

BETHESDA MINOR SUBDIVISION, A
 REPLAT OF LOT 8, LOT 4 AND PART OF LOTS 65 AND 66,
 MANTEY HEIGHTS, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, BETHESDA FOUNDATION OF NEBRASKA is the owner of that real property situated in the NW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as recorded in Book 1504 at Page 541 and Book 1711 at Page 979 in the records of the Mesa County Clerk and Recorders Office, being more particularly described as follows:

Commencing at the NW Corner of Section 7, Township 1 South, Range 1 East from whence the North 1/4 Corner of said Section 7 bears N89°50'00"E 2624.17 feet and all bearings contained herein to be relative thereto: Thence S24°00'38"E 728.65 feet to the NW corner of Lot 8, Mantey Heights and the True Point of Beginning; Thence N83°46'00"E 301.30 feet; Thence N11°00'17"W 37.00 feet; Thence N57°56'12"W 86.00 feet; Thence N31°22'53"E 170.00 feet; Thence N64°11'00"E 83.12 feet; Thence along the arc of a curve to the left with a central angle of 64°22'00", a radius of 18.39 feet and whose long chord bears N32°00'00"E 19.59 feet; Thence S75°22'07"E 176.08 feet; Thence S75°00'46"E 182.32 feet; Thence N89°50'00"E 223.82 feet; Thence S00°11'00"E 46.78 feet to the West line of 28 1/4 Road; Thence along the West line of 28 1/4 Road the following four (4) courses: 1) along the arc of a curve to the right with a central angle of 03°55'26", a radius of 916.50 feet and whose long chord bears S21°47'09"E 62.75 feet; 2) along the arc of a curve to the left with a central angle of 40°59'59", a radius of 611.50 feet and whose long chord bears S03°14'46"W 428.30 feet; 3) along the arc of a curve to the right with a central angle of 16°00'00", a radius of 1107.50 feet and whose long chord bears S09°15'14"E 308.27 feet; 4) S01°15'14"E 27.49 feet; Thence S89°50'00"W 444.50 feet; Thence N17°44'00"W 356.04 feet; Thence N49°11'00"W 216.81 feet; Thence N46°40'00"W 129.40 feet; Thence N84°43'00"W 111.35 feet; Thence N34°40'00"W 78.00 feet to the TRUE POINT OF BEGINNING.

That said owner has caused the said real property to be laid out and surveyed as BETHESDA MINOR SUBDIVISION, A REPLAT OF LOT 8, LOT 4 AND PART OF LOTS 65 AND 66, MANTEY HEIGHTS 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 real property as shown and labeled on the accompanying plat as follows:

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

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 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.

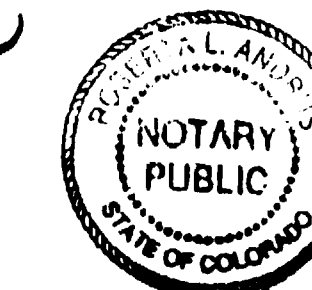
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 31 day of March A.D., 1994

Donald D. Board
 BETHESDA FOUNDATION OF NEBRASKA

STATE OF COLORADO }
 COUNTY OF EL PASO } S.S.

The foregoing instrument was acknowledged before me this 31 day of March A.D., 1994 by Donald D. Board.

My Commission expires: October 7, 1997 *Robert J. Anderson*
 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 9:53am o'clock A M this 1st day of April A.D., 1994 and is duly recorded in Plat Book No. 14, Page 206

Clerk and Recorder Deputy Fees \$ 10.00

CITY APPROVAL
 This plat of BETHESDA MINOR SUBDIVISION, a Replat of Lot 8, Lot 4 and part of Lots 65 & 66, Mantey Heights a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 1st day of April A.D. 1994.

