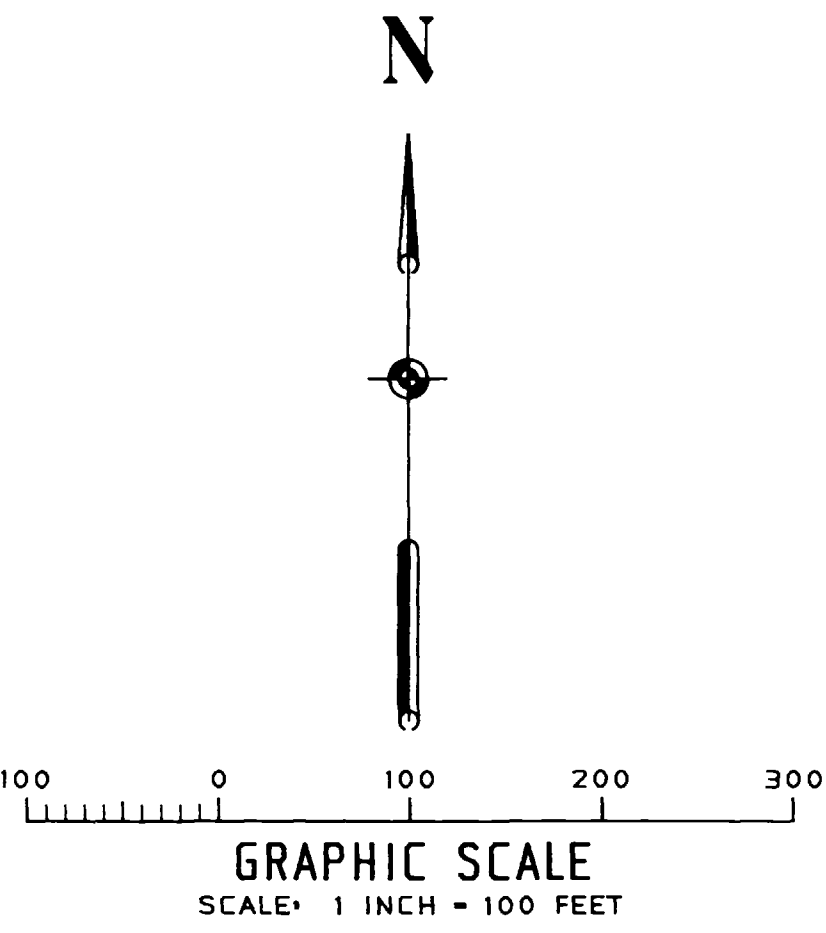


REPLAT OF LOTS 2 AND 3 OF THE SECOND AMENDED PLAT, D AND RGW RAILROAD SUBDIVISION, FILING SIX



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH A 1 1/2" DIA. ALUMINUM CAP MARKED BANNER, INC. 20632
- MONUMENT FOUND IN PLACE, REBAR WITH PLASTIC CAP, #16413 OR AS DESCRIBED

NOTES

1. BASIS OF BEARINGS: THE LINE FROM THE 1/4 CORNER OF SECTION 14 AND 23, T.1 S., R.1 W., U.M., TO THE SOUTHEAST CORNER OF LOT 3 BEING THE SOUTHEAST CORNER OF SECOND AMENDED PLAT, D AND RGW RAILROAD SUBDIVISION, FILING SIX, AS SHOWN IS ASSUMED TO HAVE A BEARING OF S 00° 09' 31" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. ALL DISTANCES ALONG CURVED LINES ARE ARC DISTANCE.
3. EXISTING LOT LINES AND LABELS ARE SHOWN LIGHTLY DASHED.
4. ALL DIMENSIONS AND COURSES IN LOTS 1A AND 2A ONLY ARE FIELD VERIFIED.

CITY APPROVAL

This Replat of Lots 2 and 3 of the Second Amended Plat, D and RGW Railroad Subdivision, Filing Six, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 29th day of November, A.D., 1993.

Shirley Olson
City Manager

R.T. Mantle Mayor Pro Tem
President of the Grand Junction City Council

CLERK AND RECORDERS CERTIFICATE

State of Colorado)
) ss
County of Mesa)

I, hereby certify that this instrument was filed in my office at 4:02 o'clock P.M. this 29th day of November, A.D., 1993, and is duly recorded in Plat Book 14, Page 175.

