

LAKESIDE SUBDIVISION

FILING NUMBER TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned T. L. Benson, Inc (T.L. Benson, President and Marion J. Benson, Secretary) is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Northeast Quarter of the Southeast Quarter of Section Two, Township One South Range One West of the Ute Meridian as shown on the accompany plat, said real property being more particularly described as follows

From the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section Two, Township One South, Range One West of the Ute Meridian N 89°59'00" W 5000 feet, thence S 00°14'40" W 330.00 feet to a Point Of Beginning, thence S 00°14'40" W 603.94 feet to a point which is the Northeast Corner of Lakeside Subdivision, as filed in Plat Book 11 Page 58 in the Mesa County Clerk and Recorder's office, thence along the northerly boundary of land dedicated as Lakeside Subdivision 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet (the chord bears S 45°14'40" W 35.36 feet), thence N 89°45'20" W 175.00 feet, thence 145.97 feet along the arc of a curve to the left having a radius of 185.85 feet (the chord bears S 67°44'40" W 142.24 feet), thence S 45°14'40" W 139.31 feet, thence 62.61 feet along the arc of a curve to the right having a radius of 80.00 feet (the chord bears S 67°39'50" W 61.02 feet), thence N 89°55'00" W 265.22 feet, thence N 00°05'00" E 115.00 feet, thence N 89°55'00" W 288.34 feet, thence 154.22 feet along the arc of a curve to the left having a radius of 50.00 feet (the chord bears N 54°42'33" W 99.96 feet), thence N 89°55'00" W 78.93 feet to the Northwest Corner of Lakeside Subdivision as referred to above, thence N 02°05'45" E 143.82 feet, thence N 15°22'20" E 403.80 feet, thence N 60°23'15" W 197.92 feet, thence N 26°31'30" E 367.69 feet, thence S 89°59'00" E 622.59 feet, thence S 00°14'40" W 330.00 feet, thence S 89°59'00" E 478.00 feet to the Point Of Beginning, said described real property contains 24.0095 acres, more or less.

That said owner has caused the said real property to be laid out and platted as Lakeside Subdivision—Filing Number Two, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado.

That said owner does hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as Utility, drainage, and irrigation easements on the accompanying plat for the installation and maintenance of such utilities as telephone, electric, or cable television lines, poles, and cables, storm and sanitary sewers, water mains, gas mains, drainage and irrigation ditches, and conduits.

IN WITNESS WHEREOF, said owner T. L. Benson, Inc (T. L. Benson, President and Marion J. Benson, Secretary) have caused their names to be subscribed this 31st day of July A.D., 1972.

T. L. BENSON, INC.

By T. L. Benson President By Marion J. Benson Secretary
Marion J. Benson

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 31st day of July A.D., 1972 by T. L. Benson, Inc (T. L. Benson, President and Marion J. Benson, Secretary).

My Commission expires November 12, 1973
 Witness my hand and official seal.

John C. Shephard
 Notary Public

CITY APPROVAL

This plat of Lakeside Subdivision—Filing Number Two, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 28th day of DECEMBER A.D., 1972.

CITY OF GRAND JUNCTION

Arthur J. Cochran President of Council
Howard M. ... City Manager
Donald H. ... Director of Development
Louis ... Chairman, Grand Junction City Planning Comm
Richard ... Grand Junction City Engineer
Public Service Co. of Colo - Gas & Elec. Dept
Mountain States Tele. & Tele Co

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }

1039892

I hereby certify that this instrument was filed in my office at 2:25 o'clock P.M., Feb 2 A.D., 1972, and is duly recorded in Plat Book Number 11, Page 70.

