

BALD EAGLE BLUFF II SUBDIVISION

SE 1/4, SEC. 35, T1N, R2W, U.M.
 A Re-plat of LOTS 3 & 4, BALD EAGLE BLUFF SUBDIVISION,
 BOOK 5054 PAGE 587 & 588

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, John W. McCord and Mary K. McCord and Margaret McCord, Sharon R. Gillean and Rudy J. Gillean are the owners of that real property situate in the SE 1/4, Section 35, Township 1 North, Range 2 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

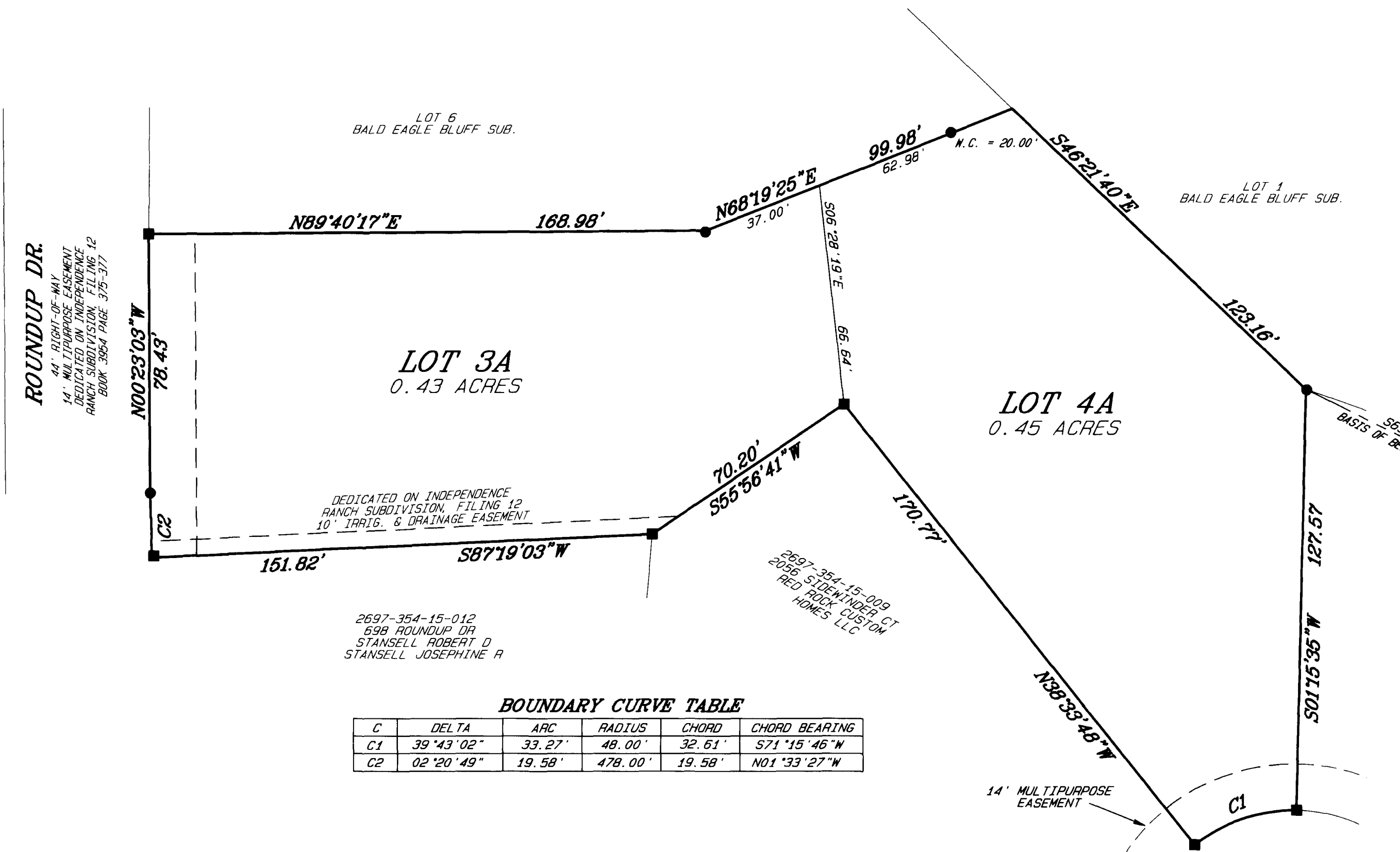
LOTS 3 & 4, BALD EAGLE BLUFF SUBDIVISION RECORDED IN BOOK 5054 AT PAGES 587-588, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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 II 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.