Clerk and Recorder DRAPER # AA49
Reception # 1663309

Deputy _____

Fee \$ 10.00

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: That THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware Corporation is the owner of that parcel in the Second Amended Plat, D and RGW Railroad Subdivision, Filing Six, situated in the NE 1/4 NW 1/4 Section 23, T.1 S., R.1 W., Ute Meridian, County of Mesa, State of Colorado, and do hereby replat said property, being more particularly described as follows:

Beginning at the northeast corner of Lot 2, whence the N 1/4 corner of Section 23 bears N 00° 09' 31" E, 215.58 feet

1. Thence S 00° 09' 31" W, 309.61 feet;
2. Thence S 71° 37' 51" W, 237.63 feet;
3. Thence N 22° 09' 30" E, 292.40 feet;
4. Thence N 15° 52' 29" E, 24.44 feet;
5. Thence northeasterly 128.54 feet along the arc of a curve to the left with a radius of 50.00 feet, a delta of 147° 17' 46" and a long chord bearing N 32° 14' 18" E, 95.96 feet;
6. Thence S 89° 52' 17" E, 276.05 feet to the Point of Beginning.

The Parcel as described above contains 2.306 acres more or less.

That THE DENVER AND RIO GRANDE WESTERN RAILROAD does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

The 25 foot wide and 20 foot wide Utility Easements of record and as shown hereon to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

The 10 foot wide Storm Sewer Easement, Book 1835, at page 513, as shown hereon is dedicated to the City of Grand Junction for use as a storm sewer easement.

Access for emergency vehicles is provide via 6th Street Court.

The North Spur Easement, Mid Spur Easement, and South Spur Easement are hereby dedicated to The Denver and Rio Grande Western Railroad Company for use as railroad spur easements.

All easements include the right of ingress and egress on, along, over, under and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby replatted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, the owners have caused their names to be hereunto subscribed.

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware Corporation.

Date November 23, 1993

S.D. Steel
S.D. Steel, Vice President

Attest: *Ju*
Regional Director Real Estate
Title

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY ACKNOWLEDGEMENT

State of Colorado)
) ss
County of Denver)

Before me, the undersigned officer, personally appeared S.D. Steel as Vice President and GARY H. HUNT as Regional Director Real Estate of THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY and acknowledged to me that they subscribed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 23rd day of November, 1993.