Fees \$

By _____
 Clerk and Recorder
 Deputy

ENGINEER'S CERTIFICATE

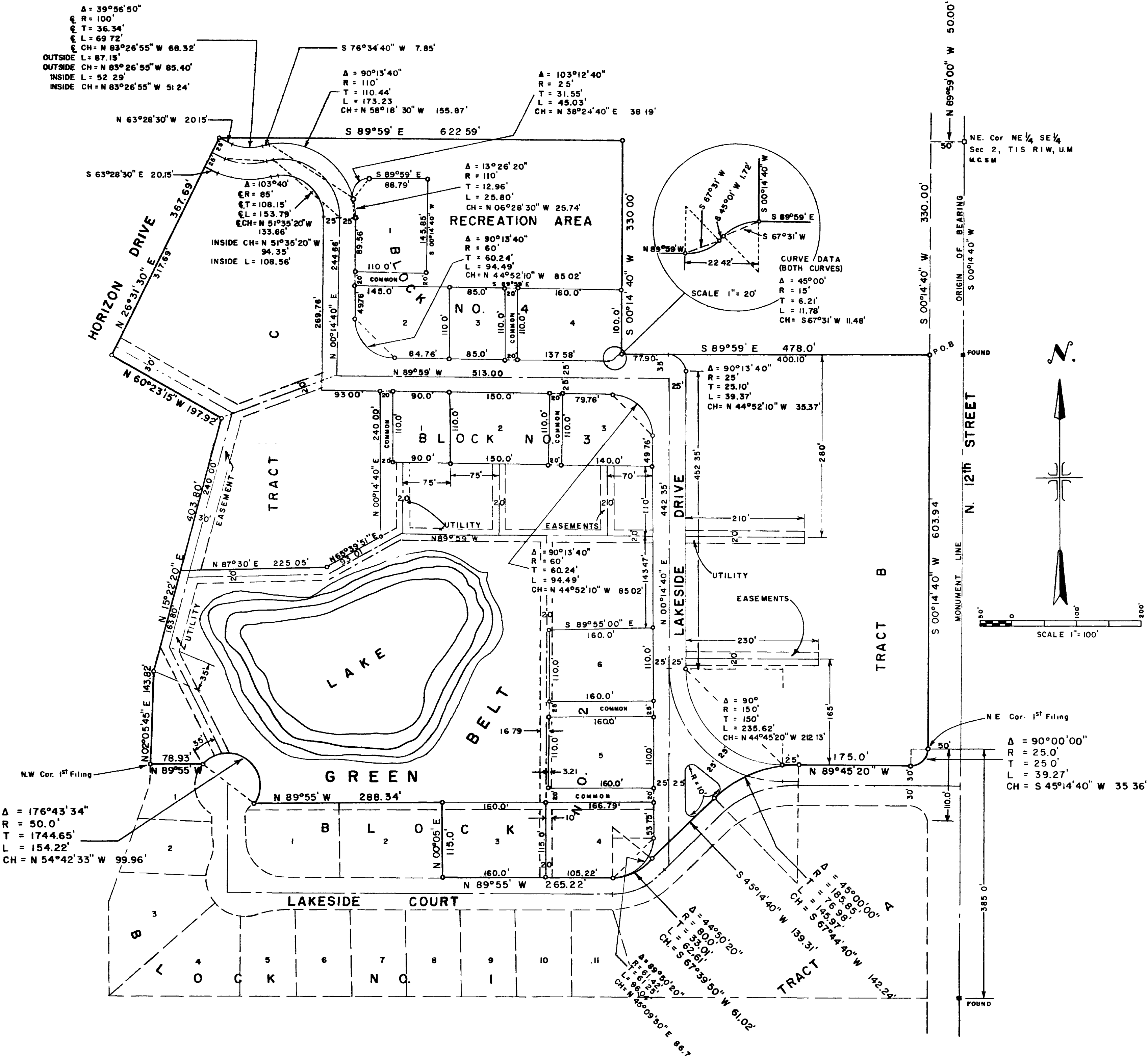
I, Richard J. Mandeville do hereby certify that the accompanying plat of Lakeside Subdivision—Filing Number Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same

Richard J. Mandeville
 Registered Engineer & Land Surveyor

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting. Pursuant to C. R. S. 1963, 136-2-2 as amended.

By Roger C. Lead Date 1-2-73
 Mesa County Surveyor

WESTERN ENGINEERS, INC
 PLAT OF
LAKESIDE SUBDIVISION
FILING NUMBER TWO
 GRAND JUNCTION, COLORADO
 SURVEYED C. J. B. DRAWN R. J. M. TRACED R. J. M.
 GRAND JUNCTION, COLORADO DWG. 1-429-6 7-31-72

