

SAINT JOSEPH'S SUBDIVISION
 A REPLAT OF LOTS 1 TO 10 INCLUSIVE, LOT 23 TO 32 INCLUSIVE, AND ALLEY, ALL IN BLOCK 80, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa) ss
 I hereby certify that this Plat of Saint Joseph's Subdivision was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:38 o'clock A.M. on this 14th day of March, A.D. 1993, Page 14, Reception Number 1638453.
 Book 14
 Drawer 2-99

Clerk and Recorder _____
 Deputy _____

CITY APPROVAL

This Plat of Saint Joseph's Subdivision was approved and accepted on this 21 day of April, A.D. 1993.
 City Manager Mark Cohen
 Chairman, Grand Junction City Planning Commission (Ron Halsey)
 President of Council _____
 Grand Junction City Engineer Jerry Ann Kauton
 City Community Development Director Jerry Lu

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the Saint Joseph's Roman Catholic Church being the sole owner of record (Book 917, Page 878) of Lots 1 through 10 inclusive, Lots 23 through 32 inclusive, vacated alley (Book 1429, Page 273) adjacent to the above listed lots except the east 20 feet of Lot 26, all in Block 80 of the City of Grand Junction, Mesa County, Colorado as shown on the plat recorded in Book 4 Page 17 of the records of the Mesa County Clerk and Recorder's Office do hereby replot said property under the name of Saint Joseph's Subdivision as shown in the plat hereon and more particularly described as follows:

DESCRIPTION OF LOT A AND ALLEY TOGETHER.
 Beginning at the southwest corner of Lot 32 which is identical with the southwest corner of Block 80 which is located in a part of the SW 1/4 of Section 14, Township 1 South, Range 1 West, 10th Meridian;
 1. Thence N 01° 55' 59" E, 295.45 feet;
 2. Thence S 88° 00' 44" E, 251.24 feet;
 3. Thence S 01° 55' 55" W, 295.56 feet;
 4. Thence N 87° 59' 13" W, 251.25 feet to the Point of Beginning.
 The tract as described above contains 1.704 acres more or less and includes Lot A with 1.621 acres more or less and the new alley with 0.083 acres more or less all as shown in the plat hereon.

Said Owner does hereby vacate existing alleys and utility easements in accordance with the plat shown hereon and does hereby dedicate to the City of Grand Junction for the use of the Public forever those portions of said real property which are labeled Utility Easements in the plat shown hereon as perpetual easements for installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, water lines, sewer lines, and telephone lines together with the right to trim interfering trees and brush with the perpetual right of ingress and egress for the installation and maintenance of such utilities.

Said Owner does hereby dedicate to the City of Grand Junction for the use of the Public forever that easement labeled 3 Dimensional Sewer Easement in the plat shown hereon for the installation and maintenance of a sewer line together with the perpetual right of ingress and egress for the purposes of installation and maintenance of said sewer line.
 Street, roads, and alleys shown on the plat hereon are hereby dedicated to the City of Grand Junction forever for the use of the Public.

All such easements and rights shall be utilized in a reasonable and prudent manner.
SAINT JOSEPH'S ROMAN CATHOLIC CHURCH

