

CITY APPROVAL

The Plat of Colony Park Filing No. 3, in Section 10, T.1 S., R.1 W., U.M., City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 8 day of AUGUST A.D. 1992.

James Z. Shamba
City Manager

C. USGIL
President of the Grand Junction City Council

John E. Ehmer
Chairman of the Grand Junction City Planning Commission

Frank Cavallotti
City Planning Director

Jeremy Don Hunter
City Engineer

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss

I hereby certify that the Plat of Colony Park Filing No. 3, Section 10, T.1 S., R.1 W., Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado was filed for record in the office of the County Clerk and Recorder of Mesa County at _____ M., on the _____ day of _____ A.D. 1992 in Book No. _____, Page No. _____, Reception No. _____.

Mesa County Clerk and Recorder

Deputy

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that George D. Young being the owner in fee simple of Portions of Colony Park Filing No. 3, A Replat of a Portion of Colony Park, Filing No. 1, in Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado does hereby Replat, said real property in accordance with the Replat shown hereon and that said owner has caused the said real property to be layed out and surveyed as Colony Park, Filing No. 3 a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

DESCRIPTION OF A PORTION OF COLONY PARK, FILING NO. 3

A Portion of Colony Park Filing No. 3 is located in the E 1/2 of the NW 1/4 of the NE 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more fully described as follows:

Beginning at the northeasterly corner of a Portion of Colony Park, Filing No. 3, whence the 1/4 corner, a Mesa County Survey Marker, common to Sections 3 and 10, T.1 S., R.1 W., U.M. bears N 85° 44' 22" W, 1015.81 feet with the Section line between Sections 3 and 10 between the 1/4 corner and Section corner at 2-3-10-II considered to bear N 89° 58' 25" W, and with all bearings listed herein relative thereto:

1. Thence S 00° 02' 34" E, 423.06 feet;
2. Thence N 89° 58' 31" W, 145.47 feet;
3. Thence N 00° 01' 35" E, 3.78 feet;
4. Thence northeasterly 29.37 feet along the arc of a circular curve concave to the southeast with a radius of 38.00 feet, a delta of 44° 16' 56" and a chord bearing N 22° 10' 03" E, 28.64 feet;
5. Thence northerly 77.29 feet along the arc of a circular curve concave to the west with a radius of 50.00 feet, a delta of 88° 33' 52" and a chord bearing N 00° 01' 35" E, 69.82 feet;
6. Thence northeasterly 29.37 feet along the arc of a circular curve concave to the northeast with a radius of 38.00 feet, a delta of 44° 16' 56" and a chord bearing N 22° 06' 53" W, 28.64 feet;
7. Thence N 00° 01' 35" E, 296.40 feet;
8. Thence S 89° 58' 25" E, 144.96 feet to the Point of Beginning.

The Portion of Colony Park, Filing No. 3 as described above contains 1.373 acres more or less.

DESCRIPTION OF A PORTION OF COLONY PARK, FILING NO. 3

A Portion of Colony Park, Filing No. 3 located in the E 1/2 of the NW 1/4 of the NE 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more fully described as follows:

Beginning at the northwesterly corner of a Portion of Colony Park, Filing No. 3, whence the 1/4 corner, a Mesa County Survey Marker, common to Sections 3 and 10, T.1 S., R.1 W., U.M. bears N 59° 54' 34" W, 762.00 feet with the Section line between Sections 3 and 10 between the 1/4 corner and Section corner at 2-3-10-II considered to bear N 89° 58' 25" W, and with all bearings listed herein relative thereto:

1. Thence S 89° 58' 25" E, 124.96 feet;
2. Thence S 00° 01' 35" W, 3.00 feet;
3. Thence S 89° 58' 25" E, 31.22 feet;
4. Thence southwesterly 15.74 feet along the arc of a circular curve concave to the northwest with a radius of 38.00 feet, a delta of 23° 43' 42" and a chord bearing S 32° 26' 40" W, 15.63 feet;
5. Thence southerly 77.29 feet along the arc of a circular curve concave to the east with a radius of 50.00 feet; a delta of 88° 33' 52" and a chord bearing S 00° 01' 35" W, 69.82 feet;
6. Thence southeasterly 29.37 feet along the arc of a circular curve concave to the southwest with a radius of 38.00 feet, a delta of 44° 16' 56" and a chord bearing S 22° 06' 53" E, 28.64 feet;
7. Thence S 00° 01' 35" W, 3.78 feet;
8. Thence N 89° 58' 31" W, 158.59 feet;
9. Thence N 00° 01' 17" E, 116.33 feet to the Point of Beginning.

