

D & R G W RAILROAD SUBDIVISION

FILING FIVE

DEDICATION

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 SW 1/4 Section 14 and the SE 1/4 Section 15, Township 1 South, Range 1 West, Ute Meridian as shown on the accompanying plat thereof, said real property being described as follows: Considering the line between the city monument at Second Street and Pitkin Avenue in the City of Grand Junction, and the city monument at Second Street and Ute Avenue to bear N00°18'42"W and all other bearings contained herein to be relative thereto; Beginning at a point from which the said city monument at Second Street and Pitkin Avenue bears S61°40'11"E 570.03 feet; thence N00°00'26"W 59.68 feet; thence N89°59'34"E 53.11 feet; thence N41°09'00"W 33.20 feet; thence N89°59'34"E 50.46 feet to the Northeastly line of a parcel of land described in Book 617 Page 220 of the Mesa County Clerk and Recorders Office; thence S41°09'00"E 551.54 feet parallel with the main line of the D&RGW Railroad; to the South line of Pitkin Avenue thence N89°55'42"E 37.10 feet along the South line of Pitkin Avenue to the West right-of-way line for Second Street; thence S00°00'00"E 42.50 feet along the West right-of-way line for Second Street; thence S41°09'00"E 408.63 feet to the NW corner of Block 164 City of Grand Junction; thence N90°00'00"W 66.40 feet along the South line of South Avenue; thence S41°09'00"E 58.00 feet; thence S48°51'00"W 41.03 feet; thence 157.64 feet along the arc of a curve to the right, having a radius of 463.48 feet and whose chord bears N50°46'33"W 156.88 feet; thence N41°09'00"W 55.53 feet parallel with the main line of the D&RGW Railroad; thence N48°51'00"E 67.26 feet; thence N41°09'00"W 161.75 feet; thence N48°51'00"E 12.00 feet; thence N41°09'00"W 213.05 feet; thence S48°51'00"W 79.26 feet; thence N41°09'00"W 435.86 feet to the point of beginning, containing 2.126 Acres.

That the said owners have caused the said real property to be laid out and surveyed as D & RGW RAILROAD SUBDIVISION FILING NO. FIVE, 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 City of Grand Junction on behalf of the Public Utilities those portions of said real property which are needed as utility or sewer easements on the accompanying plat as perpetual for the installation and maintenance of utilities, irrigation, 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 D & RGW RAILROAD SUBDIVISION, FILING NO. FIVE, 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 D & RGW RAILROAD SUBDIVISION, FILING NO. FIVE, for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10th day of November, A.D., 1989.

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY A DELAWARE CORPORATION

[Signature]
S.D. STEEL, Vice President

STATE OF COLORADO }
COUNTY OF DENVER } SS

The foregoing instrument was acknowledged before me this 10th day of November, A.D. 1989 by S.D. Steel, Vice President.

Witness my hand and official seal. My commission expires: November 23, 1993

[Signature]
Notary public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I, hereby certify that this instrument was filed in my office at 9:49 o'clock A.M. this 22nd day of February, A.D. 1990, and is duly recorded in Plat Book 13, Page 460. Reception # 1536076 Drawer J-53

[Signature]
Clerk and Recorder

Deputy

CITY APPROVAL

THIS PLAT OF D & R G W RAILROAD SUBDIVISION, FILING NO. FIVE, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 10th DAY OF February, A.D., 1989

