

WILSON RANCH FILING NO. THREE

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 5 Block Two of WILSON RANCH FILING NO. TWO as filed in Plat Book 14 at Page 119 of the Mesa County Clerk and Recorders Office, which said point of beginning bears S00°06'00"W 1312.27 feet and N89°26'10"E 782.08 feet from the Northwest Corner of the Southeast 1/4 of Section 34, T1N, R1W, Ute Meridian; thence N00°00'00"E 250.02 feet to the Northeast corner of Lot 8 Block 1 of WILSON RANCH FILING TWO; thence S89°26'12"W 100.00 feet along the North line of said Lot 8 to the East line of Lot 7 Block 1 of WILSON RANCH FILING TWO; thence N00°00'00"E 128.43 feet to the North line of Lot 6 Block 1 WILSON RANCH FILING TWO; thence N85°00'00"W 101.57 feet along said North line to the Southeast corner of Lot 6 Block 4 WILSON RANCH FILING ONE, thence N21°03'30"W 100.00 feet along the East line of said Lot 6 to the Northeast corner thereof; thence N88°55'17"E 37.38 feet; thence N21°03'30"W 50.0 feet to a point on the South line of Lot 2 Block 3 Wilson Ranch Filing One; thence along the South Line of said Lot 2 on the Arc of a curve to the right 48.58 feet whose chord bears N78°33'58"E 48.45 feet and which has a radius of 173.0 feet to the Southeast corner of said Lot 2; thence along the East line of said Lot 2 N03°16'10"E 111.85 feet to the South line of Lot 1 Block 3 of WILSON RANCH FILING ONE; thence along South line of WILSON RANCH FILING ONE S88°43'50"E 369.27 feet; thence S00°00'00"W 135.18 feet; thence N90°00'00"E 50.00 feet; thence S00°00'00"E 59.82 feet; thence S90°00'00"E 309.53 feet to the East line of the NW1/4 SE1/4 of said Section 34; thence S00°12'04"W 481.59 feet to the Southeast corner of the Northwest 1/4 Southeast 1/4 of said Section 34; thence N89°58'30"W 23.45 feet along the South line of Northwest 1/4 Southeast 1/4 of said Section 34; thence N00°06'00"E 20.70 feet; thence S89°26'10"W 534.52 feet to the True Point of Beginning.

That said owner has caused the said real property to be laid out and surveyed as WILSON RANCH FILING NO. THREE, 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 and drainage 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 open space 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 area shown as an ingress and egress easement is dedicated to the owners of the property located East and contiguous with Lot 7, Block One, 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.

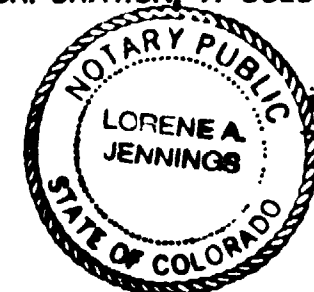
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this THIRD day of November A.D., 1993.

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 3rd day of November A.D., 1993 by W. D. Garrison as president of GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

My commission expires: 3/29/94



Lorene A. Jennings
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 _____ o'clock A.M. this 12th day of NOVEMBER A.D., 1993 and is duly recorded in Plat Book No. 14, Page 169,170

DRAWER # AA45

CITY APPROVAL

This plat of WILSON RANCH FILING NO. THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 4 day of NOVEMBER A.D. 1993.

