

ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ST. MATTHEWS PARISH, a Colorado non-profit Corporation, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1264 at Page 373 of the Mesa County Clerk and Recorders Office, and being situated in the SW 1/4 NE 1/4 Section 1, Township 1 South, Range 1 West, U.M., City of Grand Junction, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the SW corner of the SW 1/4 NE 1/4 Section 1, Township 1 South, Range 1 West, of the Ute Meridian, and considering the West line of the SW 1/4 NE 1/4 Section 1, T1S, R1W, U.M. to bear S00°00'59"W and all bearings contained herein to be relative thereto; thence N00°00'59"E 47.00 feet along the West line of the SW 1/4 NE 1/4 Sec. 1; thence S89°53'54"E 10.85 feet; thence N50°15'06"E 235.54 feet; thence N81°59'06"E 299.62 feet; thence N68°06'13"E 633.72 feet to the NW corner of the FIRST ADDITION TO PHEASANT RUN-SPRING VALLEY FILING NO. 6 also being the west right-of-way line for RIDGE DRIVE; thence along the west right-of-way line for RIDGE DRIVE the following two (2) courses and distances: (1) 185.52 feet along the arc of a curve to the right with a radius of 370.00 feet and whose chord bears S33°03'52"E 183.58 feet; (2) 251.82 feet along the arc of a curve to the left with a radius of 430.00 feet and whose chord bears S35°28'38"E 248.24 feet to the east line to the SW 1/4 NE 1/4 Sec. 1; thence S00°00'59"W 121.89 feet to the SE corner of the SW 1/4 NE 1/4 Sec. 1; thence N89°54'17"W 1320.85 feet along the south line of the SW 1/4 NE 1/4 Sec. 1 to the point of beginning, containing 8.48 Acres.

SUBJECT to existing rights-of-way for road purposes.

That said owner has caused the said real property to be laid out and surveyed as ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to 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.

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 owner has caused his name to be hereunto subscribed this 30th day of MARCH A.D., 1988.

Richard W. Foster
ST. MATTHEWS PARISH, a Colorado non-profit Corporation
BY: RICHARD W. FOSTER, RECTOR

Charlene Newton
CHARLENE NEWTON, CLERK OF VESTRY

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 30th day of MARCH A.D., 1988 by RICHARD W. FOSTER, Rector and CHARLENE NEWTON, Clerk of Vestry ST. MATTHEWS PARISH, a Colorado non-profit Corporation.

Dec 17, 1991
My commission expires:

Phil L. West
Notary Public
Address 230 North 3rd
GRAND JUNCTION COLO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S. Rec #: 1485274

\$ 10.00

I hereby certify that this instrument was filed in my office at 3:10 o'clock P.M. this 11th day of May A.D., 1988, and is duly recorded in Plat Book No. 13, Page 397 Drawer y-96

CITY APPROVAL

Earl Sawyer by Mary Row
County Clerk, Recorder by Deputy Clerk + Recorder

This plat of ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 6 day of April A.D. 1988.

