

LOT I, FILING 7, D & RGW RAILROAD MINOR SUBDIVISION

NOTES

1. BASIS OF BEARINGS: THE LINE FROM A CITY OF GRAND JUNCTION MONUMENT FOUND AT THE INTERSECTION OF SECOND STREET AND UTE AVENUE TO ANOTHER CITY OF GRAND JUNCTION MONUMENT FOUND AT THE INTERSECTION OF SECOND STREET AND PITKIN AVENUE, AS SHOWN IS ASSUMED TO HAVE A BEARING OF N 00° 18' 42" 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 1 AND 2, D & RGW RAILROAD SUBDIVISION, FILING 5 ARE FIELD VERIFIED.
5. 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.

CLERK AND RECORDER'S CERTIFICATE

State of Colorado) ss
 County of Mesa)
 I hereby certify that this Plat of D AND RGW RAILROAD SUBDIVISION, FILING SEVEN was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:12 o'clock P. M. on this 10th day of August A.D., 1994, Page 270 Reception Number 1691669 BOOK 14 DRAWER AA124

Mesa County Clerk and Recorder
 Deputy
CITY APPROVAL
 This plat of Lot I, Filing 7, D & RGW Railroad Minor Subdivision a minor subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 3rd day of August A.D., 1994.
Helene Cohen
 City Manager
RT Mantle
 President of City Council

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Southern Pacific Transportation Company being the sole owner of that parcel shown hereon as LOT I, Filing 7, D & RGW Railroad Minor Subdivision, located in the SW 1/4 of the SW 1/4 of Section 14, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, County of Mesa, State of Colorado, does hereby plat said property under the name and style of Lot I, Filing 7, D & RGW Railroad Minor Subdivision as shown hereon and as more particularly described as follows:
 Beginning at the southeasterly corner of Lot I, Filing 5, D & RGW Railroad Subdivision, as recorded in the records of the Office of the Mesa County Clerk and Recorder in Plat Book 13 of Page 460, which is identical with the northeasterly corner of that parcel identified hereon as Lot I, Filing 7, where the City of Grand Junction Control Monument located at the intersection of Second Street and Pitkin Avenue bears N 87° 57' 35" E, 155.36 feet, said monument shall be construed to be the intersection of control lines rather than the intersection of centerlines;

1. Thence S 41° 09' 00" E, 213.05 feet;
 2. Thence S 48° 51' 00" W, 12.00 feet;
 3. Thence S 41° 09' 00" E, 161.76 feet;
 4. Thence S 48° 51' 00" W, 67.26 feet;
 5. Thence N 41° 09' 00" W, 374.8 feet;
 6. Thence N 48° 51' 00" E, 79.26 feet to the Point of Beginning.
- Lot I as described above contains 0.637 acre more or less. That the Southern Pacific Transportation Company as owner of the property being platted hereon and also of Lot 2, Filing 5, D & RGW Railroad Subdivision, Plat Book 13 of Page 460 does hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:
 All streets and rights-of-way to the City of Grand Junction for the use of the public forever; All utility easements to the City of Grand Junction for the use of the 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, and to the installation and maintenance of traffic control facilities, street lighting, street trees, and grade structures. The foot print of the existing old depot building, to the footing line, is excluded from the utility easement. The footprint of the building on Lot 2, Filing 5, to the footing line is excluded from the sewer easement.

The communications easement as shown on the plat is hereby granted to THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, Grantee, its successors and assigns for use as a communications easement over, upon, across, through and under that area labeled as a communication easement in Lot I, Filing 7, D & RGW Railroad Minor Subdivision and in Lot 2, Filing 5, D & RGW Railroad Subdivision which said easement is described more particularly as follows:
 Beginning at the southeasterly corner of said Lot I, Filing 5, identical with the northeasterly corner of that parcel being platted hereon;

1. Thence S 41° 09' 00" E, 213.05 feet;
 2. Thence S 48° 51' 00" W, 12.00 feet;
 3. Thence S 41° 09' 00" E, 371.95 feet;
 4. Thence S 48° 51' 00" W, 13.00 feet;
 5. Thence N 41° 09' 00" W, 585.00 feet;
 6. Thence N 48° 51' 00" E, 25.00 feet to the Point of Beginning.
- The communications easement as described above is intended to envelope the communications line as it exists in the field at the time of this recording.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors and assigns, and through and across by the right to trim or remove interfering trees and brush, and in drainage and detention-retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner, protecting, preserving, and safeguarding surface rights, particularly existing buildings which may be above three dimensional easements. Furthermore, the owners of lots and tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress or egress to and from the easement. Sound engineering and construction practices shall be used at all times during construction, so that the existing buildings near the easements will be protected from any and all damage.