Mark Kleben
City Manager

Janis Tunin
Director of Development

Jerzy Don Kowalski
Grand Junction City Engineer

John E. Edman
President of Council

John E. Edman
Chairman, Grand Junction Planning Commission

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	175.00'	27.73'	27.70'	N88°43'49"E	09°04'40"	13.89'
C2	225.00'	68.24'	67.98'	S78°02'34"E	17°22'35"	34.38'
C3	225.00'	18.60'	18.59'	S66°59'11"E	04°44'11"	9.31'
C4	425.00'	53.47'	53.43'	S68°13'21"E	07°12'30"	26.77'
C5	425.00'	70.34'	70.26'	S76°34'05"E	09°28'59"	35.25'
C6	425.00'	64.46'	64.40'	S85°39'17"E	08°41'25"	32.29'
C7	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"	20.00'
C8	150.00'	63.69'	63.21'	N81°06'19"E	24°19'39"	32.33'
C9	200.00'	77.19'	76.71'	S75°40'29"E	22°06'46"	39.08'
C10	450.00'	199.35'	197.72'	S77°18'33"E	25°22'54"	101.34'
C11	125.00'	53.08'	52.68'	N81°06'14"E	24°19'48"	26.95'
C12	175.00'	67.54'	67.12'	S75°40'29"E	22°06'46"	34.20'
C13	475.00'	20.00'	20.00'	S65°49'29"E	02°24'46"	10.00'
C14	475.00'	90.40'	90.27'	S72°29'00"E	10°54'16"	45.34'
C15	475.00'	100.02'	99.83'	S83°58'04"E	12°03'52"	50.19'
C16	20.00'	15.79'	15.38'	S67°22'58"E	45°14'04"	8.33'
C17	20.00'	15.63'	15.23'	S22°22'58"E	44°45'56"	8.24'
C18	125.00'	181.04'	165.63'	S41°29'28"W	82°58'57"	110.56'
C19	125.00'	14.08'	14.07'	N86°12'34"E	06°27'15"	7.05'
C20	175.00'	7.34'	7.34'	N88°14'07"E	02°24'10"	3.67'
C21	175.00'	86.42'	85.54'	N72°53'13"E	28°17'38"	44.11'
C22	175.00'	38.14'	38.06'	S52°29'49"W	12°29'09"	19.14'
C23	175.00'	61.44'	61.13'	S36°11'45"W	20°06'58"	31.04'
C24	175.00'	72.05'	71.54'	S14°20'37"W	23°35'19"	36.54'
C25	175.00'	7.79'	7.79'	S01°16'29"W	02°32'57"	3.89'
C26	150.00'	234.14'	211.09'	S44°43'06"W	89°26'12"	148.53'

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of WILSON RANCH FILING NO. THREE, 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, G.E.D. Surveying Systems Inc.
Professional Land Surveyor, Colorado L.S. 23877



11/2/93
Date

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

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, OR 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.

WILSON RANCH FILING NO. THREE		
SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, UTE MERIDIAN		
FOR: GNT DEVELOPMENT CORP.	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: <u>DM, MF, DB</u>
SCALE:		DRAWN BY: <u>VAP</u>
DATE: <u>10/28/93</u>		ACAD ID: <u>NR3/FINAL VIEW 2</u>
		SHEET NO. <u>1 OF 2</u>
		FILE: <u>81014.1</u>

