

# D & R G W RAILROAD SUBDIVISION FILING TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation, is the owner of that real property situated in the NE1/4 NW1/4, Section 23, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being additionally described as follows:

BEGINNING AT THE SE CORNER OF THE NE1/4 NW1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN, AND CONSIDERING THE WEST LINE OF THE NW1/4 NW1/4 OF SECTION 23 TO BEAR S00°14'18"W AND CONSIDERING ALL THE BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE S89°47'26"W 334.93 FEET ALONG THE SOUTH LINE OF THE NE1/4 NW1/4 TO THE POINT OF BEGINNING OF A PARCEL OF LAND RECORDED IN BOOK 1100 PAGE 318 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- 1.) N00°13'28"W 5.00 FEET
- 2.) S89°51'23"W 27.00 FEET
- 3.) THENCE 80.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AND WHOSE CHORD BEARS N76°54'38"W 80.12 FEET;
- 4.) THENCE N63°40'37"W 236.50 FEET;
- 5.) THENCE 103.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AND WHOSE CHORD BEARS N76°52'37"W 102.74 FEET; THENCE S89°55'23"W 7.32 FEET

TO THE EAST LINE OF STATE HWY. PARCEL ER-1, ALSO KNOWN AS THE 5TH STREET VIADUCT; THENCE N00°28'28"E 207.46 FEET ALONG THE EAST LINE OF SAID PARCEL ER-1; THENCE N67°21'33"E 442.69 FEET; THENCE N71°50'21"E 369.25 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4 NW1/4; THENCE S00°09'37"W 643.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.14 ACRES AS DESCRIBED.

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 D & R G W SUB. FILING TWO, 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.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 7<sup>th</sup> day of NOVEMBER A.D., 1988.

*M.E. Ehrlich*  
THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY  
A DELAWARE CORP. M.E. EHRLICH, Vice President

STATE OF COLORADO )  
                                  ) S.S.  
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of NOVEMBER A.D., 1988, by M.E. EHRLICH Vice President of THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation.

My commission expires: May 10, 1989

*Gerald P. Seeb*  
Notary Public

Address 202 WASHINGTON ST. 6th Fl.  
DENVER, CO 80202

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  ) S.S. Reception # 1504797  
COUNTY OF MESA ) Drawer J-19

I hereby certify that this instrument was filed in my office at 11:57 o'clock A.M. this 30<sup>th</sup> day of August A.D., 1988, and is duly recorded in Plat Book No. 73, Page 441

*Earl Sawyer*  
Clerk and Recorder Deputy Fees \$ 10.00

CITY APPROVAL

This plat of D & R G W RAILROAD SUBDIVISION, FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 2 day of August A.D., 1988

*Shirley Johnson* City Manager  
*John W. Bennett* President of Council  
*William Orr* Chairman, Grand Junction City Planning Commission

*Karl Metzger*  
Director of Development

*Larry D. Newton*  
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of D & R G W RAILROAD SUB. FILING TWO, 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. This plat conforms to Final Plat requirements in the CITY OF GRAND JUNCTION ZONING & DEVELOPMENT CODE and applicable state laws.