The Portion of Colony Park, Filing No. 3, as described above contains 0.384 acres more or less.

The said owner does hereby dedicate the streets shown in the plat shown hereon to the City of Grand Junction on behalf of the public forever and does hereby dedicate those parts of Colony Park, Filing No. 3 which are labeled as Access, Drainage and Utility Easements in the Plat shown hereon are dedicated to the City of Grand Junction in behalf of the Public Utility Companies and the Public as perpetual easements for the installation and maintenance of utility, access and drainage facilities, including but not limited to transmission lines, electric lines, gas lines, water lines, sewer lines and telephone lines, together with the right to trim interfering trees and brush and with the perpetual right of ingress and egress for installation of such facilities, and those areas labeled Open Space in the Plat shown hereon are hereby dedicated to the owners of the property within the Portions of Colony Park, Filing No. 3 for recreational and aesthetic purposes as determined appropriate by said owners. Said easements and rights shall be utilized in a reasonable prudent manner.

IN WITNESS WHEREOF, I hereunto set my hand this _____ day of _____ A.D. 1992.

George D. Young

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
County of Mesa)

On this _____ day of _____ A.D. 1992, before me the undersigned officer, personally appeared George D. Young and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires _____

Notary Public


Address

SURVEYOR'S CERTIFICATE

I, Wallace E. Beedle, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the Replat of those portions of Colony Park Filing No. 3, located in the E 1/2 of the NW 1/4 of the NE 1/4 of Section 10, T.1 S., R.1 W., Ute Meridian, Mesa County, Colorado, shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable Mesa County and State of Colorado regulations to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 8 day of April A.D. 1992.

