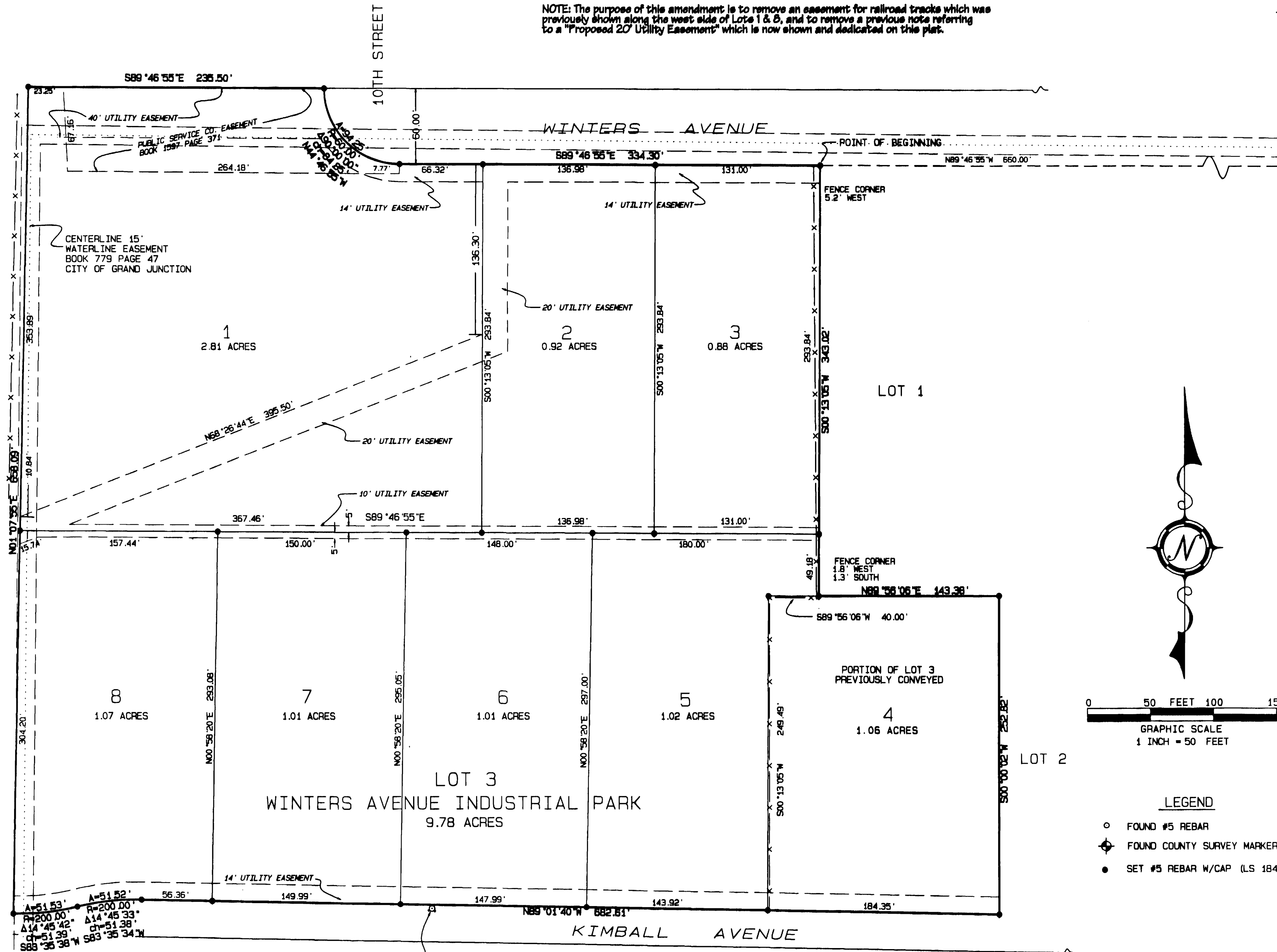


# AMENDED SJ SUBDIVISION

A REPLAT OF LOT 3, WINTERS AVENUE INDUSTRIAL PARK  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

NOTE: The purpose of this amendment is to remove an easement for railroad tracks which was previously shown along the west side of Lots 1 & 2, and to remove a previous note referring to a "Proposed 20' Utility Easement" which is now shown and dedicated on this plat.