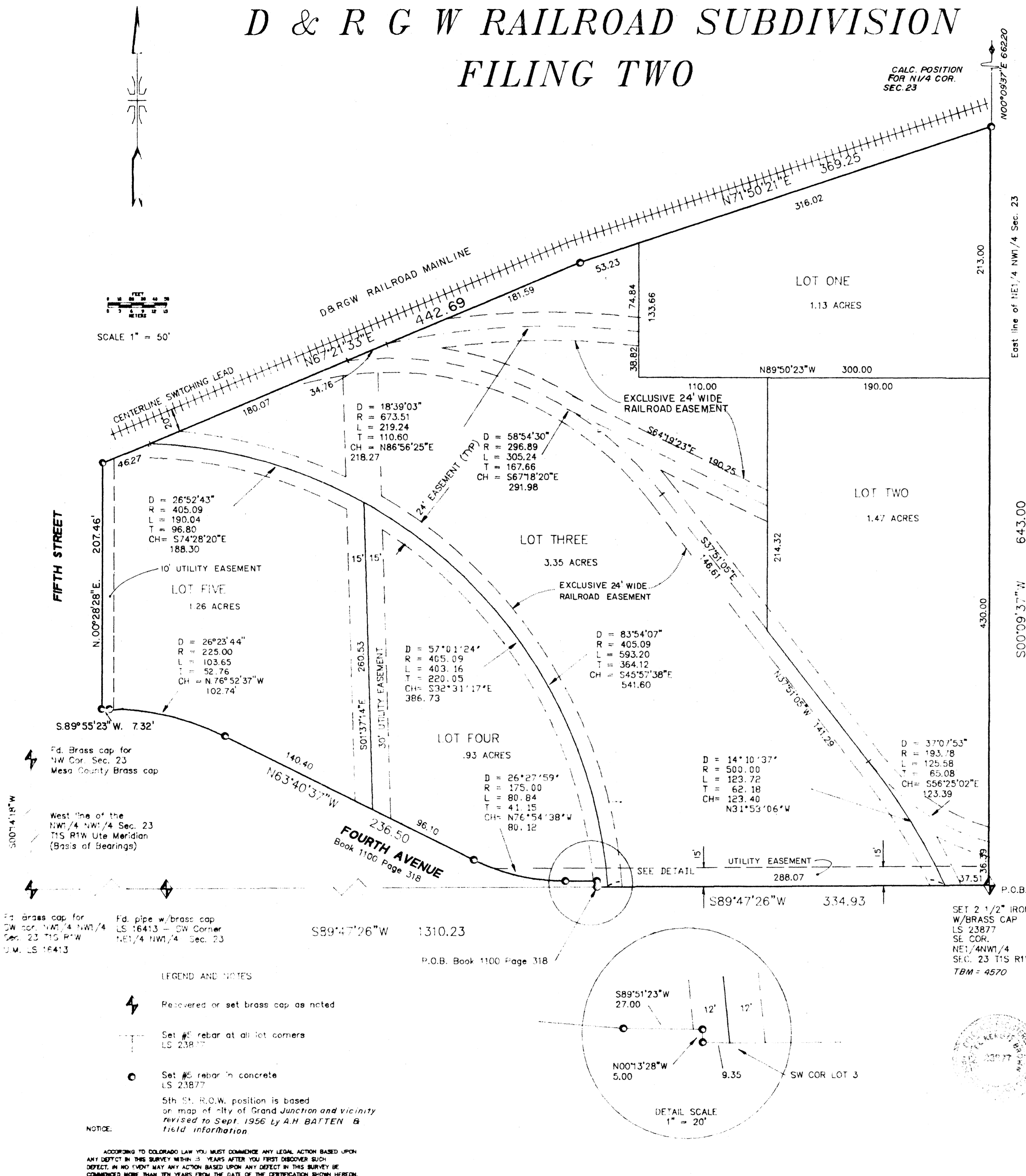
*Daniel K. Brown* 10/25/88  
Daniel K. Brown, O.E.D. Surveying Systems Inc.  
Registered Professional Land Surveyor L.S. 23877

D & R G W RAILROAD SUBDIVISION, FILING TWO  
SITUATED IN THE NE1/4 NW1/4 SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

Engineers  
Planners  
Surveyors  
Soil Testing  
Material Testing  
Geotechnical Engineers

**ARMSTRONG CONSULTANTS, INC.**

861 Road Avenue  
Grand Junction, Colorado 81501  
(303) 242-0101



LEGEND AND NOTES

- ⚡ Recovered or set brass cap as noted
  - ⊕ Set #6 rebar at all lot corners LS 23877
  - ⊙ Set #6 rebar in concrete LS 23877
- 5th St. R.O.W. position is based on map of City of Grand Junction and vicinity revised to Sept. 1956 by A.H. BATTEN & field information.

NOTICE  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 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.