknowledged before me this 9th day of August 2010 A.D., by Edward Kirk Roemer and Raelynn E. Roemer.
 Witness my hand and official seal: Janice Rich
 Notary Public
 My commission expires: 11-2-13

STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing Dedication was acknowledged before me this 10th day of August 2010 A.D., by John W. McCord and Mary K. McCord and Margaret McCord.
 Witness my hand and official seal: Janice Rich
 Notary Public
 My commission expires: 11/3/13

STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing Dedication was acknowledged before me this 10th day of August 2010 A.D., by Lora Huang and Michael Huang.
 Witness my hand and official seal: Karen A. Crespin
 Notary Public
 My commission expires: 3-18-12



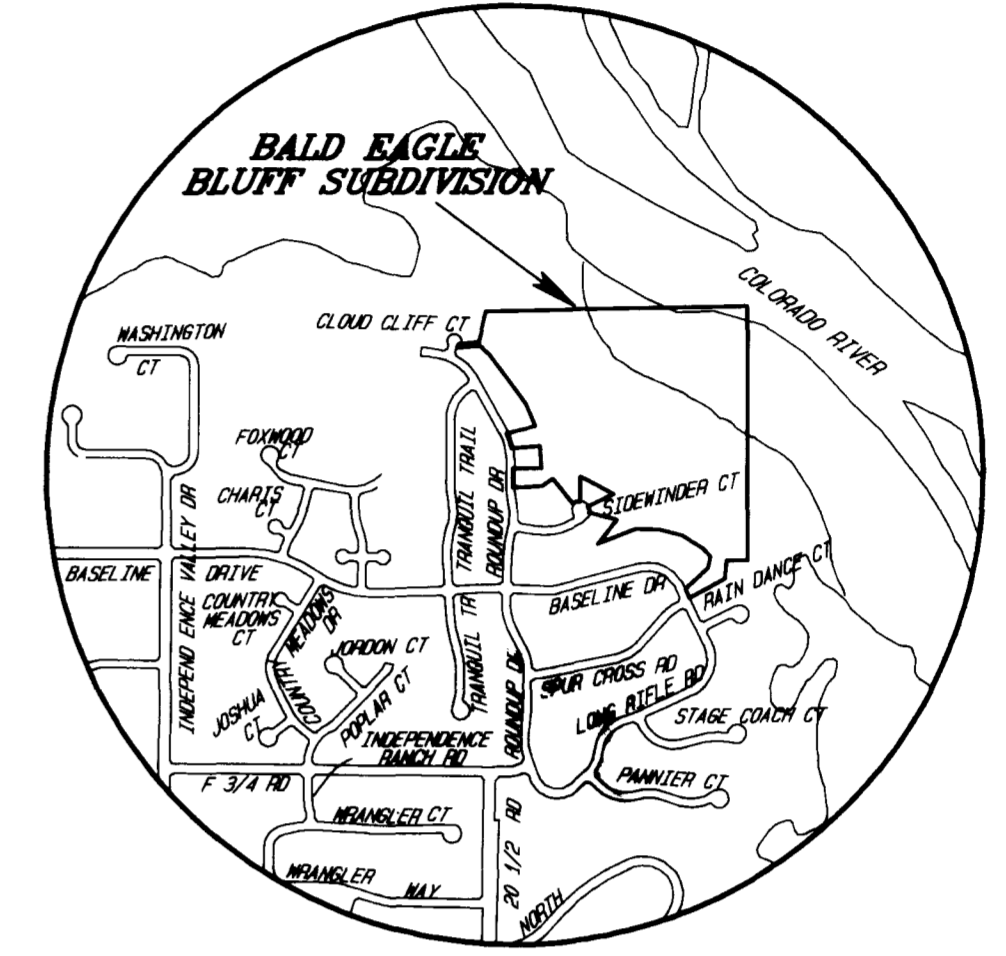
PLAT NOTES

1.) There are areas of special slope stability concerns on this property. Geotechnical consultant must review Lincoln Devore Bluff Plan dated 10/07/02. Building plans for this area must conform to findings listed in the Lincoln Devore reports dated February and March 2003. Consult Composite Site Plan for this development on file with the Mesa County Clerk and Recorder for further information.

2.) Lots 2, 4, 5 & 6 of Bald Eagle Bluff Subdivision are subject to site requirements as identified on Independence Ranch Subdivision, Filings 12 & 13.

Property is subject to the Declaration of Covenants, Conditions and Restrictions of Independence Ranch Subdivision as recorded in

Book 2339, Page 770 Book 2384, Page 47
 Book 2483, Page 355 Book 2783, Page 253
 Book 2931, Page 105 Book 3417, Page 168



VICINITY MAP
N.T.S.