NE CORNER SECTION 23  
T.1 S. R.1 W. UTE P.M.  
FOUND MESA COUNTY SURVEY MONUMENT



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: The undersigned, Richard L. Sparkman and Donald D. Johnson, Tony R. Whittle DBA TL Roofing, G.J. and Patricia J. Klumb are the owners of real property situated in the City of Grand Junction, Mesa County, Colorado, described as follows:

A parcel of land as recorded in Book 1213, Page 865, and Book 1421, Page 732, Mesa County Records, being Lot 3, Winters Avenue Industrial Park, City of Grand Junction, County of Mesa, State of Colorado, according to the official plat thereof recorded in Book 12, Page 305 & 306. Containing 9.78 Acres more or less.

That said owners have caused the above described real property to be laid out and surveyed as Amended SJ Subdivision as shown hereon.

That said owners do 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.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this 17<sup>th</sup> day of December 1994.

By: Richard L. Sparkman By: Donald D. Johnson  
Richard L. Sparkman Donald D. Johnson  
By: Tony R. Whittle By: Patricia J. Klumb  
Tony R. Whittle Patricia J. Klumb  
DBA TL Roofing, G.J.

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 14 day of December 1994, by Tony R. Whittle.

My commission expires 11/14/94

Witness my hand and official seal:

Sally J. McDermott  
Notary Public  
Address: 408 Dove Ridge Lane  
Bayfield, CO 81122

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December 1994, by Richard L. Sparkman, Donald D. Johnson and Patricia J. Klumb.

My commission expires 9/30/95

Witness my hand and official seal:

Sally J. Mundy  
Notary Public  
Address: 280 E. N. Ave  
Grand Junction, CO 81501

### CITY APPROVAL

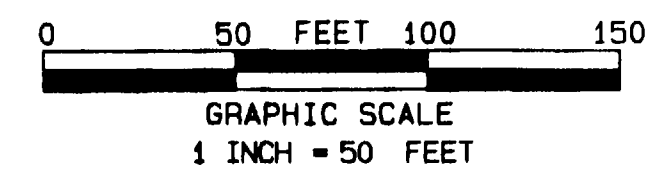
This plat of Amended SJ Subdivision, a Replat of Lot 3 - Winters Avenue Industrial Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this \_\_\_\_\_ day of \_\_\_\_\_ 1994.

By: David A. Vanley By: [Signature]  
Acting City Manager Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ 1994, at Reception No. \_\_\_\_\_ and is duly recorded in Plat Book No. \_\_\_\_\_ at Page No. \_\_\_\_\_

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_  
Fees \$ \_\_\_\_\_



### LEGEND

- FOUND #5 REBAR
- ⊕ FOUND COUNTY SURVEY MARKER
- SET #5 REBAR W/CAP (LS 18480)

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. Information concerning ownership and easements of record is from a title commitment prepared by Abstract & Title Co. of Mesa County, Order No. 893634.

Instrument recorded in Book 393 at Page 140 describes easement for railroad spur across subject property. No evidence of tracks or continued use of said easement exists on this property or its adjoiners.

BENCHMARK:  
"X" ON FIRE HYDRANT BONNET BOLT BETWEEN  
THE "U" AND THE "E" IN "MUELLER". ELEV. 4571.85

### LOT SUMMARY

TOTAL ACRES	9.78 ACRES	
TOTAL ACRES IN LOTS	9.78 ACRES	100%
TOTAL NO. LOTS	8	

### SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of Amended SJ Subdivision, a Replat of Lot 3 - Winters Avenue Industrial Park were made by me and/or under my direct supervision, and that to the best of my knowledge and belief both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and subdivision code of the City of Grand Junction.

Kenneth Scott Thompson  
Kenneth Scott Thompson PLS #18480  
Date: December 12, 1994

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 the certification shown hereon.

AMENDED SJ SUBDIVISION  
REPLAT OF LOT 3 OF  
WINTERS AVENUE INDUSTRIAL PARK

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (303) 243-6067

Designed By K.S.T.	Checked By D.R.S.	Job No. 0183.005
Drawn By THOMPSON-LANGFORD	Date Dec. 12, 1994	Sheet 1 of 1