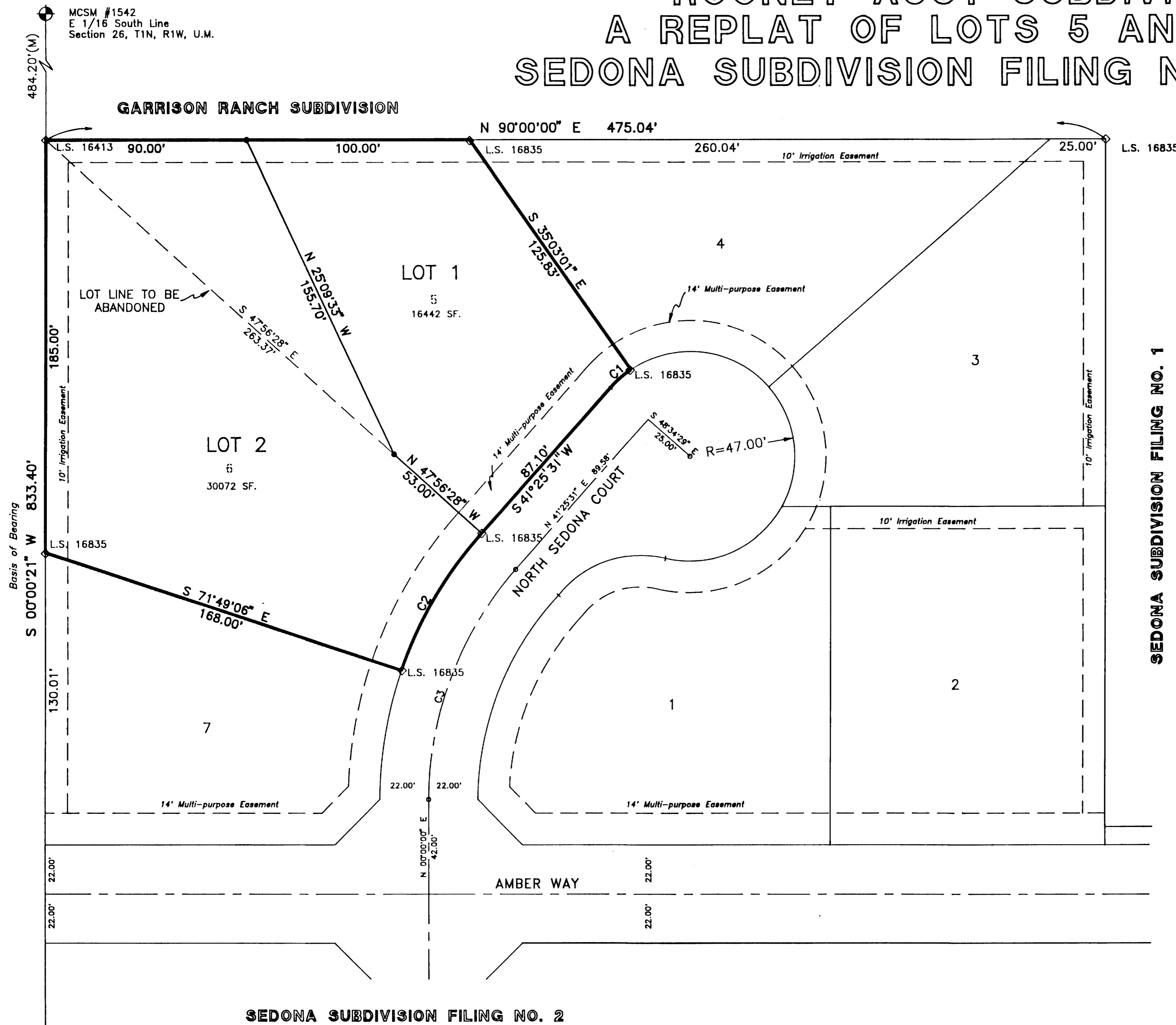


# FINAL PLAT

## ROONEY-AUST SUBDIVISION

### A REPLAT OF LOTS 5 AND 6

### SEDONA SUBDIVISION FILING NO. 2



#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, RICHARD W. ROONEY, MELBA C. ROONEY, DONALD P. AUST, AND BEVERLY S. AUST ARE THE OWNERS OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING FURTHER DESCRIBED AS: (ORIGINAL DEEDS BOOK 2004, PAGE 758 AND BOOK 1997, PAGE 123)

A REPLAT OF LOT 5 AND LOT 6, SEDONA SUBDIVISION FILING NO. 2, MESA COUNTY, COLORADO.

THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ROONEY-AUST SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO. THAT SAID OWNERS DO 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, AND FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY, OR MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. 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 OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 1st DAY OF JUNE A.D., 1994.

Melba C. Rooney  
MELBA C. ROONEY

Beverly S. Aust  
BEVERLY S. AUST

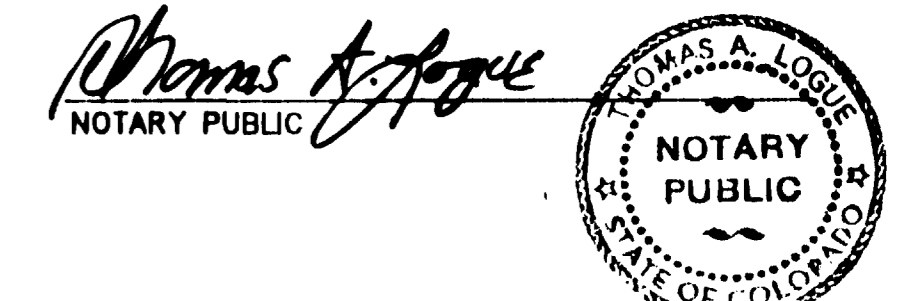
Richard W. Rooney  
RICHARD W. ROONEY

Donald P. Aust  
DONALD P. AUST

STATE OF COLORADO }  
COUNTY OF MESA } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF JUNE A.D., 1994, BY: RICHARD W. ROONEY, MELBA C. ROONEY, DONALD P. AUST, AND BEVERLY S. AUST

11/26/97  
MY COMMISSION EXPIRES



#### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 3:34 o'clock P.M., July 13th A.D., 1994, and was duly recorded in plat Book No. 17 Page No. 248

Francis AA 108  
Deception No 1688858

Clerk and Recorder

#### CITY APPROVAL

THIS PLAT OF ROONEY-AUST SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 8th DAY OF JULY, 1994.

Mark A. Dehan  
CITY MANAGER

R.T. Mantle  
PRESIDENT OF COUNCIL

#### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of ROONEY-AUST SUBDIVISION, a replat of LOTS 5 AND 6, SEDONA SUBDIVISION, FILING NO. 2 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Dennis W. Johnson  
DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR, No. 16835  
Certified this 24th day of May, 1994

CURVE TABLE						
CURVE #	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	14°53'50"	47.00'	6.14'	12.22'	12.19'	N 48°14'25" E
C2	23°04'18"	177.00'	36.13'	71.27'	70.79'	N 30°31'23" E
C3	41°25'31"	155.00'	58.61'	112.07'	109.64'	N 20°42'45" E

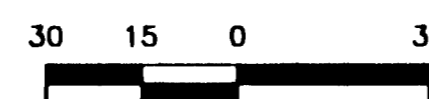
#### BASIS OF BEARINGS

Basis of bearings assume the West line of the NE1/4 NE1/4 of Section 35 to bear S 00°00'21" W 1317.60 feet. Both monuments on this line are Mesa County Survey Monuments as shown on the accompanying plat.

Note: Existing property corners which were recovered during this survey which were within 0.10 feet ± of the calculated position were accepted as being "in position".



SCALE: 1"=30'



#### LEGEND

- ⊙ MESA COUNTY OR BLM SURVEY MONUMENT
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
- (R) RECORD MEASUREMENT
- ◇ FOUND REBAR AND CAP, AS NOTED

BENCHMARK:  
Rim of Sewer Manhole at the intersection of Amber Way and Jordanna Road  
Elevation = 4731.42

**ROONEY-AUST SUBDIVISION**  
A REPLAT OF LOTS 5 AND 6  
SEDONA SUBDIVISION FILING NO. 2  
MESA COUNTY, COLORADO

**Professional Surveying Services**  
P.O. BOX 4506, Grand Jct., CO 81502  
303-241-3841

SUR. BY: LD/AM DRAWN BY: RSK  
JOB NO. 9451SITE SHEET 1 OF 1

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 CERTIFICATION SHOWN HEREON.