

FOURSQUARE MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL is the owner of that real property situated in the SE 1/4 of Section 2, Township 1 South, Range 1 West of the The Ute Meridian, County of Mesa, State of Colorado as recorded in Book 1115 at Page 629 in the records of the Mesa County Clerk and Recorders Office, being more particularly described as follows:

COMMENCING AT THE NW COR. OF THE NW 1/4 SE 1/4 OF SEC. 2, T. 1 S., R. 1 W., U.M. THENCE S00°00'00"W 311.26 FEET; THENCE S89°45'20"E 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°00'00"W 159.52 FEET; THENCE N90°00'00"E 235.46 FEET; THENCE S00°00'00"W 101.98 FEET; THENCE S52°23'09"E 63.42 FEET; THENCE N50°02'51"E 60.00 FEET; THENCE N52°05'51"E 132.50 FEET; THENCE N45°54'51"E 110.40 FEET; THENCE N51°48'51"E 150.00 FEET; THENCE N73°44'51"E 64.60 FEET; THENCE N40°22'51"E 81.80 FEET; THENCE N50°59'08"E 108.34 FEET; THENCE N14°06'52"E 84.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE GRAND VALLEY HIGHLINE CANAL LATERAL; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES; 1) N57°53'39"W 240.72 FEET; 2) N77°10'45"W 57.91 FEET; 3) N87°05'50"W 59.57 FEET; 4) S85°37'24"W 240.53 FEET; 5) N89°45'20"W 745.60 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PARCEL AS CONVEYED TO MESA COUNTY BY QUITCLAIM DEED DATED DECEMBER 14, 1964 AND RECORDED IN BOOK 877 AT PAGE 345, MESA COUNTY RECORDS.

That said owner has caused the said real property to be laid out and surveyed as FOURSQUARE MINOR SUBDIVISION, MESA COUNTY, COLORADO. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All utility easements 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;

All GVIC Easements to the City of Grand Junction for the use of the public and to the Grand Valley Irrigation Company, its successors and assigns, for the installation, operation, maintenance and repair of GVIC irrigation water transmission facilities;

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

All GJDD Easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of GJDD facilities;

All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian.

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, 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. Furthermore, the owners of lots or tracts hereby platted 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 said owners have caused their names to be hereunto subscribed this 13th day of October A.D., 1994

Mark T. Harris - Pastor

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 13th day of OCTOBER A.D., 1994 by MARK T. HARRIS

My Commission expires: 10-26-96 *Mildred B. Souler*
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 12:34 o'clock P.M. this 26th day of Oct. A.D., 1994 and is duly recorded in Plat Book No. 14 Page 296, 297 DEED # 114 143 RECEPTION # 169 9442

Clerk and Recorder Deputy Fees \$

CITY APPROVAL

This plat of FOURSQUARE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this _____ day of _____ A.D. 1994.

Mark T. Harris
City Manager

R.T. Mantle
President of Council

I, William O. Roy, do hereby certify that the accompanying plat of FOURSQUARE MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct responsibility and supervision and accurately represents a field survey of same. 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.