by Arthur T. Tolaya
 Bishop Arthur Tolaya
 Pueblo, Colorado

ACKNOWLEDGEMENT OF OWNERSHIP

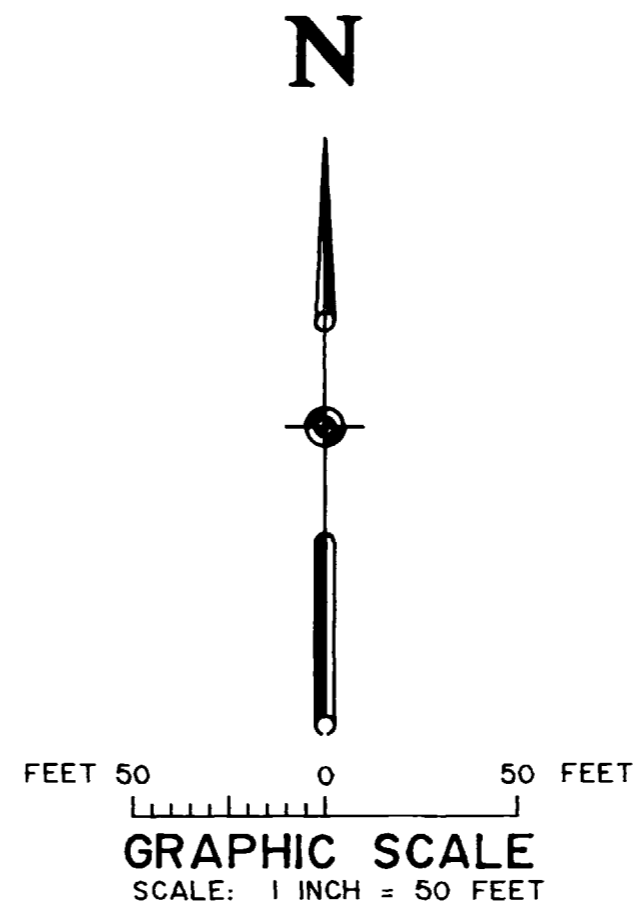
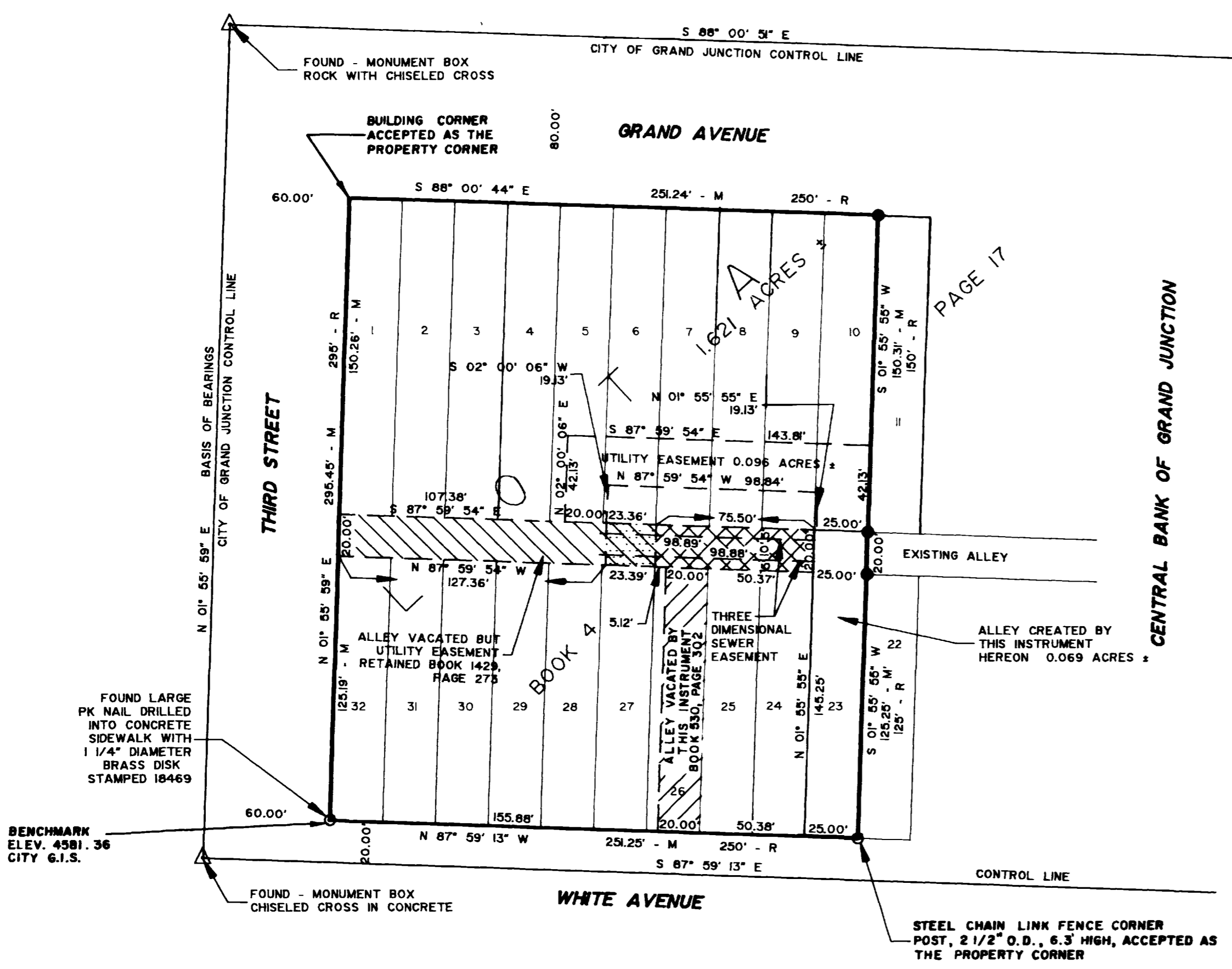
State of Colorado)
 County of Mesa) ss
 On this the 21st day of March, 1993, personally appeared Bishop Arthur Tolaya, who acknowledged to me that he executed the foregoing Certificate of Ownership and Dedication for Saint Joseph's Roman Catholic Church for the purposes therein contained.
 IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires August 31, 1993
Notary Public
73 Bridle Trail, Pueblo, Colorado 81005
 Address