IN WITNESS WHEREOF The Southern Pacific Transportation Company, a Delaware corporation, has caused its name to be hereunto subscribed this 10th day of August A.D., 1994

THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, a Delaware corporation
J. A. Holm Vice President
 Attest:
 _____ Title

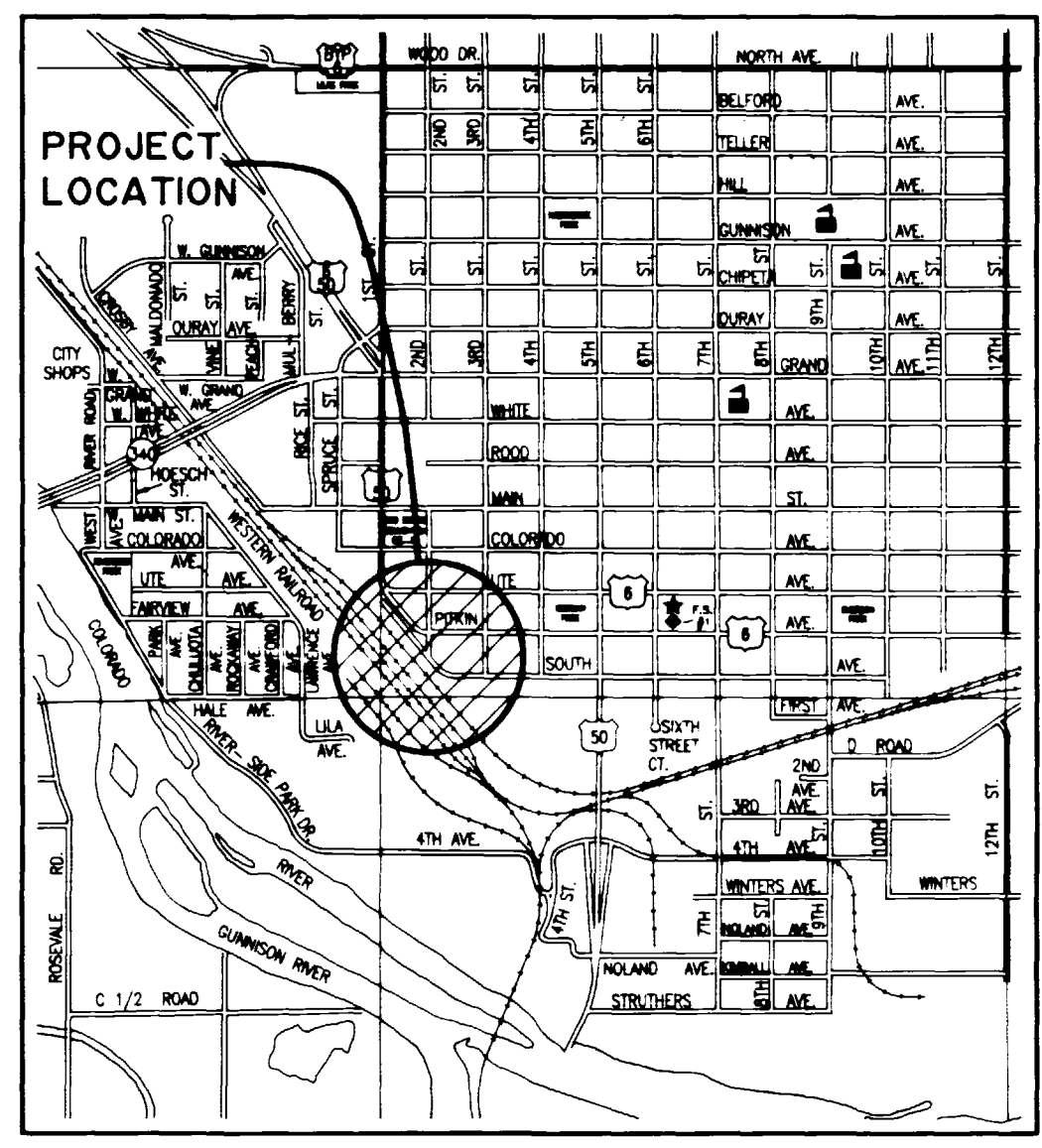
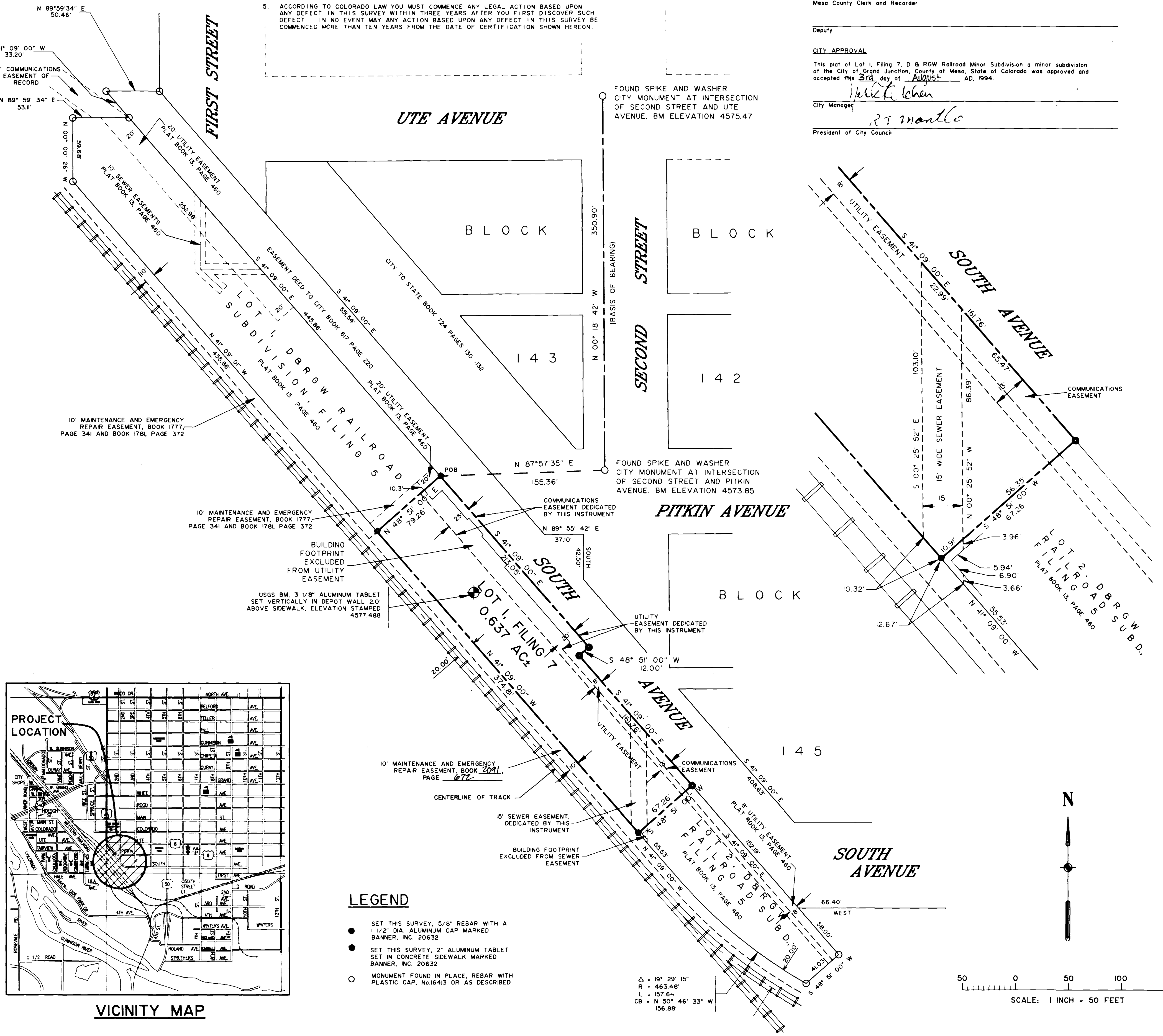
THE SOUTHERN PACIFIC TRANSPORTATION COMPANY ACKNOWLEDGEMENT

