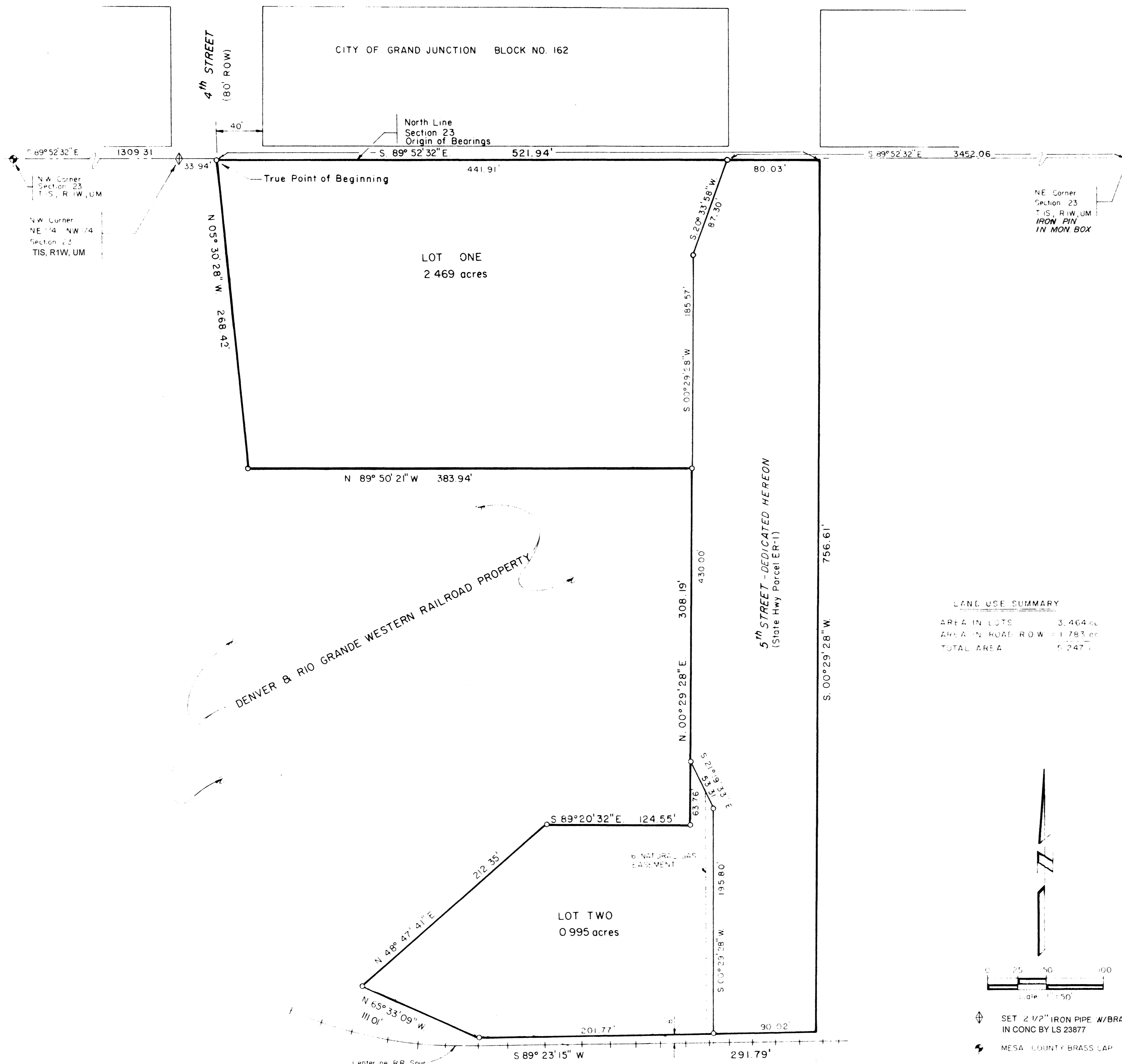


D & R G W RAILROAD SUBDIVISION

Filing No. 4

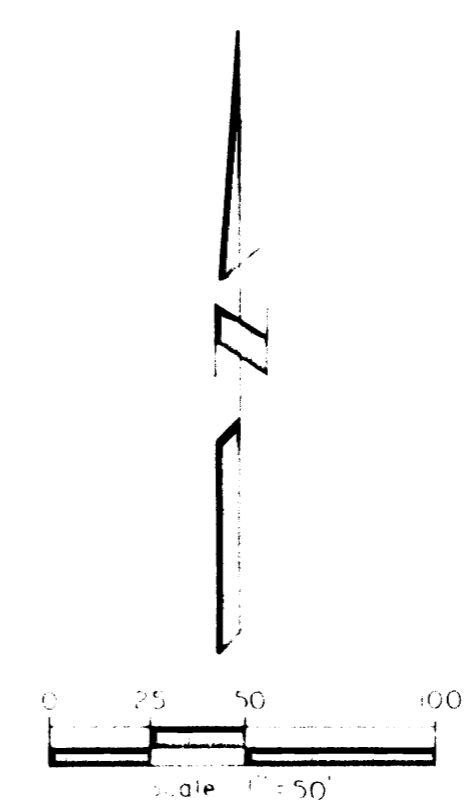
SOUTH AVENUE

CITY OF GRAND JUNCTION BLOCK NO. 162



LAND USE SUMMARY

AREA IN LOTS	3.464 ac
AREA IN ROAD ROW	1.783 ac
TOTAL AREA	5.247 ac



- ⊕ SET 2 1/2" IRON PIPE W/BRASS CAP IN CONC BY LS 23877
- ⚡ MESA COUNTY BRASS CAP

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.

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 NW 1/4, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, 10TH MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AS SHOWN ON THE ACCOMPANYING PLAT, SAID PROPERTY BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER, NE 1/4 OF SAID SECTION 23, AND CONSIDERING THE NORTH LINE OF SECTION 23, TO BEAR S. 89°52'32" E., WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S. 89°52'32" E., ALONG SAID NORTH LINE OF SECTION 23, 33.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S. 89°52'32" E., ALONG SAID NORTH LINE SECTION 23, 521.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE FOR STATE HIGHWAY PARCEL ER-1 (ALSO KNOWN AS 5TH STREET); THENCE S. 00°29'28" W., ALONG THE EASTERLY RIGHT-OF-WAY OF SAID PARCEL ER-1, 756.61 FEET; THENCE S. 89°23'15" W., 291.79 FEET; THENCE N. 65°33'09" W., 111.01 FEET; THENCE N. 48°47'41" E., 212.35 FEET; THENCE S. 89°20'32" E., 124.55 FEET; THENCE N. 00°29'28" E., 308.19 FEET; THENCE N. 89°50'21" W., 383.94 FEET; THENCE N. 05°30'28" W., 268.42 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5.247 ACRES MORE OR LESS.

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 RAILROAD SUBDIVISION, FILING FOUR, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

THAT THE SAID OWNERS DO 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 AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, DRAINAGE LINES, TELEPHONE AND COMMUNICATION LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 24th DAY OF January A.D., 1989.