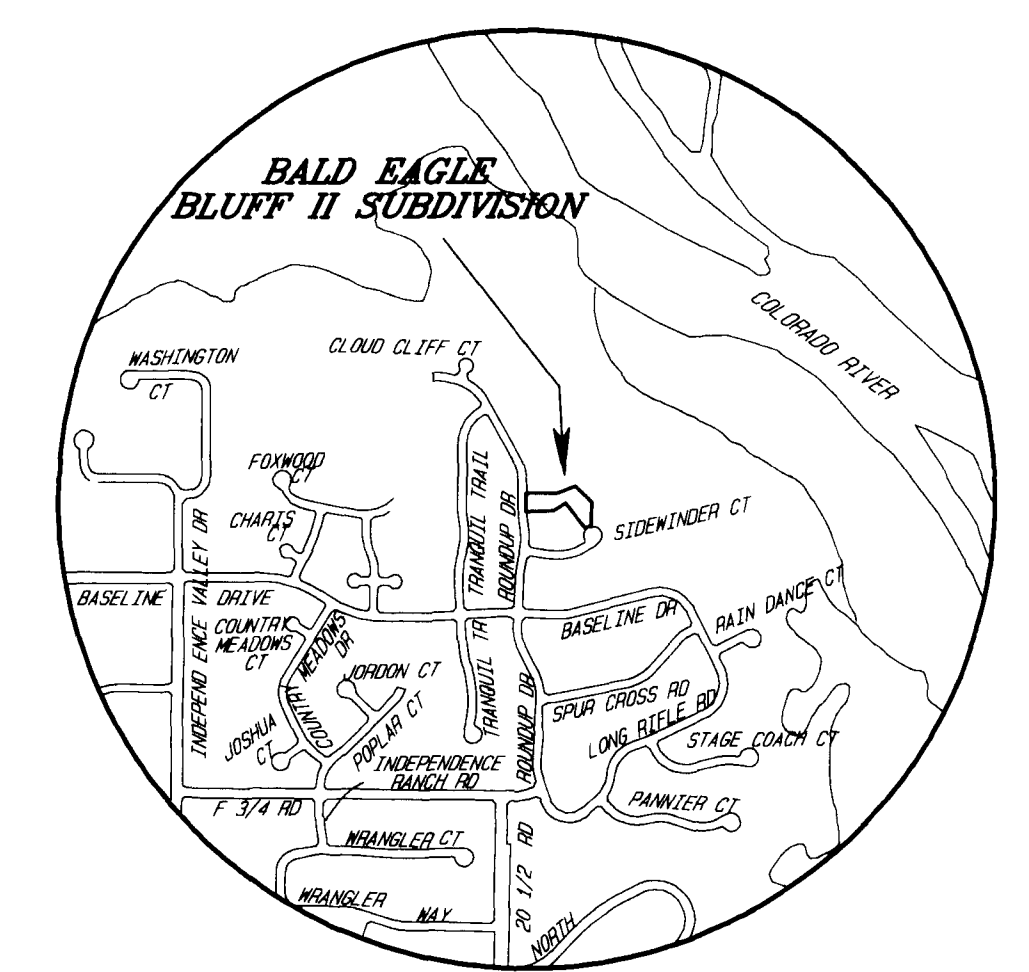
John W. McCord *Mary K. McCord* *Margaret McCord*
 John W. McCord Mary K. McCord Margaret McCord

