

HORIZON TOWERS AMENDED

N 1/16 EAST BDRY.
SECTION 2
T1S, R1W, U.M.
Bench Mark: M.C.S.M.
27 Rd. & F 3/4 Rd.
E.L. = 4668.57

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, John A. Branagh and Lynette F. Branagh, and Gaylon C. Patterson and Marla J. Patterson are the owners of that real property located in the NE 1/4 of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, as recorded in Plat Book 13, Page 229 of the records of the Mesa County Clerk and Recorder's office, more particularly described as follows:

Horizon Towers, as recorded in Plat Book 13, Page 229 of the records of the Mesa County Clerk and Recorder;

ALSO that part of the NE 1/4 of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 2; said bearing 2; thence North 00° 05' 00" East along the East line of said Section 2, 439.22 feet; thence South 89° 52' 40" West, 300.00 feet to the Point of Beginning; thence North 00° 05' 00" East along the boundary of Horizon Towers, a subdivision in Mesa County, Colorado, 196.00 feet; thence South 02° 06' 02" East along a line tangent to the East face of masonry pillars of a wood and masonry fence, 196.12 feet to the boundary of said Horizon Towers; thence South 89° 52' 40" West, 7.47 feet to the Point of Beginning;

EXCEPTING that part of said Horizon Towers described as follows: Commencing at the East Quarter Corner of said Section 2; Township 1 South, Range 1 West, of the Ute Meridian; thence North 00° 05' 00" East along the East line of said Section 2, 639.22 feet; thence South 89° 52' 40" West, 50.00 feet to the Point of Beginning; thence South 89° 52' 40" West along the boundary of Horizon Towers, 250.00 feet; thence South 00° 05' 00" West, 4.00 feet; thence North 02° 06' 02" West, 11.29 feet; thence North 89° 50' 32" East, 250.43 feet; thence South 00° 05' 00" West, 7.44 feet to the beginning; the beginning.

MESA COUNTY, COLORADO

Said tract or parcel to be more particularly described as follows:

Beginning at the E 1/4 of said NE 1/4 of Section 2, who when aligned with the N 1/16 on the East line of said Section 2, is recorded as bearing S 00° 05' 00" E and all bearings contained herein to be relative thereto; thence N 00° 05' 00" E, 359.85 feet; thence S 89° 52' 40" W, 50.00 feet to the Point of Beginning; thence continuing S 89° 52' 40" W, 214.00 feet; thence S 00° 05' 00" W, 30.00 feet; thence S 89° 52' 40" W, 702.99 feet to the Easterly Right-of-Way of Horizon Drive; thence along said Easterly Right-of-Way along the arc of a curve to the right, 452.11 feet whose radius is 904.93 feet with a central angle of 28° 37' 31" and a long chord that bears N 52° 02' 15" E, 417.42 feet; thence N 66° 21' 00" E, 586.12 feet; thence along the arc of a curve to the right, 39.70 feet, whose radius is 20.00 feet, with a central angle of 113° 44' 00" and a long chord that bears S 56° 47' 00" E, 33.50 feet to the Westerly Right-of-Way of 12th Street; thence along said Westerly Right-of-Way S 00° 05' 00" W, 173.25 feet; thence leaving said Westerly Right-of-Way, S 89° 50' 52" W, 250.43 feet; thence S 02° 06' 02" E, 207.41 feet; thence S 89° 52' 40" W, 242.53 feet to the Westerly Right-of-Way of said 12th Street; thence S 00° 05' 00" W, 79.37 feet along said Westerly Right-of-Way of 12th Street to the Point of Beginning.