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 Lora Huang and Michael Huang, John W. McCord, Mary K. McCord and Margaret McCord, Sharon R. Gillean and Rudy J. Gillean, Edward Kirk Roemer and Raelynn E. Roemer, State of Colorado, acting by and through the Department of Natural Resources for the use and benefit of the Division of Wildlife and Wildlife Commission and Susan L. Gold; that the current taxes have been paid; and that all easements, reservations and right-of-ways of record are shown hereon. ***TAXES ARE NOT CURRENT ON LOT 6 & LOT 2, INDEPENDENCE RANCH FIL. 12, OR ON LOT 1 & LOT 1, INDEPENDENCE RANCH FIL. 13.**

Date: August 4, 2010
 By: Karen A. Crespin / Lic. Title Ex.
 KAREN A. CRESPIN LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION

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 No. 6JR65013414.



BALD EAGLE BLUFF SUBDIVISION
 LOCATED IN THE
 SE 1/4, SEC. 35, T1N, R2W, U.M.
 N 1/2, SEC. 15, T11S, R101W, 6th P.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. 1187-09-01
 Drawn By TMODEL Date JULY 2010 Sheet 1 OF 2

BALD EAGLE BLUFF SUBDIVISION

SE 1/4, SEC. 35, T1N, R2W, U.M. / N 1/2, SEC. 15, T11S, R101W, 6th P.M.

A Re-plat of LOT 10, BLOCK 1, FILING 11, LOTS 6,8 & 13, BLOCK 2, FILING 12, and LOTS 1 & 2, BLOCK 1, FILING 13, INDEPENDENCE RANCH SUBDIVISION

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - ⊗ FOUND U.S.G.L.O. BRASS CAP
 - FOUND 2" ALUMINUM CAP LS 18478
 - ▲ FOUND 1.5" ALUMINUM CAP LS 17485
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 W.C. = WITNESS CORNER
 P.O.B. = POINT OF BEGINNING
 SQ. FT. = SQUARE FEET
 R.O.W. = RIGHT OF WAY
 W.C. = WITNESS CORNER
 T = TOWNSHIP
 R = RANGE

2697-344-00-299
 1920 BROADWAY
 BARNES PATRICIA J
 BARNES WILLIAM L

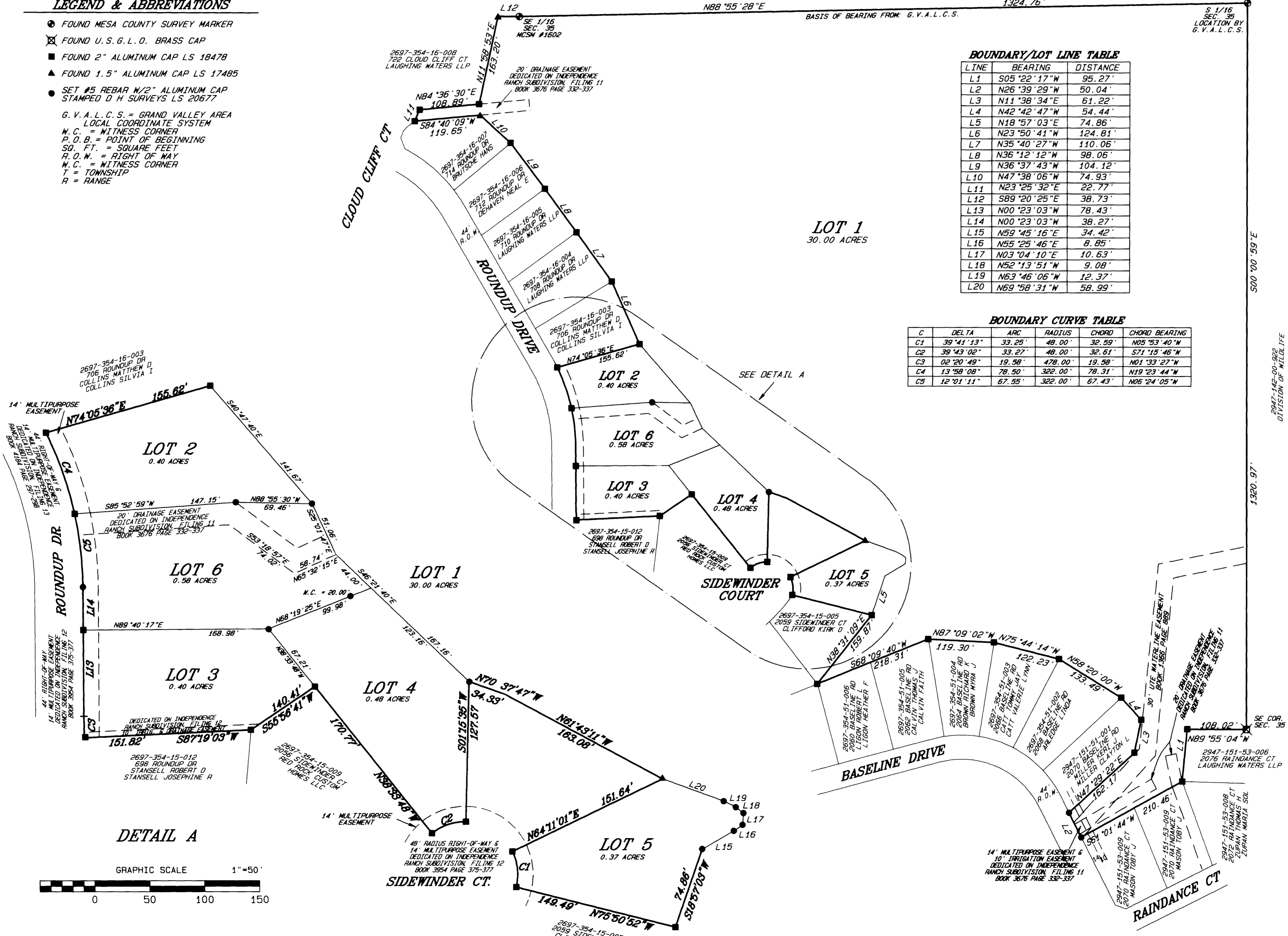
S 1/16
 SEC. 35
 LOCATION BY
 G.V.A.L.C.S.