Sharon R. Gillean *Rudy J. Gillean*
 Sharon R. Gillean Rudy J. Gillean

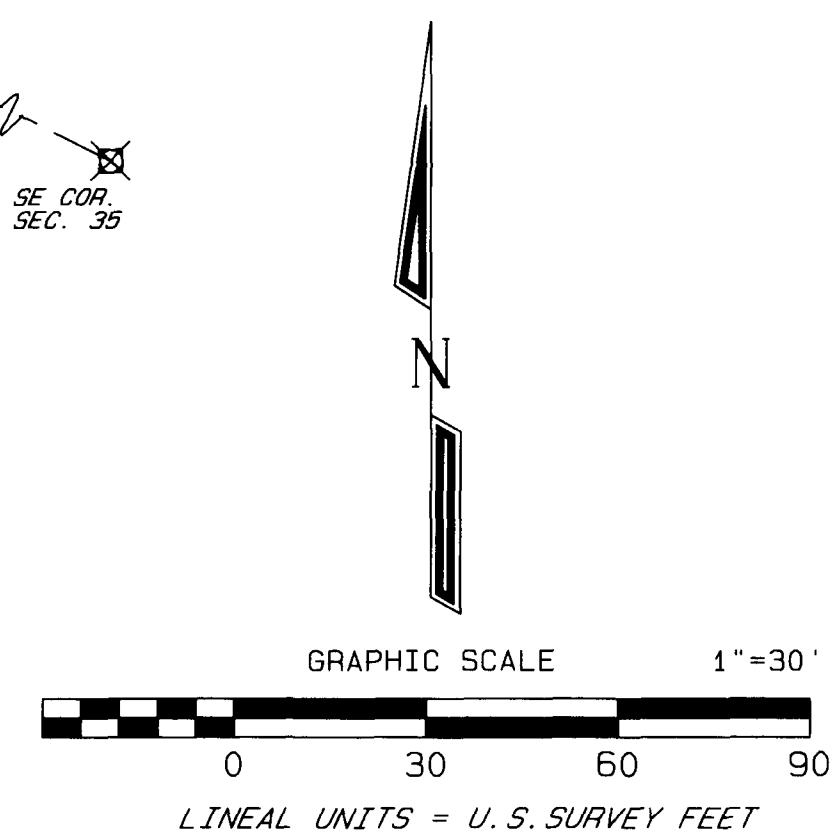


BOUNDARY CURVE TABLE

C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	39°43'02"	33.27'	48.00'	32.61'	S71°15'46"W
C2	02°20'49"	19.58'	478.00'	19.58'	N01°33'27"W



VICINITY MAP
 N.T.S.



STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing Dedication was acknowledged before me this 11th day
 of JANUARY 2011 A.D., by John W. McCord and Mary K. McCord and Margaret McCord.
 Witness my hand and official seal: *Karen A. Crespin*
 Notary Public
 My commission expires: 3-18-2012

KAREN A. CRESPIN
 NOTARY PUBLIC
 STATE OF COLORADO

STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing Dedication was acknowledged before me this 10th day
 of JANUARY 2011 A.D., by Sharon R. Gillean and Rudy J. Gillean.
 Witness my hand and official seal: *Karen A. Crespin*
 Notary Public
 My commission expires: 3-18-2012

KAREN A. CRESPIN
 NOTARY PUBLIC
 STATE OF COLORADO

CITY APPROVAL

This plat of Bald Eagle Bluff II Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 19th day of JANUARY 2011.

Jim Medvid *Terrell Coors*
 City Manager 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 4:35 o'clock PM., on this 19th day of JANUARY 2011 A.D., and was recorded at Reception No. 2560234, Book 5115 and Page 13 Drawer No. 44-11 and Fees. 107.

Sheila Reiner *Sharon Dreyer*
 Clerk and Recorder Deputy

PLAT NOTES

- 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.
- Lot 4A of Bald Eagle Bluff II Subdivision is subject to site requirements as identified on Independence Ranch Subdivision, Filings 12 & 13.

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.

Date: JANUARY 10, 2011
 By: *Karen A. Crespin*
 KAREN A. CRESPIN - LICENSED TITLE EXAMINER
 LAND TITLE GUARANTEE CO.

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

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. 6JH65013414.

Michael W. Drissel
 1-2-11

LEGEND & ABBREVIATIONS

- FOUND U.S.G.L.O. BRASS CAP
- FOUND 2" ALUMINUM CAP LS 1847B
- FOUND OF 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

BALD EAGLE BLUFF II SUBDIVISION
 LOCATED IN THE
 SE 1/4, SEC. 35, T1N, R2W, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By: M.W.D. Checked By: S.L.H. Job No. 1187-09-01
 Drawn By: TMODEL Date: JAN. 2011 Sheet: 1 OF 1