M.E. Ehrlich
THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY
A DELAWARE CORPORATION. M.E. EHRLICH, VICE PRESIDENT

B.R. Seaton
THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY
A DELAWARE CORPORATION. B.R. SEATON, ASSISTANT SECRETARY

STATE OF COLORADO)
COUNTY OF DENVER) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January A.D., 1989 BY M.E. EHRLICH, VICE PRESIDENT AND B.R. SEATON, ASSISTANT SECRETARY OF DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION.

MY COMMISSION EXPIRES: November 23, 1989.
Daniel K. Brown
Notary Public
Address 2222 So. Lewis St. Durango, CO

CLERK AND RECORDERS CERTIFICATE

Receipt # 1508461 Drawn # J-24
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 3:49 PM O'CLOCK THIS 13th DAY OF Feb. A.D. 1989 AND IS FULLY RECORDED IN PLAT BOOK NO. 13 PAGE 431.

Carl Sawyer by *Sandra A. Brown* FEES \$10.00
CLERK AND RECORDER DEPUTY

CITY APPROVAL

THIS PLAT OF D & R G W RAILROAD SUBDIVISION, FILING FOUR, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 6th DAY OF December A.D., 1989.

David E. Cohen City Manager
John Bennett President of Council
William J. Gore Chairman, Planning Commission
Kath McGhee Director of Development
Jerry Don Newton City Engineer

SURVEYORS CERTIFICATES

DANIEL K. BROWN CERTIFY THAT THE ACCOMPANYING PLAT OF D & R G W RAILROAD SUBDIVISION FILING FOUR 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 THE SAME.

Daniel K. Brown Jan 27, 1989
DANIEL K. BROWN, D.E.D. SURVEYING SYSTEMS, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
C.S. No. 23877

D & R G W RAILROAD SUBDIVISION
Filing No. 4
Located in Part of the NW 1/4 Sec. 23 T. 1S, R. 1W, 10M

Engineers
Planners
Surveyors
Soil Testing
Material Testing
Geotechnical Engineers

ARMSTRONG CONSULTANTS, INC.
881 Road Avenue
Grand Junction, Colorado 81501
(930) 242-0101