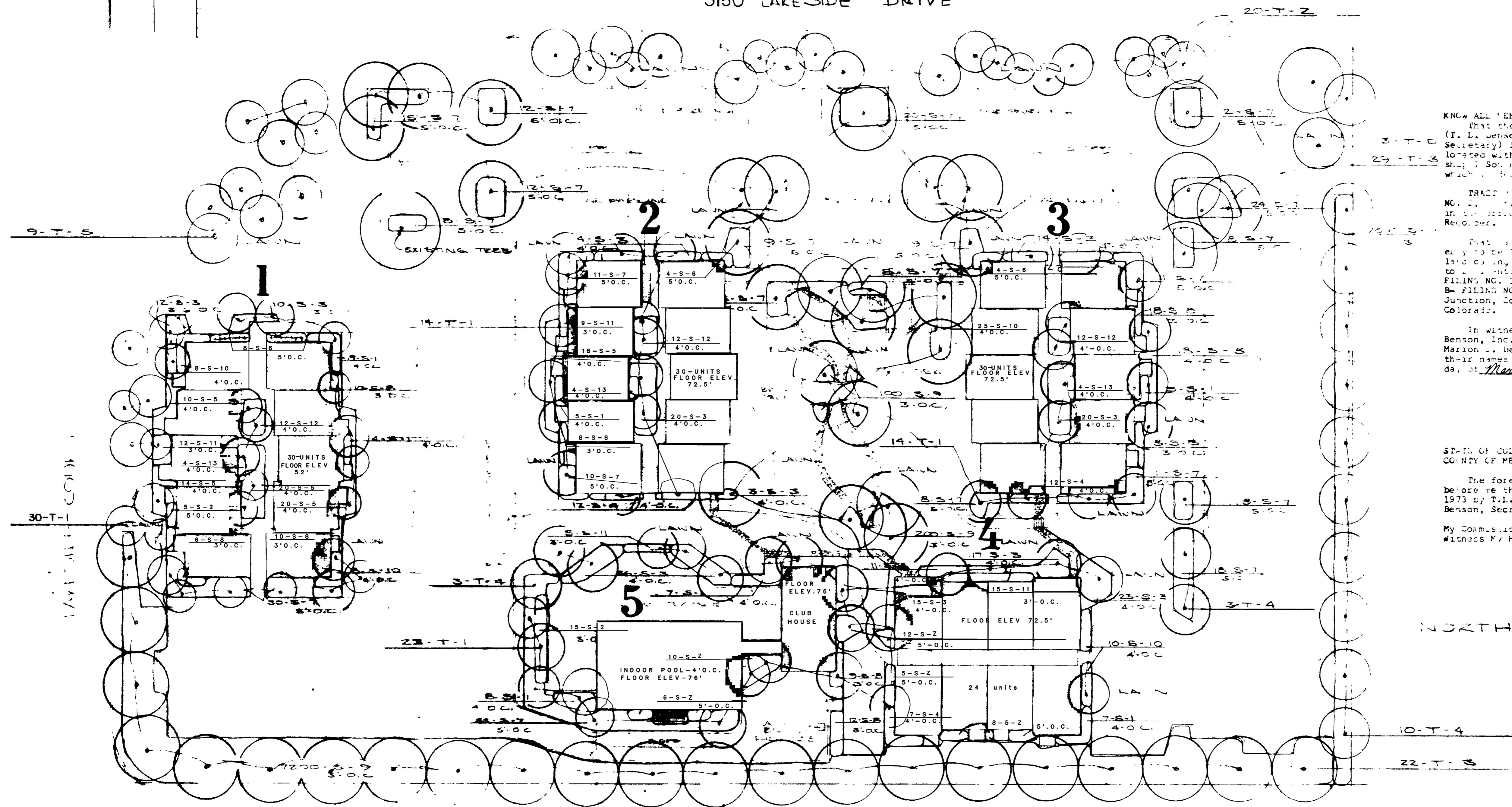


PLANT LIST

| NO | QJAN | SCIENTIFIC NAMES | COMMON NAMES | CO. ID | HT | W | SPACING | PLANTING NOTES | COMMON NAMES | CO. ID | HT |
|--------------------------------------|------|--------------------------|-----------------------|--------|---------|------|---------|--------------------------------|-----------------------------|--------|---------|
| TREES - | | | | | | | | | | | |
| T-1 | 21 | BETULA ALBA | EUROPEAN WHITE BIRCH | CAN. | 6'-8' | 5-4 | 31 | EUONYMUS ALATUS COMPACTA | WINGED EUONYMUS | CAN. | 2'-8" |
| T-2 | 20 | ELAEOAGNUS ANGUSTIFOLIA | RUSSIAN OLIVE | B.R. | 8'-10' | 5-5 | 91 | JUNIPERUS HORIZONTALIS PLUMOSA | ANGORA JUNIPER | CAN. | 2'-15" |
| T-3 | 51 | FRAXINUS PENNSYLVANICA | GREEN ASH | CAN. | 8'-10' | 5-6 | 16 | JUNIFERUS SABINA | SAVING JUNIPER | CAN. | 15'-24" |
| T-4 | 16 | PINUS CEMBOIDES EDULS | PINION PINE | B.B. | 3'-6" | 5-7 | 350 | JUNIFERUS CARBINA TAMARIX | TAM JUNIPER | CAN. | 2'-15" |
| T-5 | 12 | SALIX BABYLONICA | WEeping WILLOW | CAN. | 6'-8' | 5-8 | 86 | LEGUSTRUM LODENSE | LODENSES WAX WOOD | CAN. | 2'-15" |
| - SHRUBS - | | | | | | | | | | | |
| S-1 | 49 | BERBERIS MENTORENSIS | MENTOR RASBERRY | CAN. | 12'-18" | 5-9 | 10,300 | LONICERA JAPONICA HALLIANA | HALLS CREEPING HONEYSUCCULE | FLATS | 4'-6" |
| S-2 | 24 | COTONEASTER DIVARICATA | SPREADING COTONEASTER | CAN. | 12'-18" | 5-10 | 59 | PINUS MUGHO MUGHUS | MUGHO PINE | CAN. | 2'-18" |
| S-3 | 204 | COTONEASTER HORIZONTALIS | GROUND COTONEASTER | CAN. | 12'-18" | 5-11 | 41 | POTENTILLA FRUTICOSA | GOLD DROOP | CAN. | 12'-3" |
| ADDITIONAL ORNAMENTAL TREES - | | | | | | | | | | | |
| T-5 | 60 | | PURPLELEAF PLUM | | | 5-12 | 36 | TAXUS CUSPIDATA | JAPANESE PINE | FLATS | 15'-24" |
| T-6 | | | GOLDEN RAIN TREE | | | 5-13 | 12 | VIRBURNUM BURKWOOD | BURKWOOD VIBURNUM | CAN. | 8'-24" |
| T-7 | | | FLOWERING CRABAPPLE | | | | | | | | |

