

SPERBER LANE MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fred W. Sperber and A.J. Sperber, also known as Alice Jessie Sperber, are the owners of that real property located in the NW 1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows: Also being previously recorded in book 1879 at page 659 of the Mesa County Clerk and Recorder.

Commencing at the found B.L.M. monument for the NE 1/16 corner of said Section 2, the Basis of Bearing being N00°16'00"E along the east line of said NW1/4 NE1/4;
 thence S89°58'36"W a distance of 235.09 feet along the south line of said NW1/4 NE1/4 to the Point of Beginning;
 thence S89°58'36"W a distance of 422.81 feet;
 thence N00°06'49"E a distance of 658.27 feet;
 thence N89°57'09"E a distance of 285.87 feet to the easterly side of Sperber Lane;
 thence S00°16'00"W a distance of 120.09 feet along said Sperber Lane;
 thence along the arc of a curve to the left a distance of 45.55 feet, having a central angle of 30°42'00" and a radius of 85.00 feet, the chord of which bears S15°05'00"E a distance of 45.00 feet along said Sperber Lane;
 thence S30°26'00"E a distance of 148.36 feet along said Sperber Lane;
 thence along the arc of a curve to the right a distance of 72.33 feet, having a central angle of 30°42'00" and a radius of 135.00 feet, the chord of which bears S15°05'00"E a distance of 71.47 feet along said Sperber Lane;
 thence S00°16'00"W a distance of 24.96 feet along said Sperber Lane;
 thence along the arc of a curve to the right a distance of 93.36 feet, having a central angle of 89°09'17" and a radius of 60.00 feet, the chord of which bears S44°50'38"W a distance of 84.22 feet along said Sperber Lane;
 thence S89°25'17"W a distance of 29.18 feet along said Sperber Lane;
 thence S29°17'30"E a distance of 244.10 feet to the Point of Beginning.
 Said parcel contains 5.19 acres more or less.

NOTE: ALL REFERENCE TO SPERBER LANE IS TO R.O.W. OF SPERBER LANE.

That said owners have caused the said real property to be laid out and surveyed as SPERBER LANE MINOR SUBDIVISION, 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 accompany plat on behalf of the public forever, and hereby dedicates to the City of Grand Junction on behalf of the public utilities those portions of said property that are labeled "utility easement" on said plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to underground electric, gas, telephone, cable television lines and sewer and water mains, together with the right to trim interfering trees and brush. Such easements and rights shall be used in a reasonable and prudent manner.

THAT all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23rd day of April, 1993.

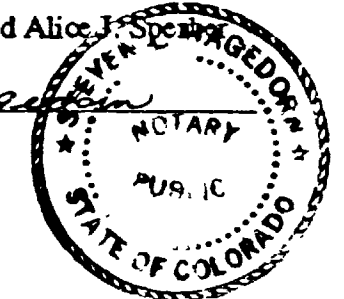
Fred W. Sperber
Fred W. Sperber

Alice J. Sperber
Alice J. Sperber

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of April, 1993 by Fred W. Sperber and Alice J. Sperber.

My commission expires 8-20-94 Witness my hand and official seal Steven L. Hagedorn
Notary Public Address 2844 Newport Cir.
Grand Junction, CO 81503



CITY APPROVAL

This plat of SPERBER LANE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 30 day of April, 1993.

Shirley DeLeon City Manager
Steve DeLeon President of Council
John Halsey Chairman, Grand Junction City Planning Commission
Jerry Turner City Planning Director
James Don Heaton Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:25 o'clock P.M. this 19 day of May, A.D., 1993, and is duly recorded in Plat Book No. 14, Page 112.

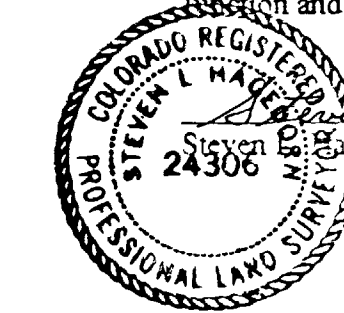
Clerk and Recorder

Deputy

Fees \$
 Reception # 1639578
 DRAWER # Z-101

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in Colorado, do hereby certify that this subdivision plat and survey of SPERBER LANE MINOR SUBDIVISION was made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief. 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 of the State of Colorado.