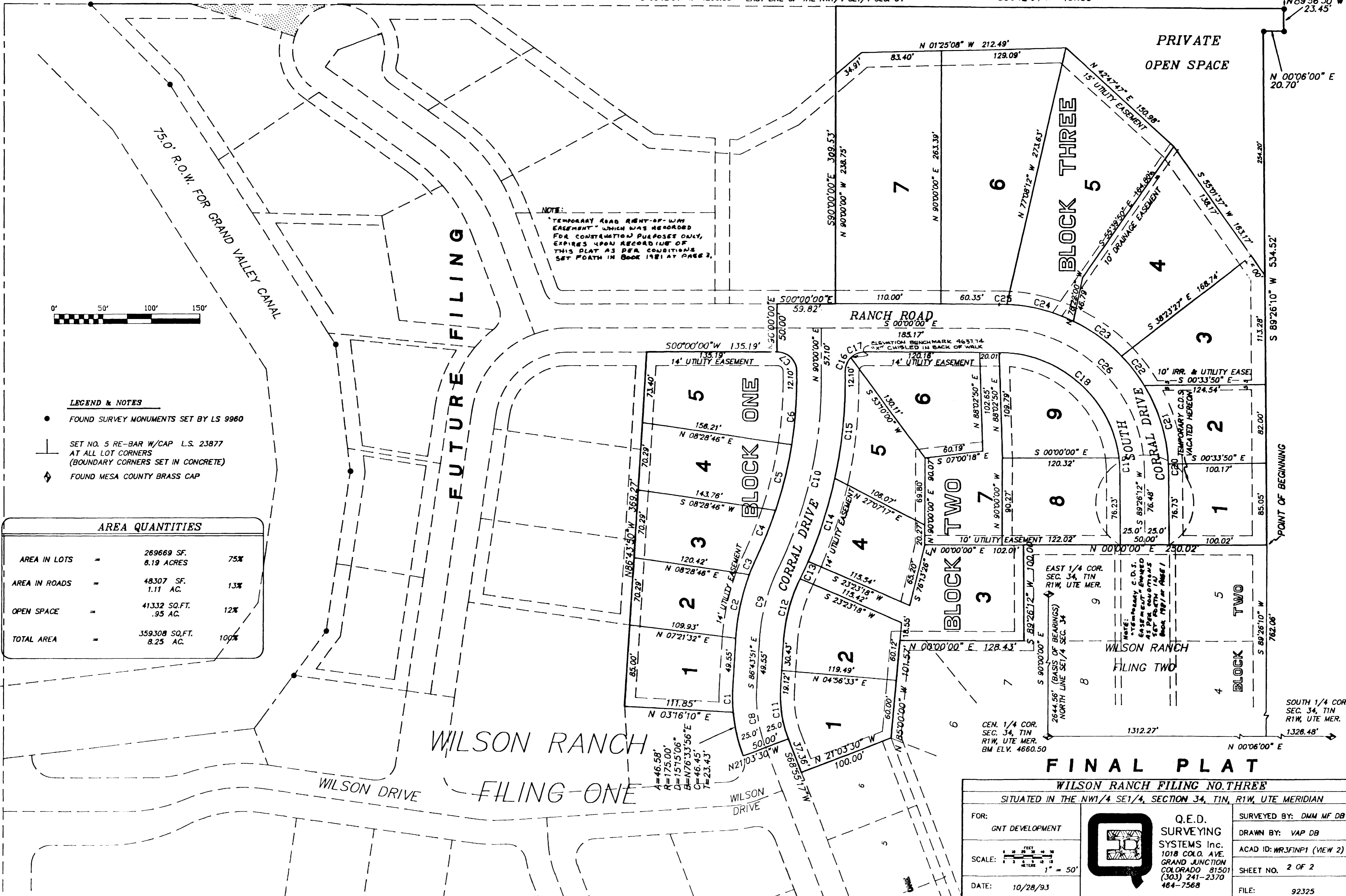


WILSON RANCH FILING NO THREE

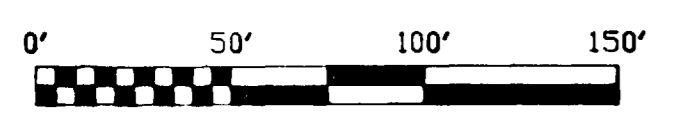
SE COR.
NW1/4 SE1/4
SEC. 34, T1N
R1W, UTE MER.

S 00°12'04" W 1230.80' EAST LINE OF THE NW1/4 SEC. 34

500°12'04" W 461.59'



NOTE:
"TEMPORARY ROAD RIGHT-OF-WAY EASEMENT" WHICH WAS RECORDED FOR CONSTRUCTION PURPOSES ONLY, EXPIRES UPON RECORDING OF THIS PLAT AS PER CONDITIONS SET FORTH IN BOOK 1481 AT PAGE 3.



LEGEND & NOTES

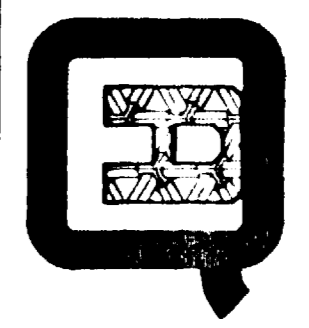
- FOUND SURVEY MONUMENTS SET BY LS 9960
- SET NO. 5 RE-BAR W/CAP L.S. 23877 AT ALL LOT CORNERS (BOUNDARY CORNERS SET IN CONCRETE)
- ◆ FOUND MESA COUNTY BRASS CAP

AREA QUANTITIES		
AREA IN LOTS	= 269669 SF. 6.19 ACRES	75%
AREA IN ROADS	= 48307 SF. 1.11 AC.	13%
OPEN SPACE	= 41332 SQ.FT. .95 AC.	12%
TOTAL AREA	= 359308 SQ.FT. 8.25 AC.	100%

WILSON RANCH FILING ONE

FINAL PLAT

WILSON RANCH FILING NO THREE		
SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, UTE MERIDIAN		
FOR:	GNT DEVELOPMENT	SURVEYED BY: DMM MF DB
SCALE:		DRAWN BY: VAP DB
DATE:	10/28/93	ACAD ID: WR3FNP1 (VIEW 2)
		SHEET NO. 2 OF 2
		FILE: 92325



Q.E.D.
SURVEYING
SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
(303) 241-2370
464-7568