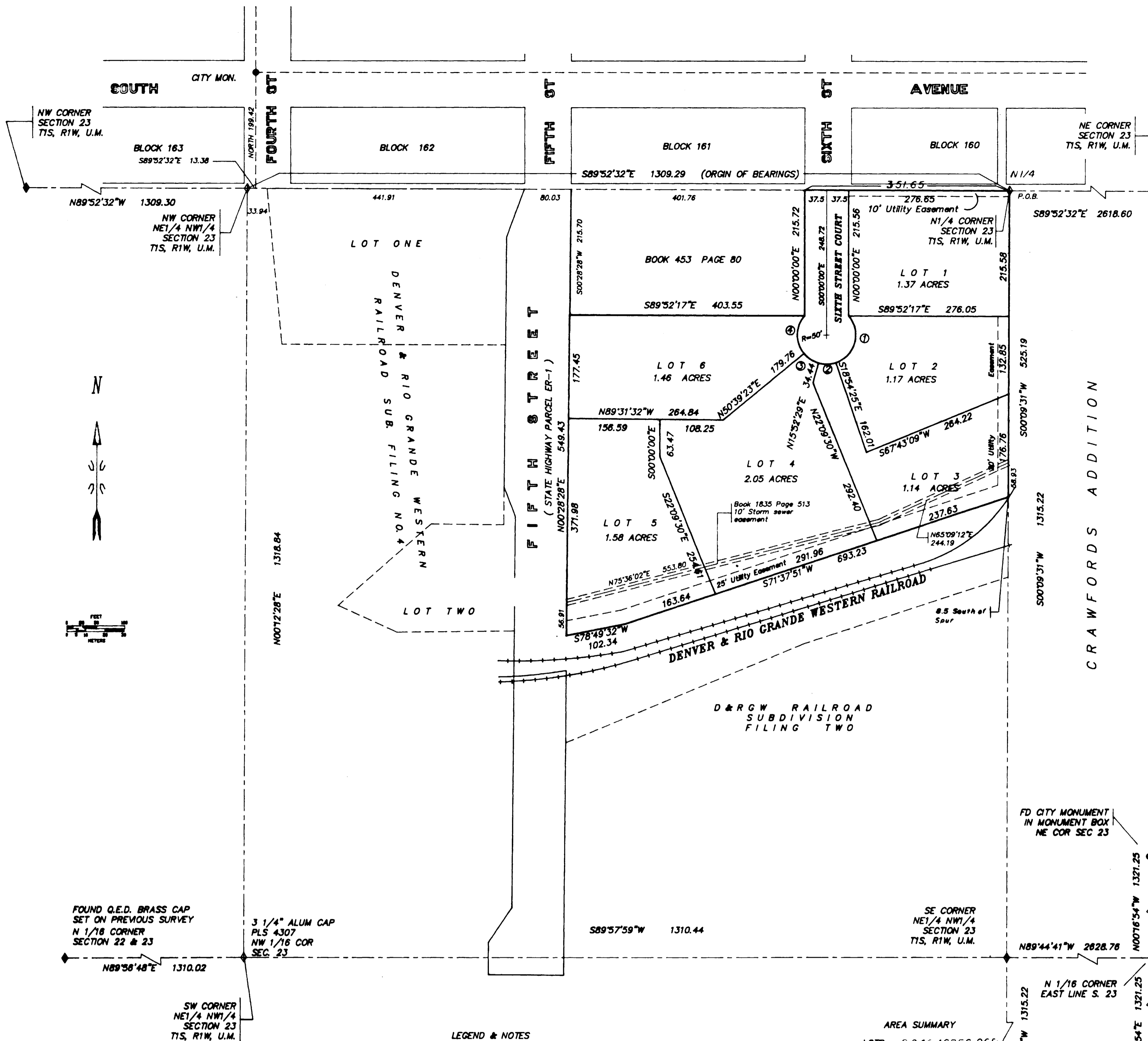


SECOND AMENDED PLAT
D & R G W RAILROAD SUBDIVISION
FILING SIX



KNOW ALL MEN BY THESE PRESENTS: That the undersigned, THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation, is the owner of that real property situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado, and being a part of the NE 1/4 NW 1/4 Section 23, Township 1 South, Range 1 West, Ute Meridian as shown on the accompanying plat therein, said real property being described as follows:

Considering the North line of Section 23, T1S, R1W, U.M. to bear S89°52'32"E and all other bearings contained herein to be relative thereto:

Beginning at the N1/4 corner of Section 23, T1S, R1W, U.M., said corner being 2618.60 feet N89°52'32"W of the NE corner of Section 23, T1S, R1W, U.M.; thence S00°09'31"W 525.19 feet along the East line of the NE 1/4 NW 1/4 Sec. 23 to a point being 8.5 feet south of the centerline of a railroad spur; thence along a line that is 8.5 feet south and parallel with said spur the following two (2) courses and distances: (1) S71°37'51"W 693.23 feet; (2) S78°49'32"W 102.34 feet to the east right-of-way for Fifth Street; thence N00°00'00"E 248.43 feet along the east right-of-way line for Fifth Street to the SW corner of that parcel of land described in Book 453 Page 80 of the Mesa County Clerk and Recorder's Office; thence S89°52'17"E 403.55 feet to the SE corner of that parcel of land described in Book 453 Page 80; thence N00°00'00"E 215.72 feet to the North line of Section 23; thence S89°52'32"E 351.65 feet to the point of beginning, containing 9.29 Acres.

That the said owners have caused the said real property to be laid out and surveyed as SECOND AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING NO. SIX, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual for the installation and maintenance of utilities, pipes, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines.

Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said SECOND AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING NO. SIX, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police and emergency vehicles. Also the areas shown as private open space are dedicated to the owners of the property within said SECOND AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING NO. SIX, for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this 15th day of November, A.D. 1991.

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION.

A. J. Maresano
VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 15th day of November, A.D. 1991 by *A. J. Maresano* VICE PRESIDENT

Witness my hand and official seal. My commission expires: *May 10, 1992*

Ernest P. Seck
NOTARY PUBLIC
1515 ARAPAHO, DENVER, CO 80202

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 2:14 o'clock P.M. this 22nd day of November, A.D. 1991, and is duly recorded in Plat Book 14, Page 37.

Monika Todd Clerk
Jamie Martin Deputy

CITY APPROVAL

THIS PLAT OF SECOND AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING NO. SIX, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 22nd DAY OF NOVEMBER, A.D. 1991.

Mark A. Lehman CITY MANAGER
John E. Elmer CHAIRMAN, PLANNING COMMISSION
David R. Lamb DIRECTOR OF DEVELOPMENT
Jerry D. Johnston CITY ENGINEER

SURVEYORS CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SECOND AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING NO. SIX, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents a field survey of some. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Zoning and Development code and applicable laws of the State of Colorado.

Max E. Morris
MAX E. MORRIS, Q.E.D. SURVEYING SYSTEMS, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. NO. 16413

DATE: 11/11/91

FINAL PLAT

SECOND AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING SIX
SITUATED IN THE NE 1/4 NW 1/4 SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