My commission expires March 26, 1994

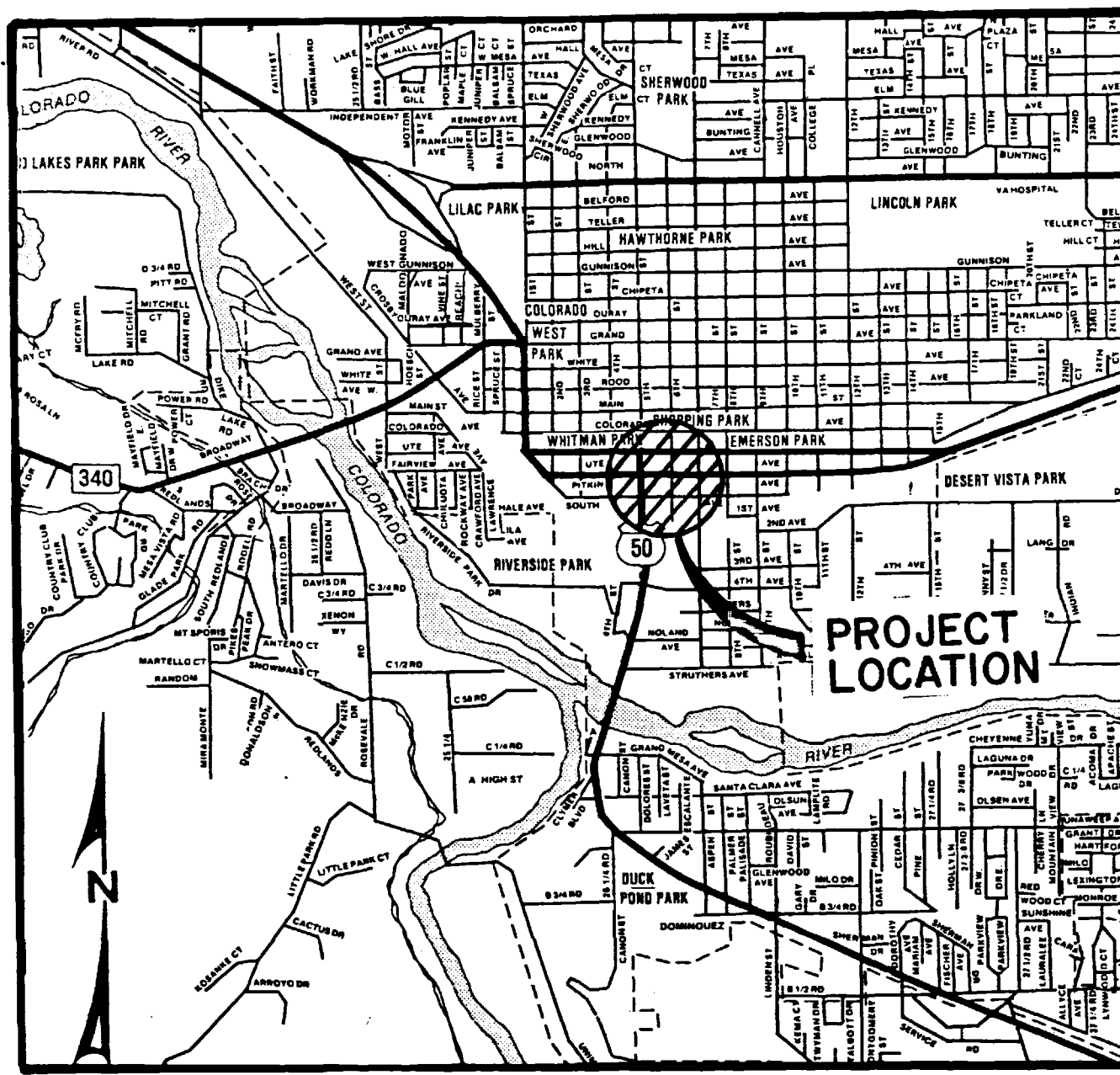
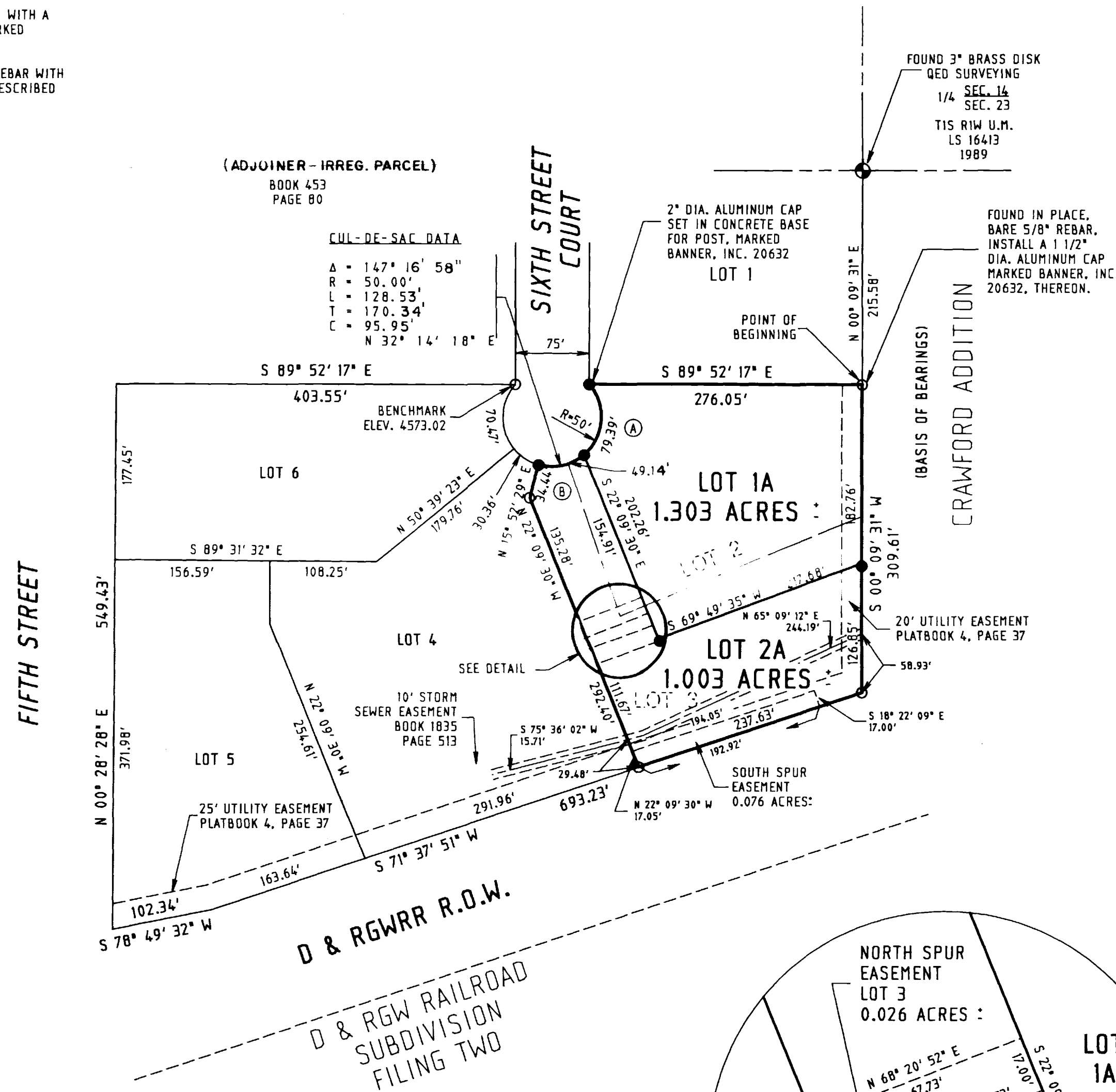
Sharon Foster
Notary Public