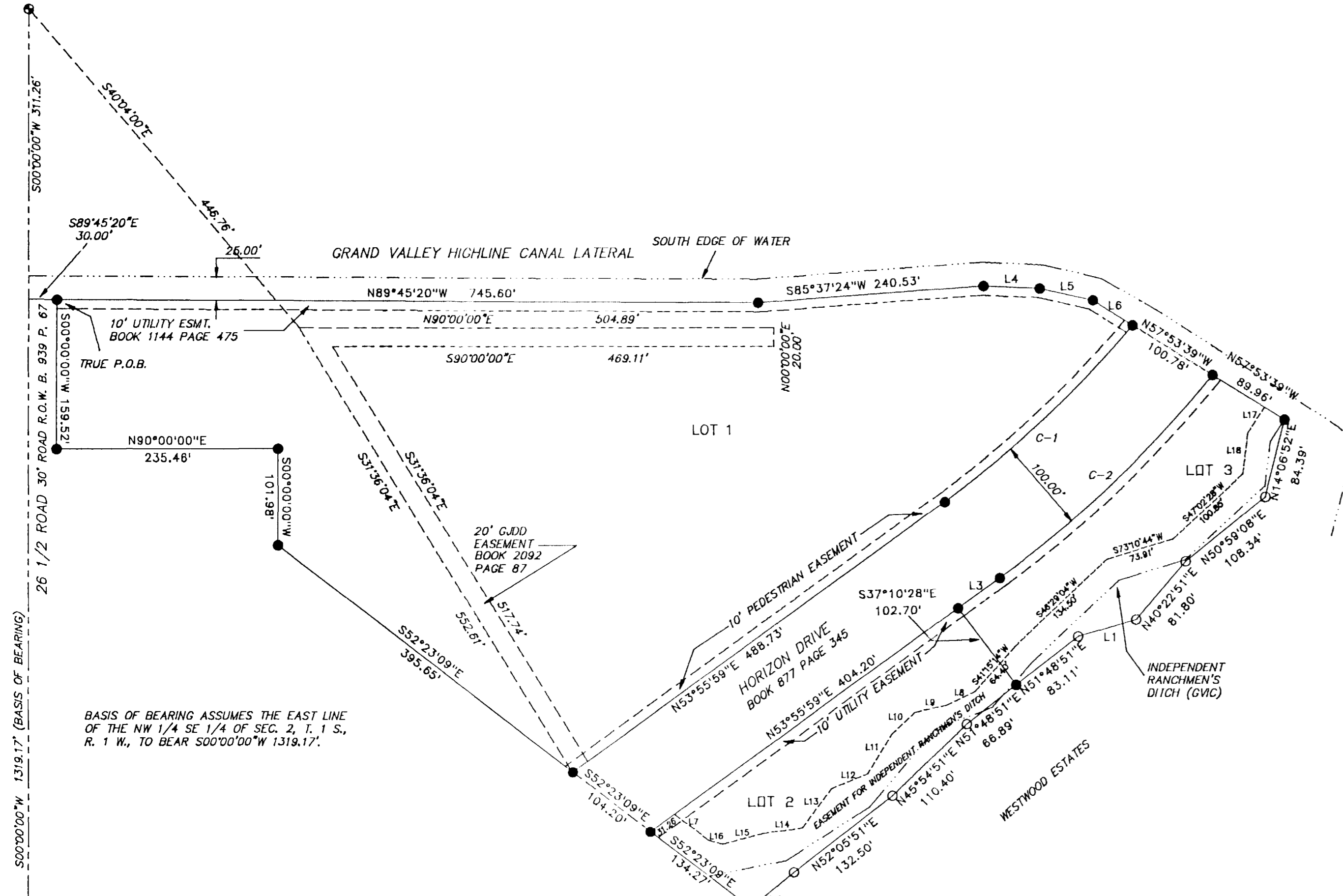
William O. Roy
WILLIAM O. ROY P.L.S. 12901
10-11-94

FOURSQUARE MINOR SUBDIVISION
LOCATED IN THE SE 1/4 OF
SEC. 2, T. 1 S., R. 1 W., U.M.

REGISTERED
WILLIAM O. ROY
PLAT BOOK 14
PAGE 296, 297
JOB NO. 8251 SHEET 2 OF 2

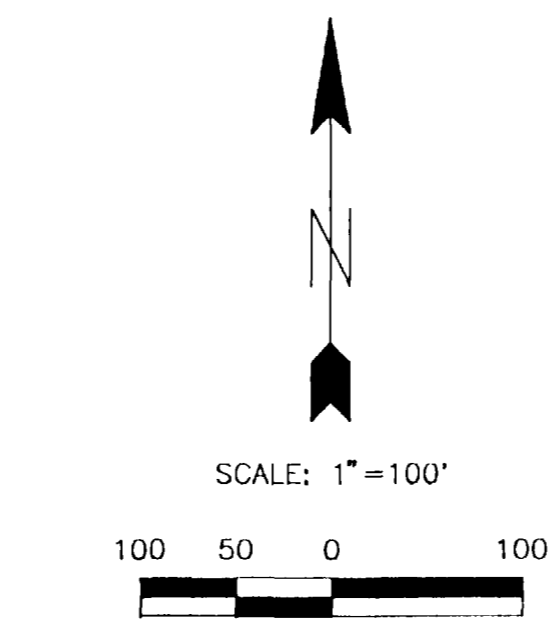
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FOUND MESA COUNTY SURVEY MON. FOR THE NW CORNER OF THE NW 1/4 SE 1/4 SEC. 2, T. 1 S., R. 1 W., UTE MERIDIAN