NOTES:

- 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 CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING - THE CITY OF GRAND JUNCTION CONTROL LINE ON 3RD STREET BETWEEN GRAND AVENUE AND WHITE AVENUE MARKED BY A MONUMENT AS SHOWN HEREON AT EACH END AND HAVING A BEARING OF N 01° 55' 59" E WHICH IS BASED ON CITY OF GRAND JUNCTION, G.I.S.
- ZONING: B3
- SET BACKS:
 REAR AND SIDE = 0 FEET UNLESS ABUTTING RESIDENTIAL AND THEN SET BACK IS 10 FEET.
 FRONT: 25 FEET FROM CENTERLINE OF WHITE STREET.
 45 FEET FROM CENTERLINE OF GRAND AVENUE.
- THE THREE DIMENSIONAL SEWER EASEMENT IS AN UNDERGROUND CORRIDOR WITH HORIZONTAL LOCATION AND DIMENSIONS AS SHOWN IN THE PLAT HEREON AND WITH THE TOP LIMIT OF THE EASEMENT BEING A HORIZONTAL PLANE WITH AN ELEVATION OF 4573.85 AND THE BOTTOM LIMIT OF THE EASEMENT BEING A HORIZONTAL PLANE WITH AN ELEVATION OF 4573.85.

SURVEYOR'S CERTIFICATE

I, Wallace E. Beadle, a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that the Plat of Saint Joseph's Subdivision, shown hereon and the field survey from which it was prepared were made under my immediate supervision and conform to applicable requirements of the Zoning and Development Code of the City of Grand Junction and also applicable State laws and requirements. I believe the best of my knowledge and belief are true and correct.
 IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 18 day of March, A.D. 1993.
Wallace E. Beadle
 Wallace E. Beadle, P.L.S. No. 20632



LEGEND

- FOUND IN PLACE, 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED, 1415
- FOUND IN PLACE AS DESCRIBED
- △ CITY OF GRAND JUNCTION CONTROL POINT
- R = DIMENSIONS OF RECORD
- M = DIMENSIONS MEASURED THIS SURVEY
- ▨ ALLEY VACATED BY PREVIOUS INSTRUMENT (BOOK 1429, PAGE 273) BUT UTILITY EASEMENT IS RETAINED
- ▩ ALLEY VACATED BY PREVIOUS INSTRUMENT (BOOK 1429, PAGE 273) AND UTILITY EASEMENT IS VACATED HEREON
- ▧ ALLEY VACATED HEREON
- ▣ ALLEY AND UTILITY EASEMENT VACATED HEREON

EASEMENT RESEARCH WAS CONDUCTED BY ABSTRACT AND TITLE CO. OF MESA COUNTY, INC.

**PLAT OF
 SAINT JOSEPH'S SUBDIVISION
 SECTION 14, T. 1 S., R. 1 W., U.M.
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO**

**BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO**

SCALE: 1" = 50'	JOB NO: 8284-02	DATE: 3-11-93	SHEET NO: 1 of 1
--------------------	--------------------	------------------	---------------------