[Signature]
CITY MANAGER

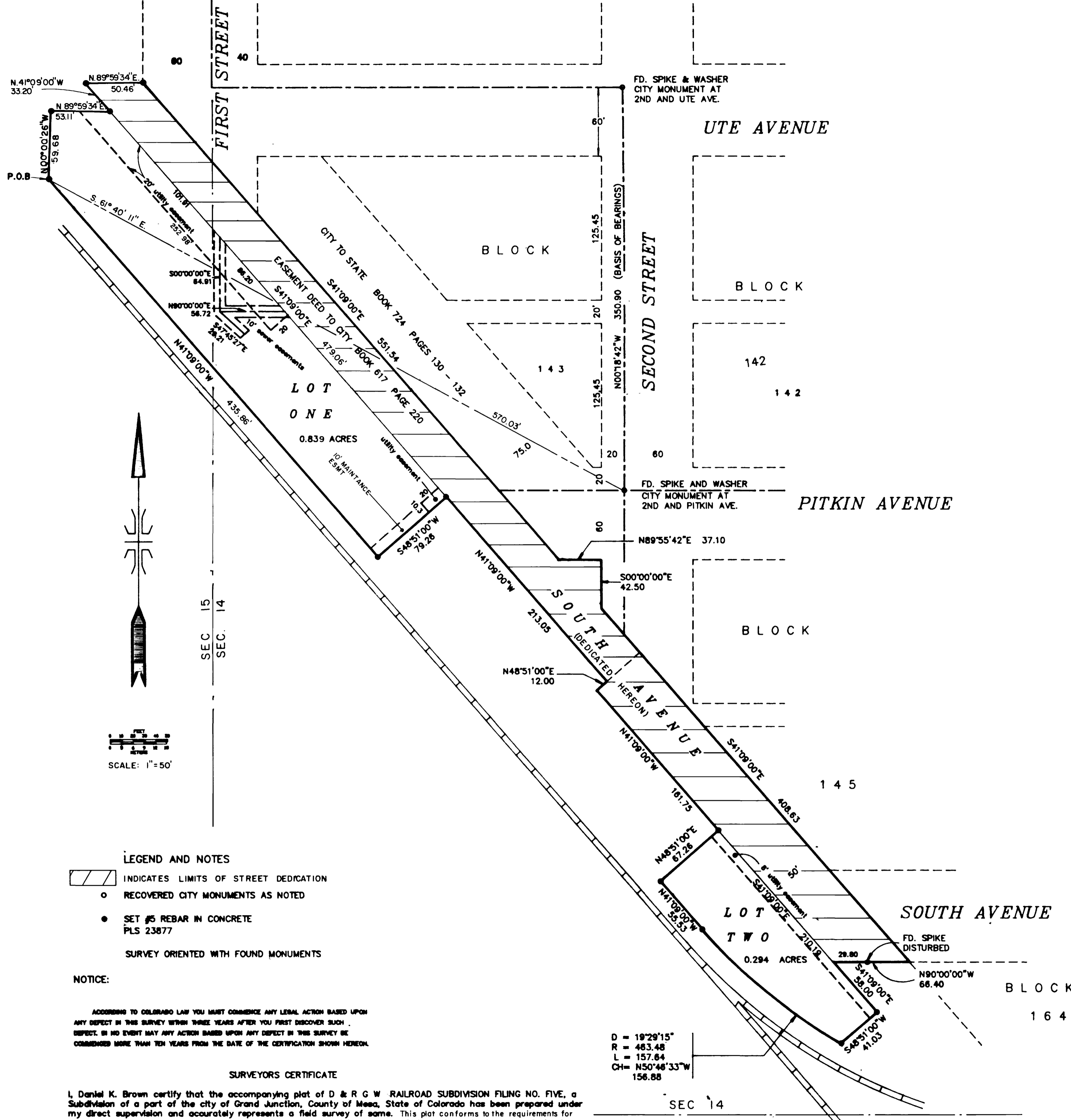
[Signature]
PRESIDENT OF COUNCIL

[Signature]
CHAIRMAN, PLANNING COMMISSION

[Signature]
DIRECTOR OF DEVELOPMENT

[Signature]
CITY ENGINEER

D & R G W RAILROAD SUBDIVISION-FILING NO. 5
LOCATED IN PART OF SW 1/4 SEC 14 & SE 1/4
SEC. 15, T. 1 S., R. 1 W., U.M.
CITY OF GRAND JUNCTION, COLORADO



LEGEND AND NOTES

- INDICATES LIMITS OF STREET DEDICATION
- RECOVERED CITY MONUMENTS AS NOTED
- SET #5 REBAR IN CONCRETE PLS 23877
- SURVEY ORIENTED WITH FOUND MONUMENTS

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.

SURVEYORS CERTIFICATE

I, Daniel K. Brown certify that the accompanying plat of D & R G W RAILROAD SUBDIVISION FILING NO. FIVE, 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 same. 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.

[Signature]
DANIEL K. BROWN, Q.E.D. SURVEYING SYSTEMS, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. NO. 23877

10-30-89
DATE

D = 19°29'15"
R = 483.48
L = 157.84
CH = N50°46'33"W
156.88