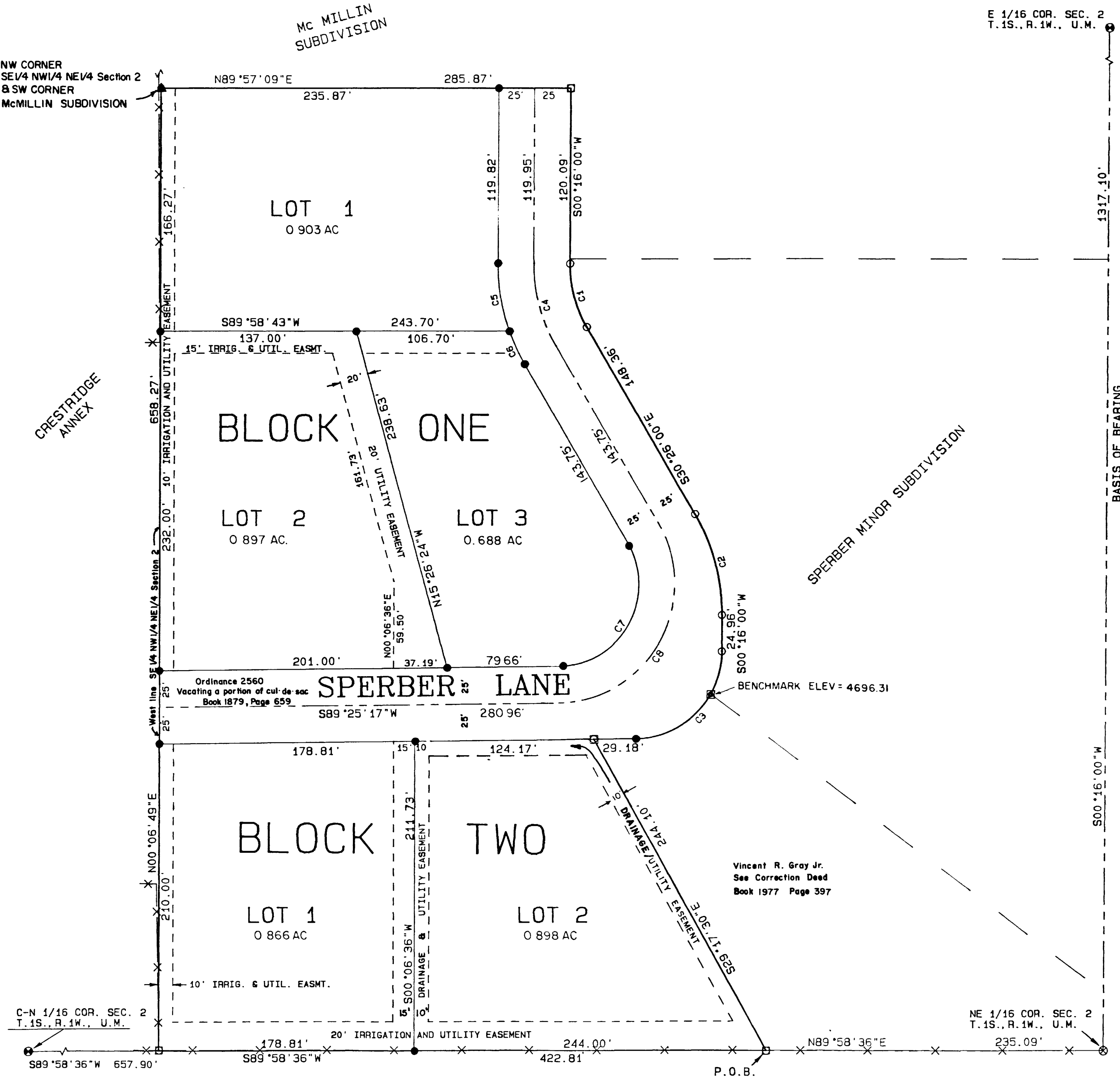
Steven L. Hagedorn
Steven L. Hagedorn PLS 24306
Date 6-9-92

Revised 5-17-93 SLH

SPERBER LANE MINOR SUBDIVISION
 Located in the
 NW 1/4 NE 1/4 of SECTION 2, T.1 S., R.1 W.,
 UTE MERIDIAN, MESA COUNTY, COLORADO

D H THOMPSON SURVEYS INC
 1231 N.23rd ST., #106 - GRAND JUNCTION, CO
 (303) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 0130-001
Drawn By TMODEL	Date JUNE 1992	Sheet 1 of 1



LEGEND

- FOUND MESA COUNTY SURVEY MONUMENT
- FOUND B.L.M. ALUM. MONUMENT
- SET #5 REBAR w/ ALUM. CAP IN CONCRETE L.S. 24306
- SET #5 REBAR w/ ALUM. CAP L.S. 24306
- FOUND #5 REBAR w/ ALUM. CAP L.S. 20677
- FOUND #5 REBAR w/ALUM. CAP IN CONCRETE L.S. 20677 (SET BENCHMARK)
- ▲ FOUND #5 REBAR

AREA SUMMARY

LOTS	4 252 AC
SPERBER LANE	0 938 AC
TOTAL	5 190 AC.

CURVE #	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	30°42'00"	85.00'	45.55'	S15°05'00"E	45.00'
C2	30°42'00"	135.00'	72.33'	N15°05'00"W	71.47'
C3	89°09'17"	60.00'	93.36'	S44°50'38"W	84.22'
C4	30°42'00"	110.00'	58.94'	S15°05'00"E	58.24'
C5	20°09'20"	135.00'	47.49'	S09°48'42"E	47.25'
C6	10°32'40"	135.00'	24.84'	S25°09'16"E	24.81'
C7	119°51'18"	55.00'	115.05'	S29°29'39"W	95.19'
C8	119°51'18"	80.00'	167.35'	S29°29'39"W	138.46'

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.