FOR: D & R G W RAILROAD

SCALE: 1" = 100 FT

DATE: 11/11/91

Q.E.D. SURVEYING SYSTEMS, INC.
1018 COLO. AVE.
GRAND JUNCTION, COLORADO 81501
(303) 241-2370
464-7568

SURVEYED BY: DKB DMM
DRAWN BY: MEM
ACAD ID: R66AM2
SHEET NO. 88362
FILE: 01091001.tif

LEGEND & NOTES

Recovered Mesa County Brass Cap

2 1/2" iron pipe w/Brass Cap set L.S. 18413

set no. 5 re-bar w/cap L.S. 16413

set no. 5 re-bar at all lot corners

Boundary corners set in concrete

Survey oriented with found monuments

Bearings based on S89°52'32"E along the North line of Sec. 23

AREA SUMMARY

LOTS = 6.944 ACRES 95%

ROAD = 0.35 ACRES 4%

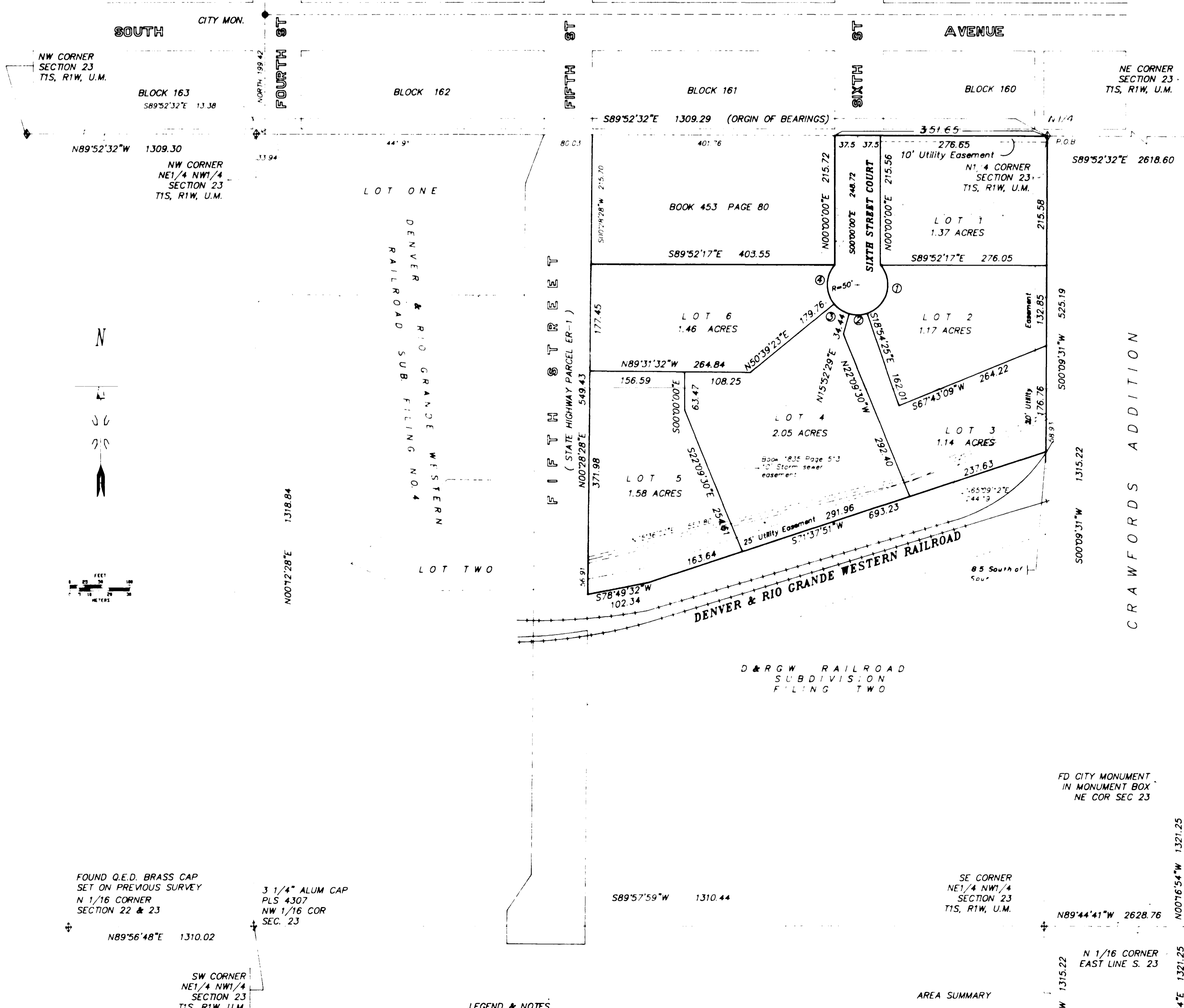
TOTAL = 9.291 ACRES 100%

C1/4 COR. SEC. 23

FOUND REBAR EAST 1/4 COR. SEC. 23

CURVE TABLE			
DELTA ANGLE	RADIUS	ARC	CHORD
1. 112°30'04"	50.00	98.18	N14°50'33"E 83.15
2. 34°46'54"	50.00	30.35	N88°29'02"E 29.89
3. 34°47'07"	50.00	30.36	S56°43'48"E 29.89
4. 80°44'53"	50.00	70.47	S01°02'02"W 64.78

SECOND AMENDED PLAT
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FILING SIX



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REGISTERED PROFESSIONAL LAND SURVEYOR L.S. NO. 16413

DATE: 11/11/91

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