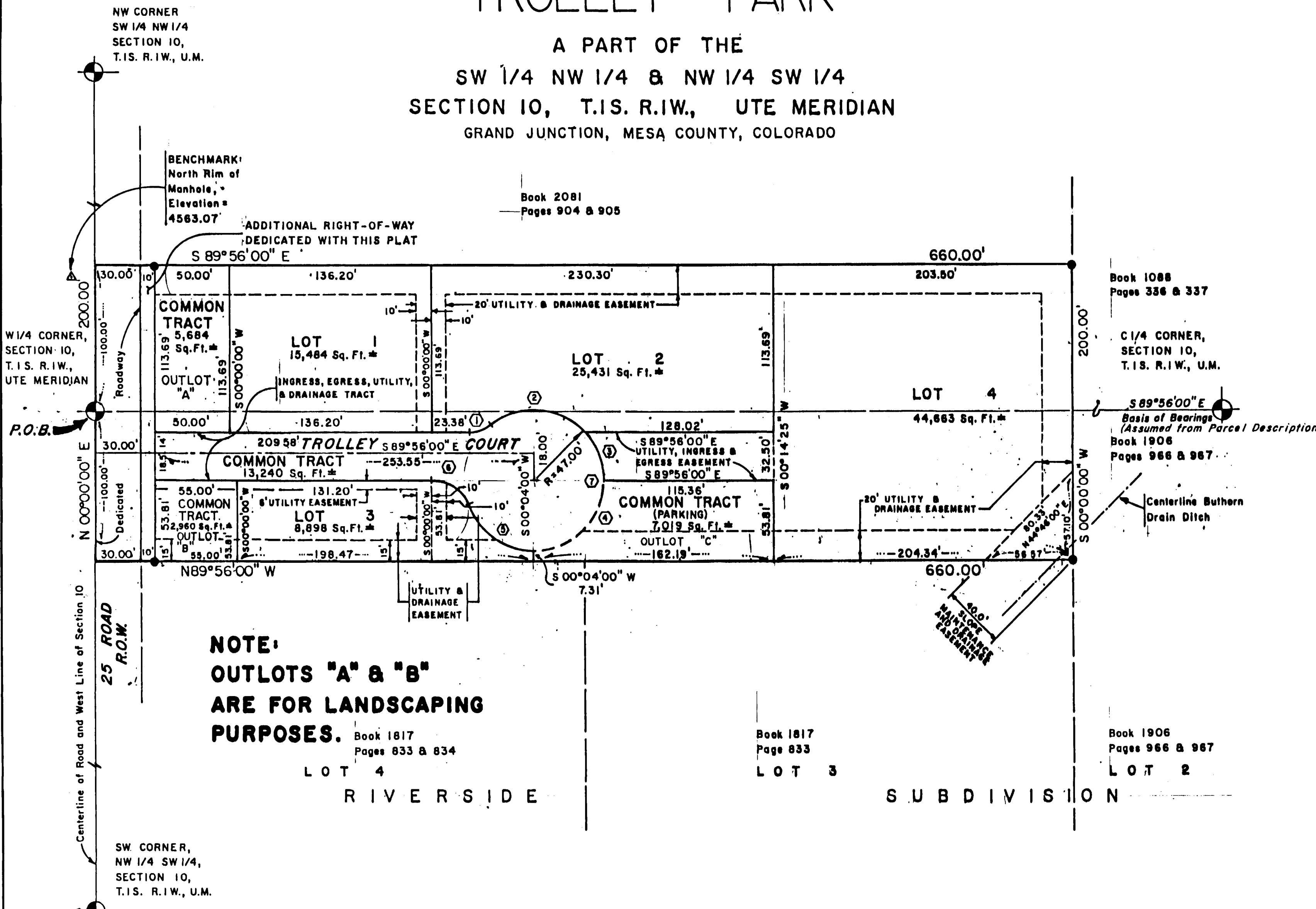


FINAL PLAT  
OF  
TROLLEY PARK

A PART OF THE  
SW 1/4 NW 1/4 & NW 1/4 SW 1/4  
SECTION 10, T.I.S. R.I.W., UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO



NOTE:  
OUTLOTS "A" & "B"  
ARE FOR LANDSCAPING  
PURPOSES.