David Chasen
 City Manager
Robert J. Anderson
 President of Council

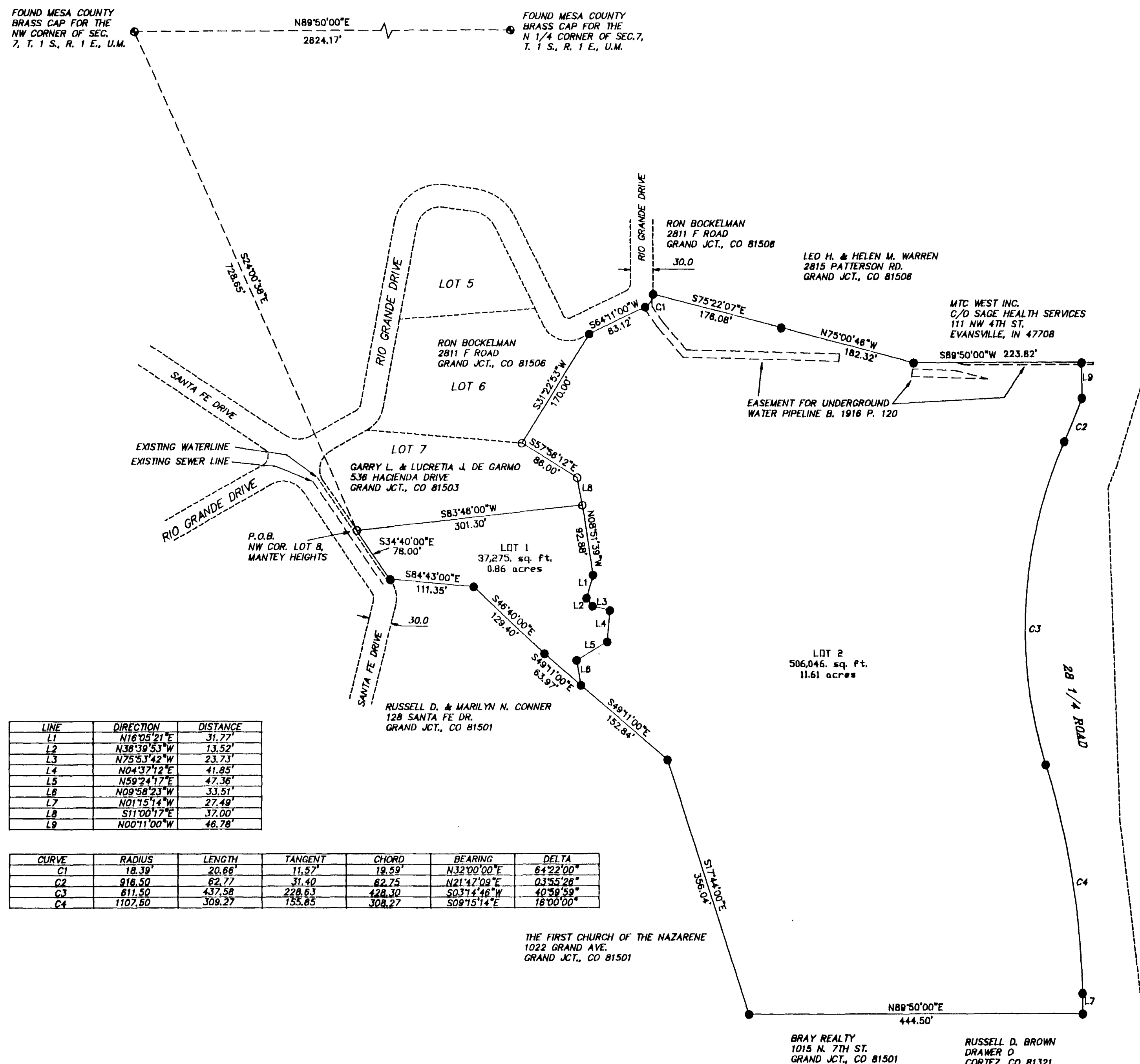
I, William O. Roy, do hereby certify that the accompanying plat of BETHESDA MINOR SUBDIVISION, A REPLAT OF LOT 8, LOT 4 AND PART OF LOTS 65 & 66, MANTEY HEIGHTS a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct responsibility and 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.

Drawer AA 75
 Reception No. 1678432

William O. Roy
 WILLIAM O. ROY P.L.S. 12901
 3-25-94

JOB. NO. 8101

BETHESDA MINOR SUBDIVISION, A
 REPLAT OF LOT 8, LOT 4 AND PART
 OF LOTS 65 AND 66, MANTEY HEIGHTS
 LOCATED IN THE NW 1/4 OF SEC. 7,
 T. 1 S., R. 1 E., UTE MERIDIAN



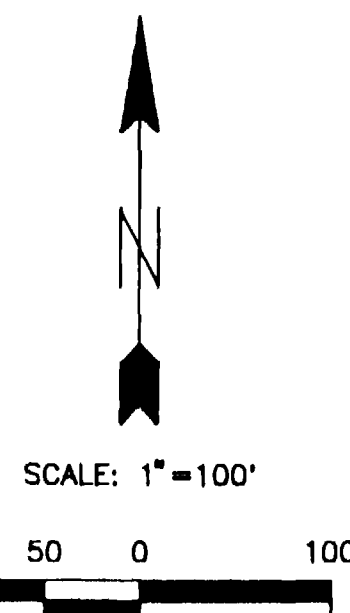
LINE	DIRECTION	DISTANCE
L1	N16°05'21"E	31.77'
L2	N36°39'53"W	13.52'
L3	N75°53'42"W	23.73'
L4	N04°37'12"E	41.85'
L5	N59°24'17"E	47.36'
L6	N09°58'23"W	33.51'
L7	N01°15'14"E	27.49'
L8	S11°00'17"E	37.00'
L9	N00°11'00"W	46.78'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	18.39'	20.86'	11.57'	19.59'	N32°00'00"E	64°22'00"
C2	916.50'	62.77'	31.40'	62.75'	N21°47'09"E	03°55'26"
C3	611.50'	437.56'	228.63'	428.30'	S03°14'46"W	40°59'59"
C4	1107.50'	309.27'	153.85'	308.27'	S09°15'14"E	16°00'00"

THE FIRST CHURCH OF THE NAZARENE
 1022 GRAND AVE.
 GRAND JCT., CO 81501

BRAY REALTY
 1015 N. 7TH ST.
 GRAND JCT., CO 81501
 RUSSELL D. BROWN
 DRAWER O
 CORTEZ, CO 81321

AREA SUMMARY
 AREA IN LOTS=12.47 ACRES OR 100%



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.

- = FOUND MONUMENT AS NOTED
- = FOUND PROPERTY CORNER MARKED L.S. 12901
- = SET 24" NO. 5 REBAR W/CAP MARKED L.S. 12901