BOUNDARY/LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S05°22'17"W	95.27'
L2	N26°39'29"W	50.04'
L3	N11°38'34"E	61.22'
L4	N42°42'47"W	54.44'
L5	N18°57'03"E	74.86'
L6	N23°50'41"W	124.81'
L7	N35°40'27"W	110.06'
L8	N36°12'12"W	98.06'
L9	N36°37'43"W	104.12'
L10	N47°38'06"W	74.93'
L11	N23°25'32"E	22.77'
L12	S89°20'25"E	38.73'
L13	N00°23'03"W	78.43'
L14	N00°23'03"W	38.27'
L15	N59°45'16"E	34.42'
L16	N55°25'46"E	8.85'
L17	N03°04'10"E	10.63'
L18	N52°13'51"W	9.08'
L19	N63°46'06"W	12.37'
L20	N69°58'31"W	58.99'

BOUNDARY CURVE TABLE

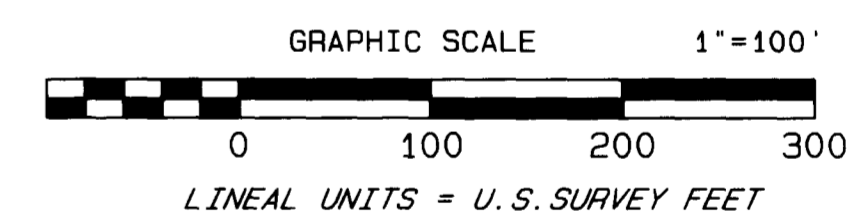
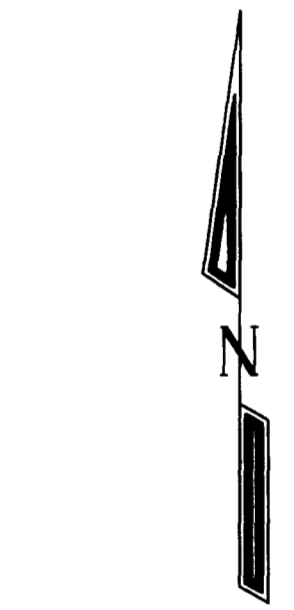
C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	39°44'13"	33.29'	48.00'	32.59'	N05°53'40"W
C2	39°43'05"	33.27'	48.00'	32.61'	S71°15'45"W
C3	02°20'49"	19.58'	478.00'	19.58'	N01°33'27"W
C4	13°58'08"	78.50'	322.00'	78.31'	N19°23'44"W
C5	12°01'11"	67.55'	322.00'	67.43'	N06°24'05"W



500' 00" 59" E

1320' 97"

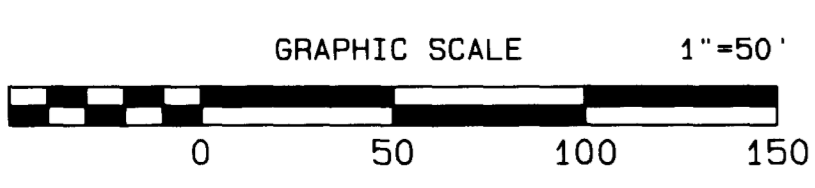
SE COR. SEC. 35



AREA SUMMARY
 LOTS 1-5 = 32.23 AC. / 100 %
 TOTAL = 32.23 AC. / 100 %

Mason Tabor J
 MASON TABOR J
 2010
 MESA COUNTY, CO
 SURVEYOR

DETAIL A



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