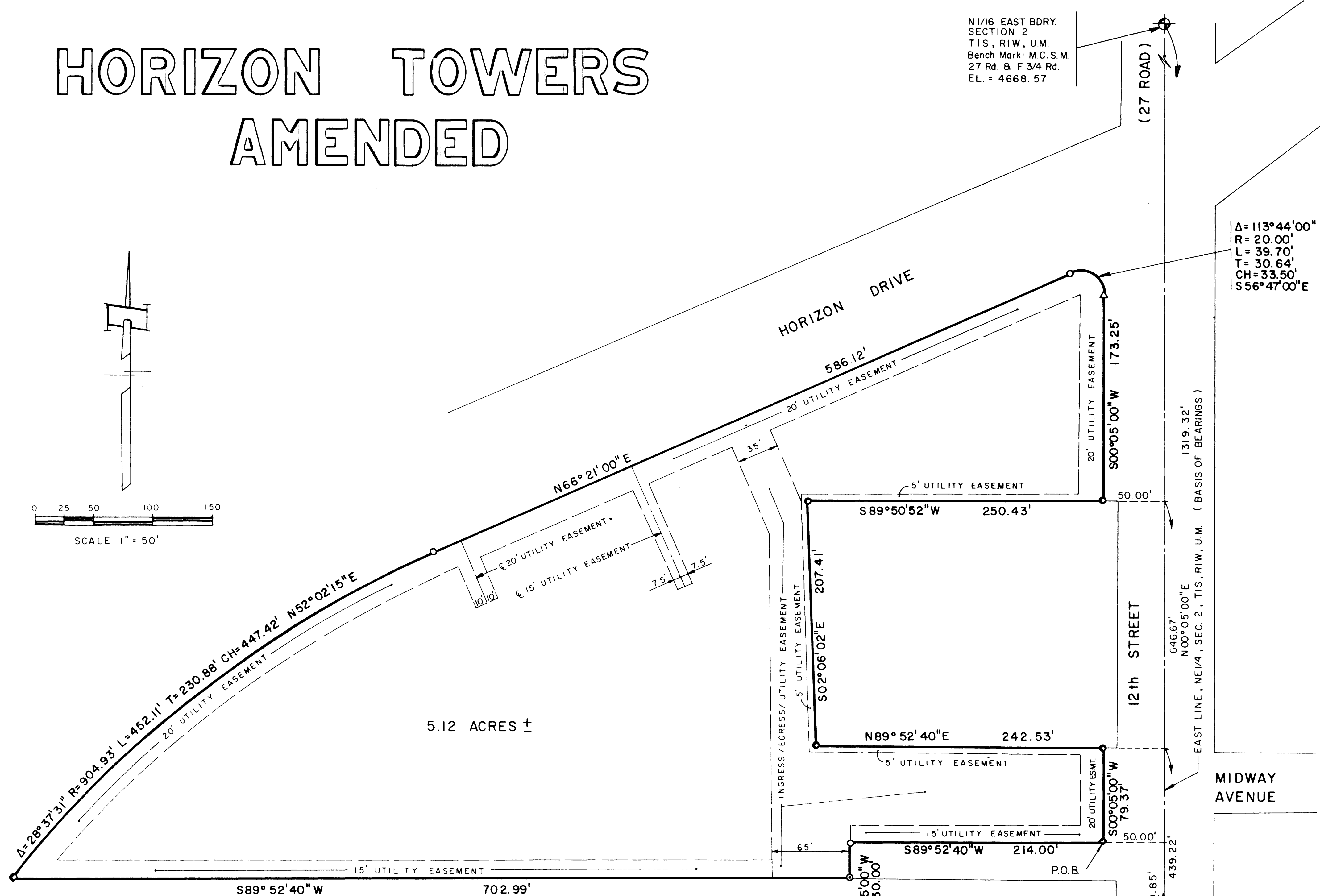
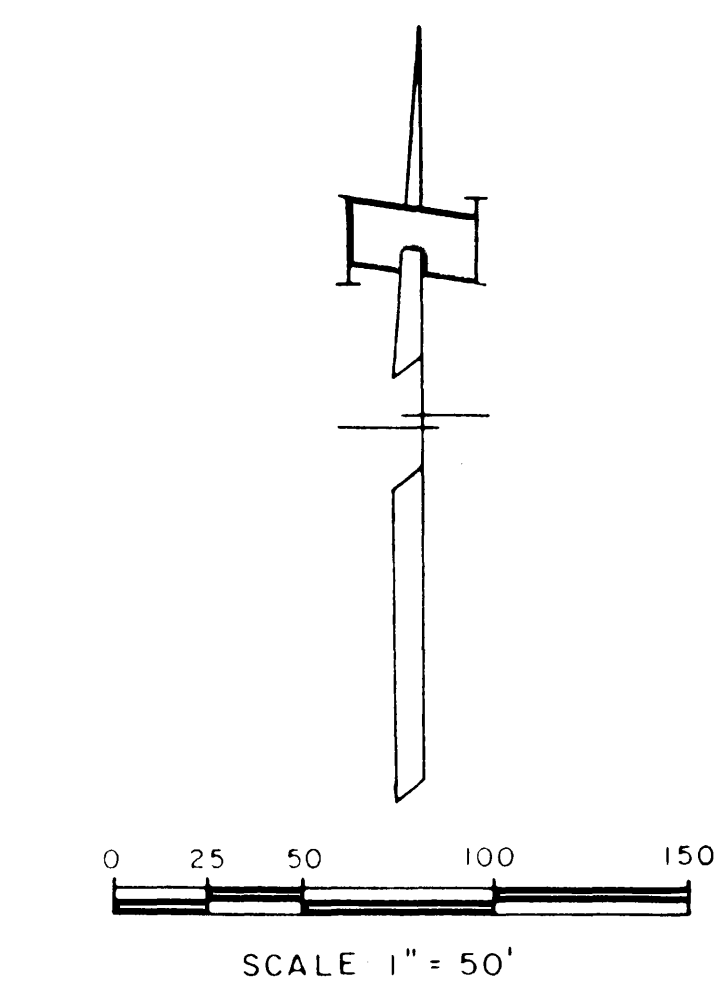
MESA COUNTY, COLORADO.