SURVEYOR'S CERTIFICATE

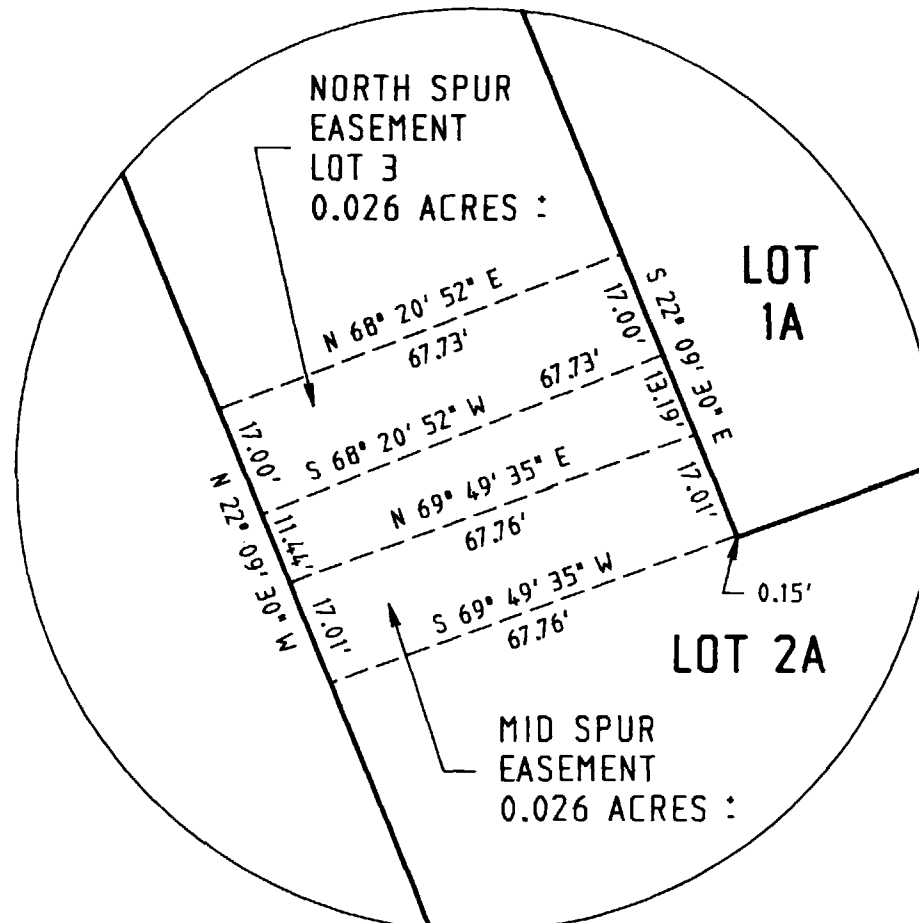
I, Wallace E. Beedle, a Professional Land Surveyor, licensed under the laws of the State of Colorado do hereby state that the Replat of Lots 2 and 3 of the Second Amended Plat, D and RGW Railroad Subdivision, Filing Six was prepared from a survey conducted under my supervision which said plat accurately represents and which conforms to the requirements of the Zoning and Development Code of the City of Grand Junction and to applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 22 day of November, A.D., 1993.

Wallace E. Beedle
Wallace E. Beedle
P.E. and P.L.S., 20632



VICINITY MAP



DETAIL

SCALE: 1" = 30'

PROPERTY LINE CURVE INFORMATION

Ⓐ	Δ = 90° 58' 37"	R = 50.00'	L = 79.34'	T = 50.86'	C = 71.31'	CB = S 04° 04' 44" W
Ⓑ	Δ = 56° 19' 09"	R = 50.00'	L = 49.15'	T = 26.76'	C = 47.19'	CB = S 77° 43' 37" W

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.

REPLAT OF LOTS 2 AND 3
OF THE SECOND AMENDED PLAT, D AND RGW
RAILROAD SUBDIVISION, FILING SIX
LOCATED IN THE NE 1/4 NW 1/4 SECTION 23,
T.1 S., R.1 W., U.M.,
GRAND JUNCTION, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 100' JOB NO: 8207-06 DATE: 10-26-93 SHEET NO: 1 of 1