Mark Dechen
City Manager

John Bennett
President of Council

Karl Metzner
Director of Development

Elwin G. We
Chairman, Grand Junction Planning Commission

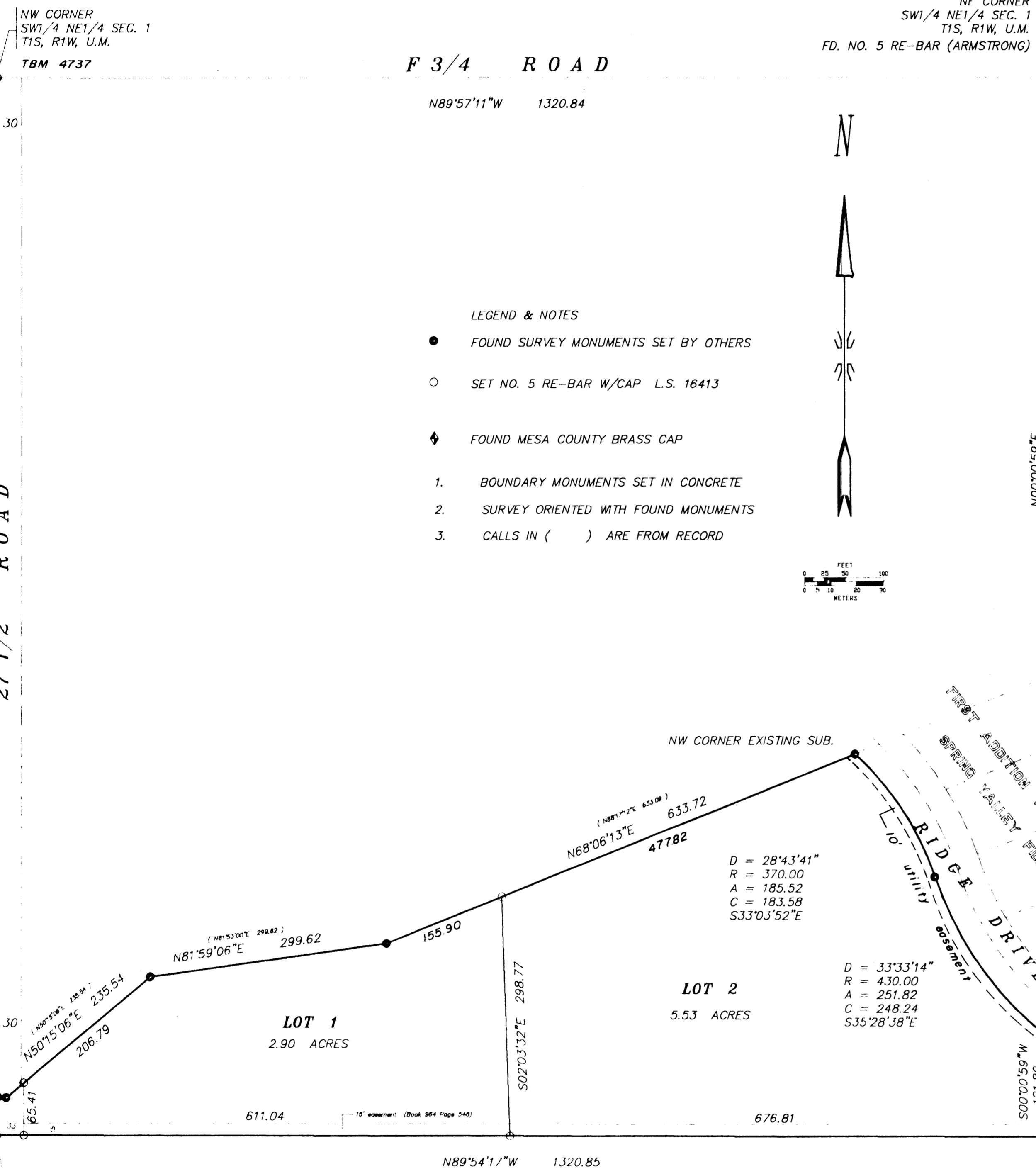
Cary D. Newton
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, O.E.D. Surveying Systems Inc.
Registered Professional Land Surveyor L.S. 16413

2/30/88
Date



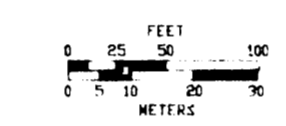
F 3/4 ROAD

NE CORNER SW 1/4 NE 1/4 SEC. 1 T1S, R1W, U.M. FD. NO. 5 RE-BAR (ARMSTRONG)

N89°57'11"W 1320.84



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ FOUND MESA COUNTY BRASS CAP
 - 1. BOUNDARY MONUMENTS SET IN CONCRETE
 - 2. SURVEY ORIENTED WITH FOUND MONUMENTS
 - 3. CALLS IN () ARE FROM RECORD



AREA SUMMARY		
LOTS	= 8.44 ACRES	= 99.5%
ROADS	= 0.04 ACRES	= 0.5%
TOTAL	= 8.48 ACRES	= 100.0%

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENT ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 90 DAYS AFTER THE DATE OF THIS SURVEY. SUBJECT TO NO FURTHER ACTION BEING TAKEN ANY DEFECT IN THIS SURVEY WILL COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION
IN THE SW 1/4 NE 1/4 SEC. 1, T1S, R1W, U.M.

Engineers
Planners
Surveyors
Soil Testing
Material Testing
Geotechnical Engineers

ARMSTRONG CONSULTANTS, INC.

861 Road Avenue
Grand Junction, Colorado 81501
(953) 242-0101