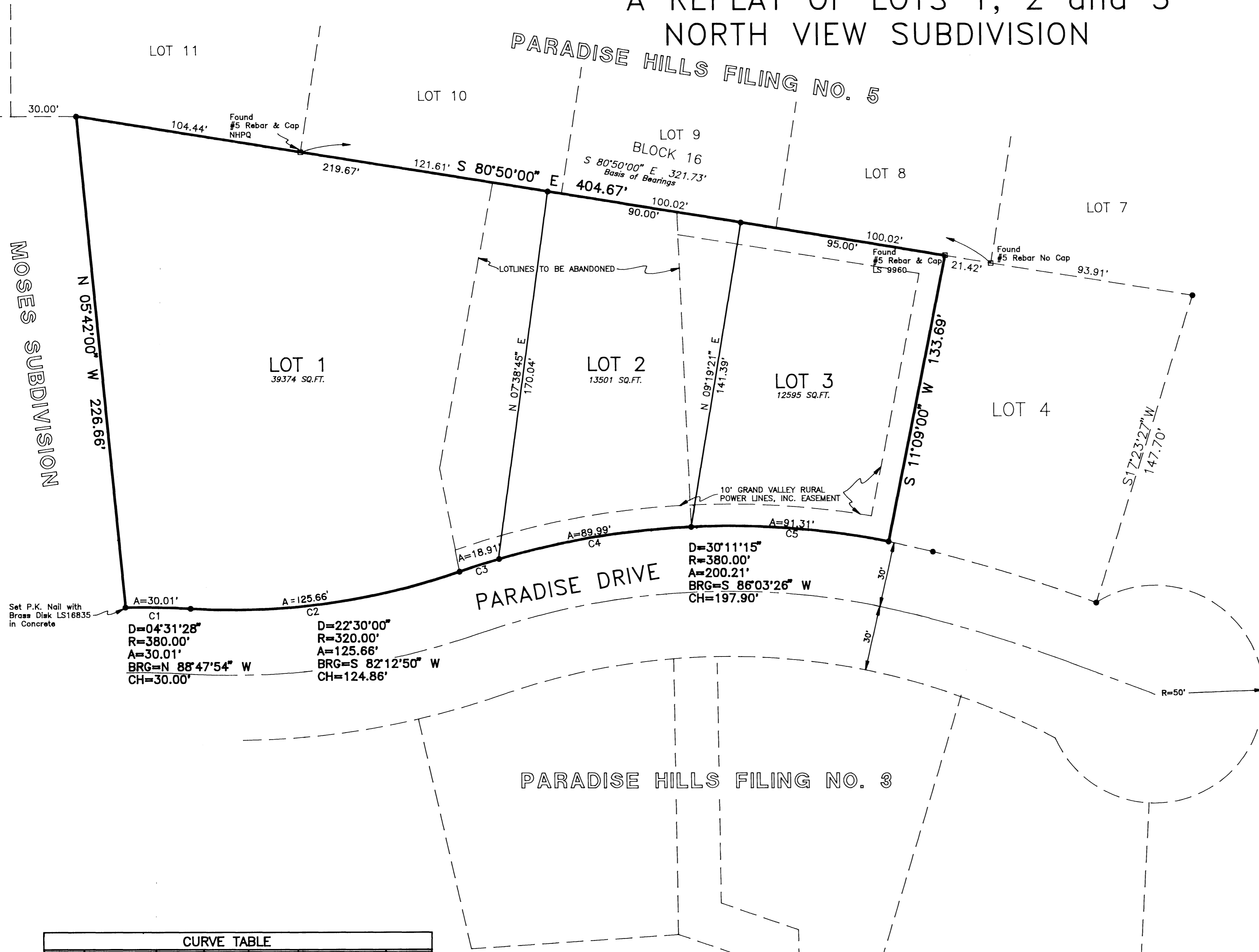


STEINKIRCHNER SUBDIVISION

A REPLAT OF LOTS 1, 2 and 3 NORTH VIEW SUBDIVISION



Set P.K. Nail with Brass Disk LS16835 in Concrete

C1
D=04°31'28"
R=380.00'
A=30.01'
BRG=N 88°47'54" W
CH=30.00'

C2
D=22°30'00"
R=320.00'
A=125.66'
BRG=S 82°12'50" W
CH=124.86'

C3
A=18.91'

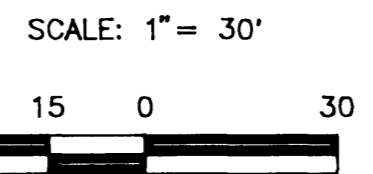
C4
A=89.99'

C5
A=91.31'

D=30°11'15"
R=380.00'
A=200.21'
BRG=S 86°03'26" W
CH=197.90'

CURVE #	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	04°31'28"	380.00'	30.01'	15.01'	S 88°47'54" E	30.00'
C2	22°30'00"	320.00'	125.66'	63.65'	N 82°12'50" E	124.86'
C3	02°51'06"	380.00'	18.91'	9.46'	N 72°23'21" E	18.91'
C4	13°34'04"	380.00'	89.99'	45.20'	N 80°35'56" E	89.78'
C5	13°46'05"	380.00'	91.31'	45.88'	S 85°43'59" E	91.09'

AREA SUMMARY	
LOT 1	39,374 SF.
LOT 2	13,501 SF.
LOT 3	12,595 SF.
TOTAL	65,470 SF.