Wallace E. Beedle
Wallace E. Beedle
P.L.S. No. 20632

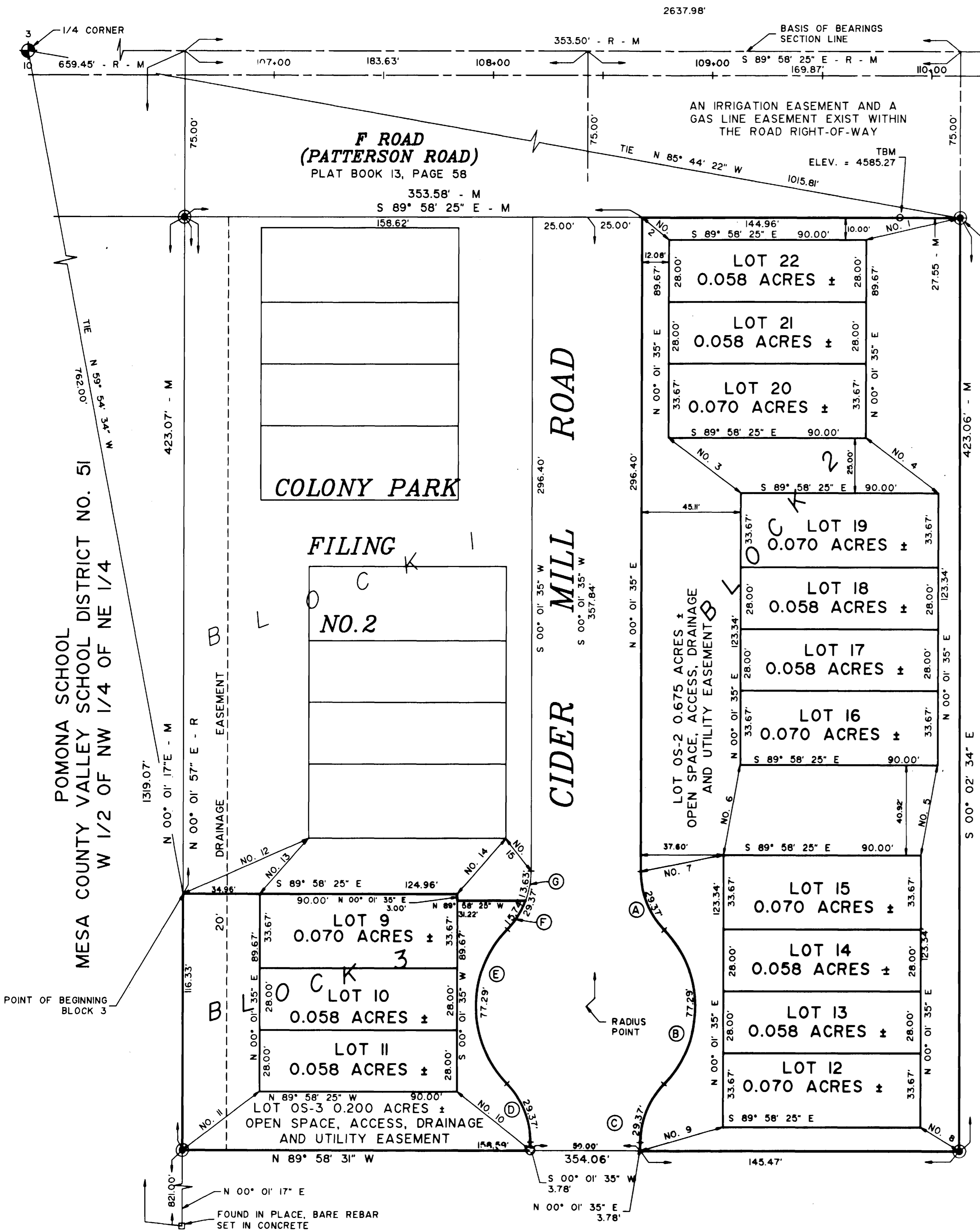


**COLONY PARK, FILING NO. 3:
A REPLAT OF A PORTION
OF COLONY PARK, FILING NO. 1,
LOCATED IN E 1/2, NW 1/4,
NE 1/4 OF SECTION 10, T.1 S.,
R.1 W., UTE MERIDIAN,
MESA COUNTY, COLORADO**

**BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO**

REVISIONS:	REVIEW COMMENTS	4-13-92	FJK WEB W.E.B.	SCALE:	JOB NO:	DATE:	SHEET NO:
REVISIONS:	REVIEW COMMENTS	4-8-92					
REVISIONS:	REVIEW COMMENTS	3-25-92					
			J.C.S. W.E.B.	8239-01	3-13-92	1 of 2	
			F.J.K. W.E.B.	N.T.S.			

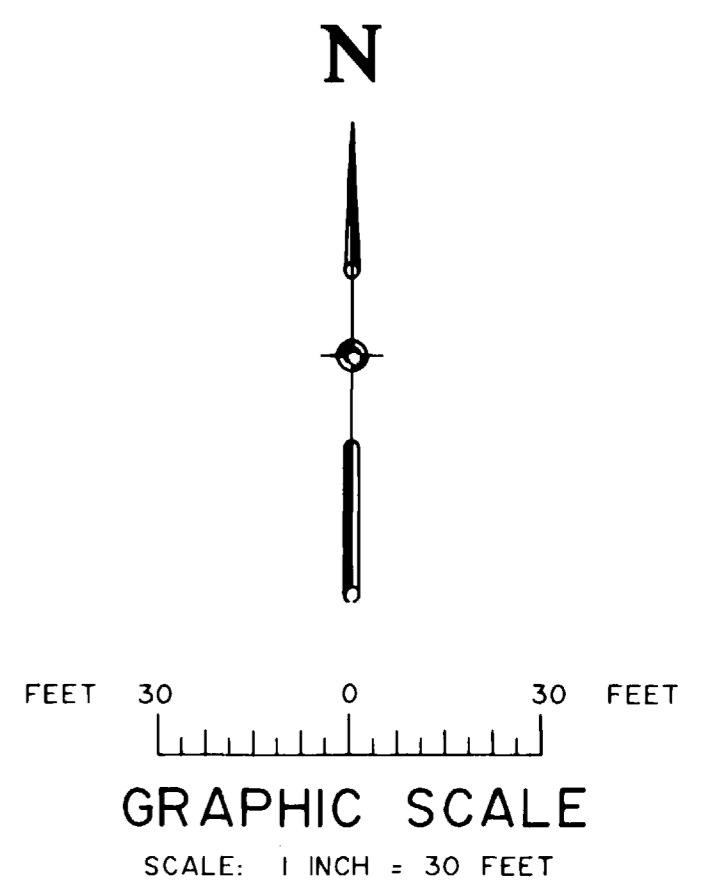
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