BASIS OF BEARING ASSUMES THE EAST LINE OF THE NW 1/4 SE 1/4 OF SEC. 2, T. 1 S., R. 1 W., TO BEAR S00°00'00"W 1318.17'

FOUND MESA COUNTY SURVEY MON. FOR THE SW CORNER OF THE NW 1/4 SE 1/4 SEC. 2, T. 1 S., R. 1 W., UTE MERIDIAN



- = FOUND MONUMENT AS NOTED
- = 24" NO. 5 REBAR W/CAP MARKED L.S. 12901 IN CONCRETE
- = FOUND NO. 5 REBAR-NO CAP

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N73°44'51"E	64.60'
L2	N50°02'51"E	60.00'
L3	N53°55'59"E	55.25'
L4	N87°05'50"W	59.57'
L5	N77°10'45"W	57.91'
L6	N57°53'39"W	49.95'
L7	N52°23'09"W	45.70'
L8	N64°30'38"E	32.53'
L9	N76°28'37"E	36.03'
L10	N47°08'51"E	33.04'
L11	N31°03'46"E	49.61'
L12	N67°39'36"E	41.28'
L13	N36°28'34"E	52.07'
L14	N81°50'45"E	42.23'
L15	N75°02'38"E	44.84'
L16	S74°55'21"E	15.49'
L17	N32°47'26"E	33.08'
L18	S07°00'41"W	43.62'

AREA SUMMARY

PARCEL	AREA	PERCENT
LOT 1	7.42 ACRES	66.3%
LOT 2	1.04 ACRES	9.2%
LOT 3	1.00 ACRES	8.9%
ROAD	1.76 ACRES	15.6%
TOTAL	11.28 ACRES	100.0%

C-1 Δ = 1422'31" R = 1096.30' L = 275.06' CH = N46°44'34"E 274.33'
C-2 Δ = 15'00'04" R = 1196.30' L = 313.22' CH = N46°25'48"E 312.32'
CURVES 1 AND 2 ARE NON-TANGENT