114 UNITS (DEDUCT 6 FOR SHOPS)
114 CARPORTS
208 CAR PARKING TOTAL

3150 LAKESIDE DRIVE



KNOW ALL MEN OF THESE PRESENTS, that the undersigned, T. L. Benson, Inc. (T. L. Benson, President and Marion J. Benson, Secretary) the owner of that real property located within the NE 1/4 of Section 2, Township 35 South, Range 1 West of the 1st Meridian, which is more fully described as follows:

TRACT B - LAKESIDE SUBDIVISION - FILING NO. 2, filed in Plat Book 11, Page 70 in the office of the Mesa County Clerk and Recorder.

That the undersigned, T. L. Benson, Inc. (T. L. Benson, President and Marion J. Benson, Secretary) have caused their names to be subscribed to this 21st day of March A.D. 1973.

In witness whereof, said owner, T. L. Benson, Inc. (T. L. Benson, President and Marion J. Benson, Secretary), have caused their names to be subscribed to this 21st day of March A.D. 1973.

T. L. Benson, Inc.
By: T. L. Benson President
By: Marion J. Benson Secretary
Marion J. Benson

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 21st day of March A.D., 1973 by T. L. Benson, President and Marion J. Benson, Secretary of T. L. Benson, Inc.

My Commission Expires 7-14-74
Witness My Hand and Official Seal
Norman B. Lockhart
Notary Public

N 12TH STREET

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 1973 and is duly recorded in Plat Book _____, Page _____.
Clerk and Recorder
By: _____ Deputy

CITY APPROVAL

This plat of Lakeside Subdivision - Filing No. 3 - Planned Unit Development of Tract B - Filing No. 2, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved and accepted on this 21st day of March A.D., 1973.
Harvey M. Rose City Manager
Edward P. Uchit Grand Junction City Engineer
Chairman-Grand Junction Planning Commission
President

LAKESIDE SUBDIVISION
FILING NO 3
PLANNED UNIT DEVELOPMENT
TRACT B OF FILING NO. 2
GRAND JUNCTION COLORADO