That said owners have caused the said real property to be laid out and surveyed as HORIZON TOWERS AMENDED, a subdivision of a part 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 and roads as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever, and hereby dedicate to the City of Grand Junction on behalf of the Public Utilities those portions of those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including electric lines, but not limited to, electric lines, gas lines, telephone lines, and 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.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 11th day of May, 1990.

John A. Branagh
Lynette F. Branagh
Gaylon C. Patterson
Marla J. Patterson

United Bank of Grand Junction
Downtown N.A., Ratified and approved
as Lien Holders Only



LEGEND

- ◆ MESA COUNTY SURVEY MONUMENT
- ▲ FOUND 5/8" REBAR, NO CAP
- FOUND ALUMINUM CAP "WESTERN ARMSTRONG ENG. L.S. 18489"
- ◆ FOUND 5/8" REBAR IN CAP "ARMSTRONG ENG. L.S. 9175"
- FOUND PK NAIL WITH BRASS TAG
- SET 5/8" REBAR WITH CAP "ROLLAND ENG. L.S. 24943" IN CONCRETE

APPROVED:
The plat of HORIZON TOWERS AMENDED, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 11th day of May, A.D., 1990.

Shirley A. Chan
CITY MANAGER

John J. S. Hill
PRESIDENT OF COUNCIL

Jerry Don Newton
GRAND JUROR AND CITY ENGINEER

Donna J. Welch
NOTARY PUBLIC

STATE OF COLORADO
COUNTY OF ALAMEDA

The foregoing instrument was acknowledged before me this 11th day of May, A.D. 1990 by John A. Branagh, Lynette F. Branagh, Gaylon C. Patterson & Marla J. Patterson, all personally known to me.

No commission expires 8-17-90
Witness my hand and official seal



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:55 o'clock P.M. this 22nd day of August, 1991, and is duly recorded in Plat Book No. 14, Page 2, Reception # 1579001, DRAWER # 22.

Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Carl J. [Name], a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey. 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.

Carl J. [Name]
Date 4-6-90

	NO.	DATE	REVISION
	HORIZON TOWERS AMENDED AMENDED SECTION 2, T1S, R1W, U.M., R1W, U.M. CITY OF GRAND JUNCTION MESA COUNTY, COLORADO COLORADO		
ROLLAND ENGINEERING 518 28 Road Suite 8-205 Grand Junction, Colorado 81501 (303) 243-8300	SURVEYED CDC DATE 8/22/91	CHECKED CDC DATE 8/22/91	DRAWN DATE 8/22/91

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.