

ELWYN G J INDUSTRIAL PARK

A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION

AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T.1N. R.1W.,

UTE MERIDIAN

LOGOS COURT

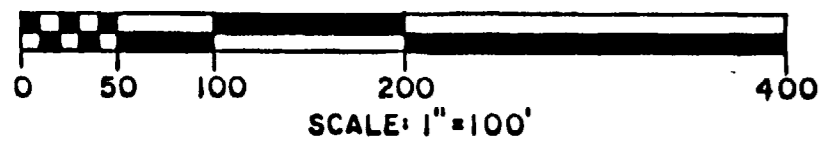
NE 1/4 SE 1/4, Sec. 31

LOGOS COURT

23 ROAD COMMERCIAL SUBDIVISION

DRAINAGE EASEMENT DETAIL NO SCALE AREA SUMMARY

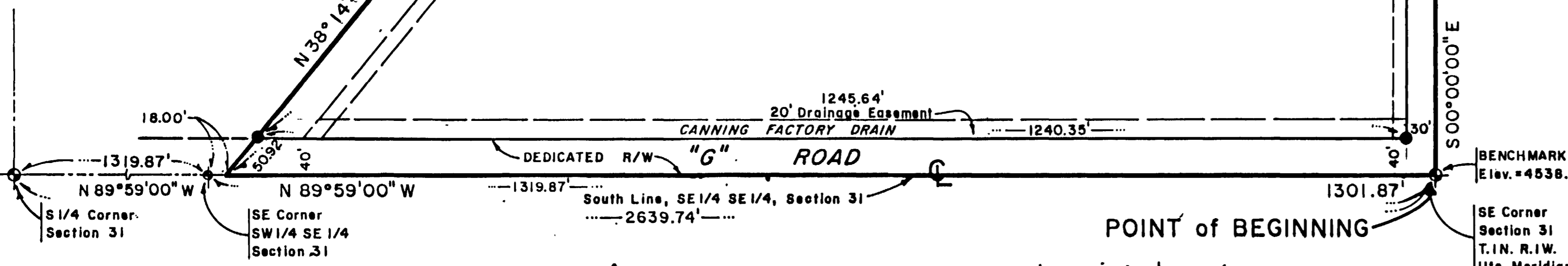
LOTS	23.276 Ac.	91.9%
STREETS	2.062 Ac.	8.1%
TOTAL	25.338 Ac.	100.0%



LEGEND

Mesa County Survey Marker (Brass Cap)

Set Pin w/Cap Marked "PE PLS 14113" in Concrete



All rights of vehicular access to and from Lot 2 via G Road have been and are waived and surrendered pursuant to that instrument recorded at Pages 624 through 628 of Book 2050 of the records of the Mesa County Clerk and Recorder.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being part of Lot 1 of 23 Road Commercial Subdivision in the NE 1/4 SE 1/4 of Section 31, T.1N, R.1W, U.M. and part of the SE 1/4 SE 1/4 of said Section 31, T.1N, R.1W, U.M., City of Grand Junction, Mesa County, Colorado, of which deeds of ownership are recorded in Book 1724 Page 855 and Book 1944 Pages 104 & 108 of the Records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at the Southeast Corner of Section 31, T.1N, R.1W of the Ute Meridian in Mesa County, Colorado; thence N89°59'00"W 1301.87 feet along the South line of the SE 1/4 SE 1/4 of said Section 31; thence leaving said line N38°14'44"E 1679.83 feet along the centerline of a Grand Junction Drainage District drain ditch; thence leaving said drain ditch S89°58'51"W 43.00 feet along the South line of Lot 1 of 23 Road Commercial Subdivision; thence leaving said line N00°00'12"E 50.84 feet; thence N89°58'51"E 30.00 feet; thence N00°00'12"E 249.03 feet to a point on the South line of Logos Court; thence along the South line of Logos Court N89°58'31"E 209.99 feet to a point of curvature; thence along the arc of a curve to the right having a radius of 25.00 feet, through a central angle of 90°01'41", whose chord bears S45°00'38"E 35.36 feet; 39.28 feet along the arc of said curve to a point of tangency on the West side of 23 Road; thence S00°00'12"W 274.88 feet along the West line of 23 Road; thence N89°58'51"E 40.00 feet along the North line of the SE 1/4 SE 1/4 of said Section 31; thence S00°00'00"E 1319.75 feet along the East line of the SE 1/4 SE 1/4 of said Section 31 to the point of beginning containing 25.338 acres, more or less.

That said owners have caused the real property to be laid out and surveyed as ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T.1N, R.1W, U.M., a subdivision of part of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever and hereby dedicate and grant those portions of said real property which are labeled as utility and irrigation easements on the accompanying plat to the City of Grand Junction on behalf of the public utility companies as perpetual easements for the installation and maintenance of utilities and irrigation facilities including but not limited to transmission lines, electric lines, gas lines, and telephone lines. The easements labeled as drainage easement or drainage right of way are dedicated to the Grand Junction Drainage District. The utility companies having the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance, and replacement of such lines or drainage facilities, said easements shall be utilized in a reasonable and prudent manner, all of which includes the multi-purpose easement which in addition to the above includes, but not limited to, the installation and maintenance of traffic control facilities, street lighting, street trees, and grade structures. That all expenses for the installation of utilities or ditches referred to above, for grading and landscaping, and for street improvements, shall be financed by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 14th day of JANUARY, A.D., 1994.

G. Wayne Elwyn
G. Wayne Elwyn
Helen M. Elwyn
Helen M. Elwyn

STATE OF COLORADO } ss
COUNTY OF MESA }

The forgoing instrument was acknowledged before me this 14th day of January, A.D., 1994 by G. Wayne Elwyn and Helen M. Elwyn.

My commission expires November 11, 1996.
Kirk E. Rider
Kirk E. Rider
Notary Public

CITY APPROVAL

This plat of ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T.1N, R.1W, U.M., a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 23rd day of February, A.D., 1994.

Shirley Cleburn
Shirley Cleburn
City Manager
[Signature]
President of Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ A.M. this 25th day of February, A.D., 1994, and is duly recorded in Plat Book 14, Page 190. Reception No. _____

Clerk and Recorder

Deputy

Fees: \$

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, A Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me during October, 1981, and from deeds and plats of record and that this plat of ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T.1N, R.1W, U.M. accurately represents said survey and 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.

Wayne H. Lizer
Wayne H. Lizer
Registered Professional Land Surveyor
P.E., P.L.S. 14113



ELWYN G J INDUSTRIAL PARK
A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION
AND
PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T.1N. R.1W.,
UTE MERIDIAN

W.H. LIZER & ASSOCIATES
ENGINEERING CONSULTING & LAND SURVEYING
576 25 ROAD UNIT 8 241-1129
GRAND JUNCTION, COLORADO 81505