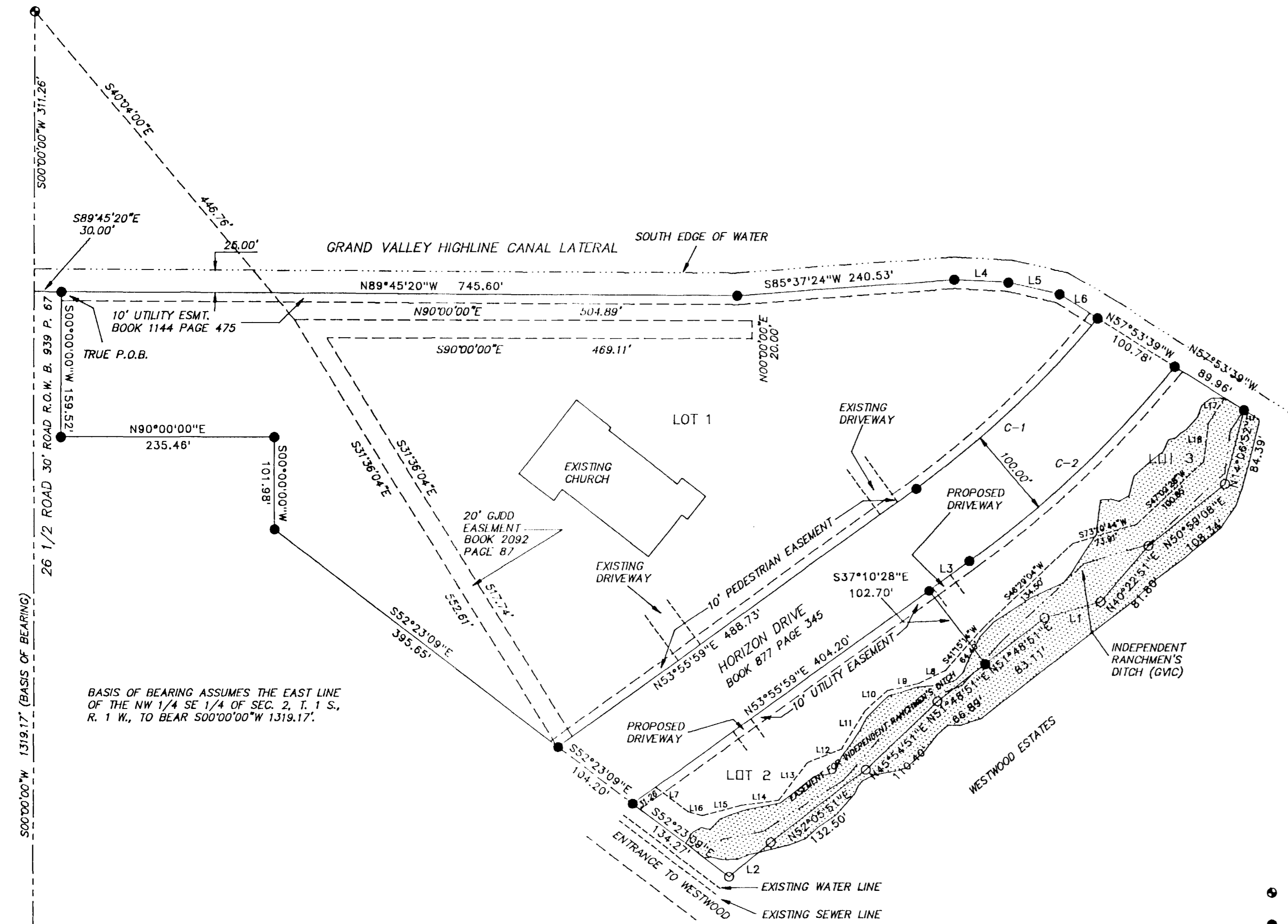
EASEMENT INFORMATION PROVIDED BY FIRST AMERICAN TITLE CO. COMMITMENT NO. 118743

NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON.

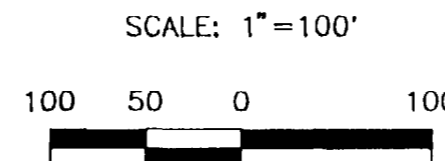
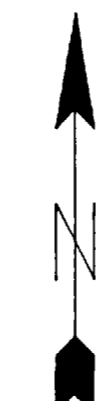
FOURSQUARE MINOR SUBDIVISION

SITE PLAN

FOUND MESA COUNTY SURVEY MON.
FOR THE NW CORNER
OF THE NW 1/4 SE 1/4
SEC. 2, T. 1 S., R. 1 W.,
UTE MERIDIAN



BASIS OF BEARING ASSUMES THE EAST LINE
OF THE NW 1/4 SE 1/4 OF SEC. 2, T. 1 S.,
R. 1 W., TO BEAR S00°00'00"W 1319.17'.



- = FOUND MONUMENT AS NOTED
- = 24" NO. 5 REBAR W/CAP MARKED L.S. 12901 IN CONCRETE
- = FOUND NO. 5 REBAR—NO CAP
- ▨ = 100 & 500 YEAR FLOOD PLAIN FROM FEMA MAP
COMMUNITY PANEL NUMBER 080115 0460 B
REVISED JULY 15, 1992.

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L1	N73°44'51"E	64.60'
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L3	N53°55'59"E	55.25'
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LOT 2	1.04 ACRES	9.2%
LOT 3	1.00 ACRES	8.9%
ROAD	1.76 ACRES	15.6%
TOTAL	11.28 ACRES	100.0%

PRINCIPAL BUILDING SETBACK
FRONT=25.0'
SIDE=15.0'
REAR=30.0'

DRIVEWAYS ON LOTS 2 AND 3 WILL PROVIDE TURNAROUNDS

SUBSURFACE SOILS INVESTIGATION REPORT WILL
BE REQUIRED PRIOR TO ISSUANCE OF BUILDING
PERMITS ON LOTS 2 AND 3

C-1 C-2
Δ = 14°22'31" Δ = 15°00'04"
R = 1096.30' R = 1196.30'
L = 275.06' L = 313.22'
CH = N46°44'34"E CH = N46°25'48"E
 274.33' 312.32'

CURVES 1 AND 2 ARE NON-TANGENT

FOUND MESA COUNTY SURVEY MON.
FOR THE SW CORNER
OF THE NW 1/4 SE 1/4
SEC. 2, T. 1 S., R. 1 W.,
UTE MERIDIAN

FOURSQUARE MINOR SUBDIVISION
LOCATED IN THE SE 1/4 OF
SEC. 2, T. 1 S., R. 1 W., U.M.

CENTURY SURVEYING
P.O. BOX 356, GRAND JCT., CO 81502
303-241-2667
JOB NO. 8251 SHEET 1 OF 2