CURVE TABLE

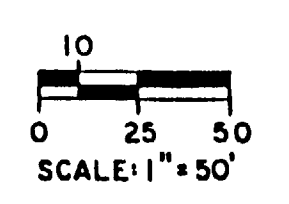
NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	25.00'	37°39'30"	16.43'	8.52'	N71°14'15" E	18.14'
2	47.00'	84°44'54"	69.52'	42.88'	S85°13'03" E	63.35'
3	47.00'	43°31'11"	35.70'	18.76'	S21°05'00" E	34.85'
4	47.00'	89°23'25"	73.33'	46.50'	S45°22'17" W	66.11'
5	47.00'	69°15'27"	56.81'	32.46'	N55°18'17" W	53.42'
6	25.00'	69°15'27"	30.22'	17.26'	N55°18'17" W	28.41'
7	47.00'	286°54'57"	235.36'	34.83'	N15°51'59" E	55.97'

LEGEND  
 MESA COUNTY SURVEY MARKER (Brass Cap)  
 PIN WITH CAP (PE PLS No. 14113) SET IN CONCRETE

LAND USE SUMMARY

Category	Area (Ac.)	Percentage (%)
LOTS	2.37	76.2%
DEDICATED ROADWAY	0.19	6.3%
COMMON TRACT	0.47	15.5%
TOTAL	3.03	100.0%

EXISTING 0.14 Ac. 4.6%  
ADDITIONAL 0.05 1.7%



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
 That the undersigned are the owners of that real property located in the SW 1/4 NW 1/4 and NW 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, in Mesa County, Colorado, as described in Book 1728 at Page 130 of the Records of Mesa County, Colorado, and being more specifically described as follows:  
 Beginning at the West One-Quarter (W 1/4) Corner of said Section 10, thence N00°00'00"E 100.00 feet; thence S89°56'00"E 660.00 feet; thence S00°00'00"W 200.00 feet; thence N89°56'00"W 660.00 feet; thence N00°00'00"E 100.00 feet to the West One-Quarter (W 1/4) Corner of said Section 10, and the Point of Beginning, containing 3.030 acres, more or less.  
 That said owners have caused the real property to be laid out and surveyed as TROLLEY PARK, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.  
 That said owners do hereby dedicate and set apart 25 Road as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever and said owners do hereby dedicate to the City of Grand Junction on behalf of the PUBLIC UTILITIES those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, 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. The area labeled as common tract is dedicated to the owners of the property within TROLLEY PARK for perpetual ingress and egress, drainage, parking and landscaping for themselves and their invitees, including postal service, trash, fire, police, and emergency vehicles, and to the City of Grand Junction on behalf of the PUBLIC UTILITIES for utility installation and maintenance.  
 Slope Maintenance and Drainage Easement 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 the Grand Junction Drainage District facilities. All drainage easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or upstream areas, through natural or man made facilities, above or below ground.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street paving or 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 12<sup>th</sup> day of SEPTEMBER, A.D., 1994.  
 STATE OF COLORADO } ss  
 COUNTY OF MESA }  
 Stephen D. McCallum     Bobette D. McCallum  
 Stephen D. McCallum     Bobette D. McCallum  
 The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of SEPTEMBER, A.D., 1994 by Stephen D. McCallum and Bobette D. McCallum.  
 My commission expires November 14, 1996.  
 Witness my hand and official seal.  
 Notary Public  
 LINDA L. McCallum  
 240 HWY 650  
 GRAND JUNCTION, CO 81505

CITY APPROVAL  
 This plat of TROLLEY PARK, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 19<sup>th</sup> day of September, A.D., 1994.  
 Acting City Manager     RT Mantlo  
 President of Council

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO }  
 COUNTY OF MESA }  
 I hereby certify that this instrument was filed in my office at 2:44 o'clock P.M. this 29<sup>th</sup> day of SEPTEMBER, A.D., 1994, and is duly recorded in Plat Book 14, Page 281.  
 Reception No. 1696643     Drawer # AA135  
 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 or under my direction during January, 1989, and during 1991 and 1992, and that this plat 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, P.E., P.L.S. No. 14113

NOTE: Access to and from TROLLEY PARK is prohibited except at Trolley Court (Common Tract).

FINAL PLAT  
OF  
TROLLEY PARK  
A PART OF THE  
SW 1/4 NW 1/4 & NW 1/4 SW 1/4  
SECTION 10, T.I.S. R.I.W., UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

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