NO.	Bearing	Distance	Notes
NO. 1	N 76° 53' 57" E	44.03'	
NO. 2	N 50° 21' 24" W	15.68'	
NO. 3	S 52° 51' 10" E	41.42'	
NO. 4	S 52° 51' 10" E	41.42'	
NO. 5	S 10° 25' 45" W	41.60'	
NO. 6	S 10° 25' 45" W	41.60'	
NO. 7	S 78° 47' 30" W	38.33'	
NO. 8	S 58° 51' 15" E	20.88'	
NO. 9	S 74° 00' 31" W	39.12'	
NO. 10	S 51° 34' 44" E	42.92'	
NO. 11	S 52° 41' 23" W	43.96'	
NO. 12	S 66° 20' 50" W	62.25'	
NO. 13	S 41° 26' 09" W	33.33'	
NO. 14	S 41° 26' 09" W	33.33'	
NO. 15	S 38° 18' 16" E	18.69'	

Block	Description	Area (Acres)
BLOCK 2	LOTS 12 TO 22	0.698 ACRES ±
	LOT OS-2 OPEN SPACE	0.675 ACRES ±
	TOTAL	1.373 ACRES ±
	BLOCK 3	
BLOCK 3	LOTS 9 TO 11	0.186 ACRES ±
	LOT OS-3 OPEN SPACE	0.198 ACRES ±
	TOTAL	0.384 ACRES ±
GRAND TOTAL	1.757 ACRES ±	

Point	Δ	R	L	T	C	CB
(A)	44° 16' 56"	38.00'	29.37'	15.46'	28.64'	S 22° 06' 53" E
(B)	88° 33' 52"	50.00'	77.29'	48.76'	69.82'	S 00° 01' 35" W
(C)	44° 16' 56"	38.00'	29.37'	15.46'	28.64'	S 22° 10' 03" W
(D)	44° 16' 56"	38.00'	29.37'	15.46'	28.64'	N 22° 06' 53" W
(E)	88° 33' 52"	50.00'	77.29'	48.76'	69.82'	N 00° 01' 35" E
(F)	28° 29' 26"	38.00'	18.90'	9.65'	18.70'	N 30° 03' 48" E
(G)	15° 47' 30"	38.00'	10.47'	5.27'	10.44'	N 07° 55' 20" E



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC. 20632
 - ⊕ FOUND, M.C.S.M. MONUMENT, 3" BRASS TABLET IN MONUMENT BOX.
 - FOUND IN PLACE, REBAR WITH CAP MARKED LS 24943
 - MONUMENT FOUND IN PLACE, AS DESCRIBED
 - ⊙ INDICATES MONUMENT IS SET IN CONCRETE
 - R DIMENSION OF RECORD
 - M DIMENSION MEASURED THIS SURVEY

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 A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- NOTES:**
- BASIS OF BEARINGS: THE SECTION LINE BETWEEN THE 1/4 CORNER TO SECTIONS 3 AND 10 AND THE SECTION CORNER AT 2-3-10-II BOTH T.1 S., R.1 W., U.M. WHICH HAS A BEARING (OF RECORD) OF S 89° 58' 25" E. EACH CORNER IS MARKED BY A MESA COUNTY SURVEY MONUMENT.
 - SEA LEVEL DATUM. BASED ON MESA COUNTY BM # 30 ON TOP OF BRASS CAP AT SECTION CORNER TO 2-3-10-II. ELEVATION GIVEN AS 4607.326
 - COLONY PARK, FILING NO. 1 WAS FILED FOR RECORD WITH THE MESA COUNTY CLERK AND RECORDER IN PLAT BOOK 13, PAGE 58.
 - RESEARCH FOR RECORDED RIGHTS-OF-WAY AND EASEMENTS WAS CONDUCTED BY ABSTRACT AND TITLE COMPANY OF MESA COUNTY, INC., GRAND JUNCTION, COLORADO

COLONY PARK, FILING NO. 3:
A REPLAT OF A PORTION OF
COLONY PARK, FILING NO. 1,
LOCATED IN E 1/2, NW 1/4,
NE 1/4 OF SECTION 10, T.1 S.,
R.1 W., UTE MERIDIAN,
MESA COUNTY, COLORADO
BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

REVISIONS:	REVIEW COMMENTS	4-13-92	F.J.K.	W.E.B.	SCALE:	JOB NO:	DATE:	SHEET NO:
REVISIONS:	REVIEW COMMENTS	4-8-92	J.C.S.	W.E.B.	1" = 30'	8239-01	3-13-92	2 of 2
REVISIONS:	REVIEW COMMENTS	3-25-92	F.J.K.	W.E.B.				

Colorado Reg. Seal
Banner Associates, Inc.
April 13, 1992