- LEGEND**
- ⊕ MESA COUNTY OR BLM SURVEY MARKER
 - CALCULATED POSITION (NOT SET)
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - ▣ FOUND REBAR, AS NOTED
 - PCs & PTs OF ARCS

SURVEYOR'S CERTIFICATION

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF STEINKIRCHNER SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Date certified April 21, 1995

Basis of bearings assumes the South Line of Paradise Hills Filing No. Five, as shown on Plat recorded in Plat Book 11, Page 330, of Mesa County Official Records, to bear S 80°50'00" E, 321.73 feet. Both monuments on this line are found rebars, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Joseph D. and Janet R. Steinkirchner are the owners of that real property located in part of the SE 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 948, Page 241.)

LOTS 1, 2, AND 3, NORTH VIEW SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

That said owners have caused the real property to be laid out and platted as Steinkirchner Subdivision, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of Steinkirchner Subdivision as follows:

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

All Multi-Purpose Easements to the City of Grand Junction for the use of the 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

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. 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.

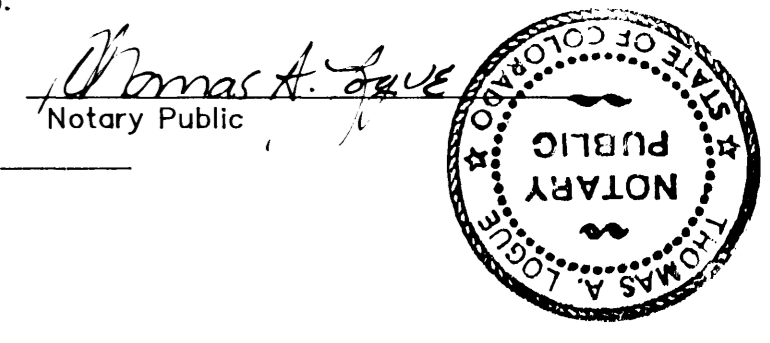
IN WITNESS WHEREOF, said owners, Joseph D. and Janet R. Steinkirchner, have caused their names to be hereunto subscribed this 24th day of APRIL, A.D. 1995.

Joseph D. Steinkirchner
by: Joseph D. Steinkirchner

Janet R. Steinkirchner
by: Janet R. Steinkirchner

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Joseph D. and Janet R. Steinkirchner this 24th day of APRIL, A.D., 1995.
Witness my hand and official seal:



My Commission Expires 11/26/97

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:33 o'clock P., September 29, A.D., 1995, and was duly recorded in Plat Book No. 14 Page No. 387 drawer B354

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

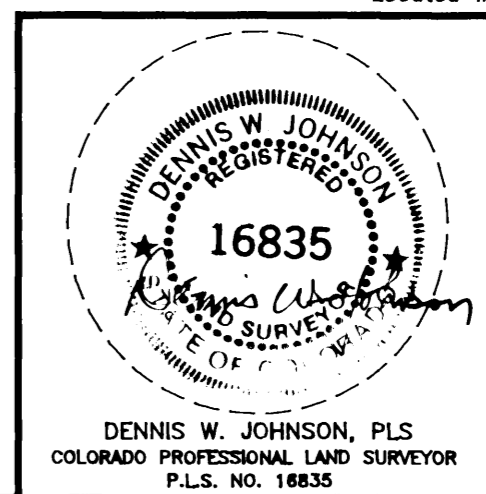
This plat of Steinkirchner Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 8th day of May, A.D., 1995.

Mark Dechen
City Manager

Ron Maupin
President of City Council

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

SECTION 26
Located in the NW 1/4 SE 1/4 T1N, R1W, Ute Meridian



STEINKIRCHNER SUBDIVISION
A REPLAT OF LOTS 1, 2, AND 3
NORTH VIEW SUBDIVISION
MESA COUNTY, COLORADO

Professional Surveying Services
P.O. BOX 4506, Grand Jct., CO 81502
303-241-3841

SUR. BY: LD/UA DRAWN BY: RSK
JOB NO. 94106 SHEET 1 OF 1