State of Colorado) ss
 County of Mesa)
 Before me, the undersigned officer, personally appeared J. A. Holm as Vice President and T. F. Rowmell as Secretary of the Southern Pacific Transportation Company and acknowledged to me that they subscribed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 10th day of August 1994.
 My commission expires JUNE 1 1995
Joseph F. Hultman
 Notary Public

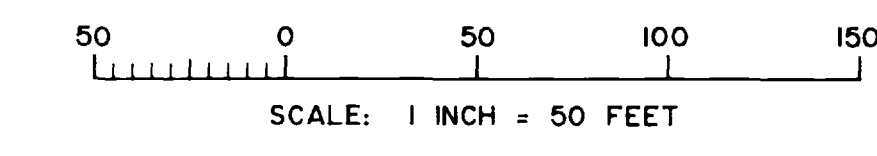
SURVEYOR'S CERTIFICATE

I, Wallace E. Beedle, a Professional Land Surveyor, licensed under the laws of the State of Colorado do hereby state that the Plat of Lot I, Filing 7, D & RGW Railroad Minor Subdivision, 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 set my hand and official seal this 3rd day of August 1994.
Wallace E. Beedle
 Wallace E. Beedle
 P.E. and P.L.S. 20632



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH A 1 1/2" DIA. ALUMINUM CAP MARKED BANNER, INC. 20632
 - SET THIS SURVEY, 2" ALUMINUM TABLET SET IN CONCRETE SIDEWALK MARKED BANNER, INC. 20632
 - MONUMENT FOUND IN PLACE, REBAR WITH PLASTIC CAP, No.16413 OR AS DESCRIBED

Δ = 19° 29' 15"
 R = 463.48'
 L = 157.6'
 CB = N 50° 46' 33" W
 156.88'



PLAT OF LOT I, FILING 7, D & RGW RAILROAD MINOR SUBDIVISION
 LOCATED IN THE SW 1/4 SW 1/4 SECTION 14, T.1 S., R.1 W., U.M., GRAND JUNCTION, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 8207-08	DATE: 3-03-94	SHEET NO: 1 of 1
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