

WILSON RANCH FILING NO. TWO

CENTER 1/4 CORNER SECTION 34, T1N, R1W, UTE MERIDIAN
25 1/2 ROAD & G 1/2 ROAD
BENCH MARK
ELEVATION = 4660.50

NORTH LINE SE 1/4 SECTION 34
S90°00'00"E 2644.56
(ORIGIN OF BEARINGS)

EAST 1/4 CORNER SECTION 34, T1N, R1W, UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1824 at Page 230 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 SE1/4 Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows

Considering the North line of the SE1/4 of said Section 34 to bear N90°00'00"E and all bearings contained herein to be relative thereto, Beginning at the Southeast Corner of Lot 16 Block Two of WILSON RANCH FILING NO ONE as filed in Plat Book 1824 at Page 230 of the Mesa County Clerk and Recorders Office, which said point of beginning bears S00°06'00"W 1312.27 feet and N89°26'12"E 263.13 feet from the Northwest Corner of the Southeast 1/4 of Section 34, T1N, R1W, Ute Meridian, thence N00°33'48"E 100.00 feet to the Northeast Corner of said Lot 16, thence N06°23'22"W 50.26 feet to the Southeast Corner of Lot 1 Block 4 of said Wilson Ranch Filing No One, thence N00°33'48"W 123.66 feet to the Southwest corner of Lot 3 Block 4 of said Wilson Ranch Filing No One, thence N68°56'30"E 327.38 feet along the south line of said Block 4 to the Southeast corner of Lot 6 Block 4 of said Wilson Ranch Filing No One, thence S85°00'00"E 101.57 feet, thence S00°00'00"E 128.43 feet, thence N89°26'12"E 100.00 feet, thence S00°00'00"E 250.02 feet, thence S89°26'12"W 498.93 feet to the point of beginning

That said owner has caused the said real property to be laid out and surveyed as WILSON RANCH FILING NO TWO, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado

That said owner does hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public 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 but not limited to electric lines, gas lines, sewer lines, telephone lines, and appurtenances, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. 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 WILSON RANCH FILING NO TWO, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 24th day of MAY A.D., 1993

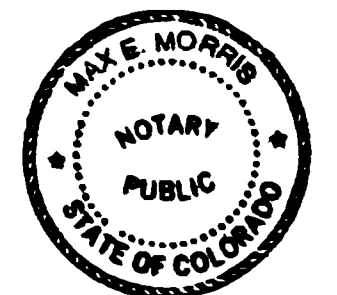
W D Garrison
GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION
W D Garrison, President

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 24th day of MAY A.D., 1993 by W D Garrison as president of GNT DEVELOPMENT CORPORATION

My commission expires 05/24/93

Max E. Morris
Notary Public
Address



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 3:27 o'clock P.M. this 1st day of June 1993 at Grand Junction, Colorado, and is duly recorded in Plat Book No 14, Page 119 Drawer AA-4 FEE \$ 10.00

Monika Todd by Deputy *Kathy Wort*

CITY APPROVAL

This plat of WILSON RANCH FILING NO TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 25th day of MAY A.D. 1993

Shirley Dechen
City Manager

RT Mantle
President of Council

Jerry Timm
Director of Development

John E. Egan
Chairman, Grand Junction Planning Commission

Jerry Don Newton
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of WILSON RANCH FILING NO TWO, 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. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations

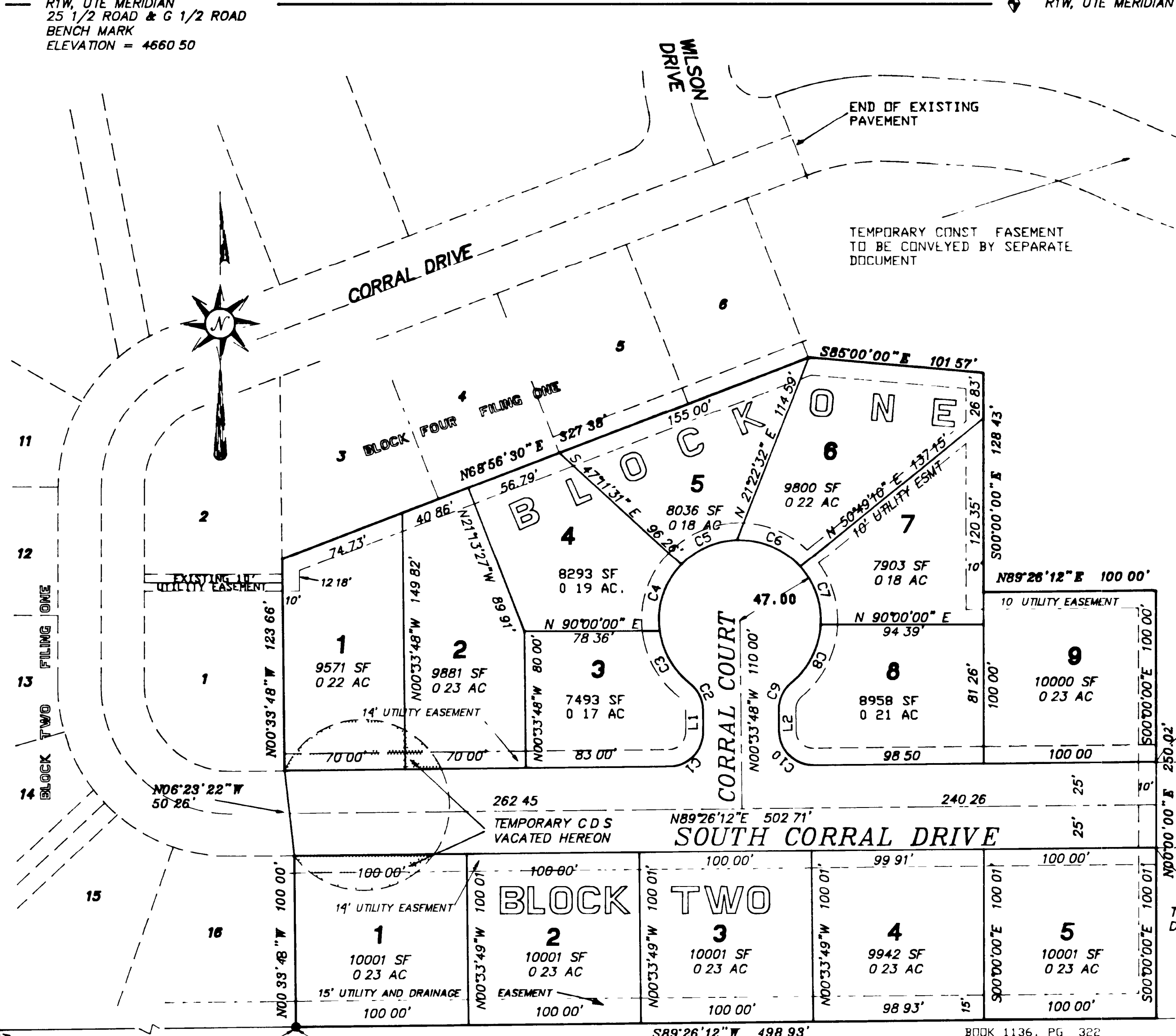
Daniel K. Brown
Daniel K. Brown, Q.E.D. Surveying Systems Inc
Professional Land Surveyor, Colorado L.S. 23877

5/24/93
Date



FINAL PLAT

WILSON RANCH FILING NO TWO		
SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, UTE MERIDIAN		
FOR	GNT DEVELOPEMENT CORP	SURVEYED BY DM, MF, DB
SCALE	1" = 50'	DRAWN BY DKB
DATE	2/1/93	ACAD ID WR2FIN
		SHEET NO
		FILE 910141



AREA QUANTITIES

AREA IN LOTS	=	129881 SF	2.982 AC	79%
AREA IN ROADS	=	34027 SF	0.781 AC	21%
TOTAL AREA	=	163908 SF	3.763 AC	100%

MINIMUM SETBACK REQUIREMENTS

	PRINCIPAL BLDG	ACCESSORY BLDG
FRONT	25 FEET	25 FEET
SIDE	10 FEET	10 FEET
REAR	20 FEET	10 FEET *

* OR EASEMENT WIDTH WHICHEVER IS GREATER

- ### LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY LS 9960 (#5 REBAR & PLASTIC CAP)
 - ⊥ SET NO 5 RE-BAR W/CAP L.S. 23877 AT ALL LOT CORNERS (BOUNDARY CORNERS SET IN CONCRETE)
 - ◆ FOUND MESA COUNTY BRASS CAP

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N00°33'48"W	12.80'
L2	N00°33'48"W	12.80'

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	31.42'	28.28'	S44°26'12"W	90°00'00"	20.00'
C2	20.00'	17.87'	17.28'	S26°09'13"W	51°10'51"	9.58'
C3	47.00'	36.20'	35.31'	N29°40'47"W	44°07'42"	19.05'
C4	47.00'	42.23'	40.83'	N18°07'39"E	51°29'10"	22.66'
C5	47.00'	36.22'	35.33'	N65°57'01"E	44°09'34"	19.07'
C6	47.00'	41.13'	39.83'	S66°54'09"E	50°08'06"	21.98'
C7	47.00'	36.67'	35.74'	S19°29'07"E	44°41'58"	19.32'
C8	47.00'	39.17'	38.05'	S26°44'27"W	47°45'11"	20.80'
C9	20.00'	17.87'	17.28'	N25°01'37"E	51°10'51"	9.58'
C10	20.00'	31.42'	28.28'	N45°33'48"W	90°00'00"	20.00'



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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON