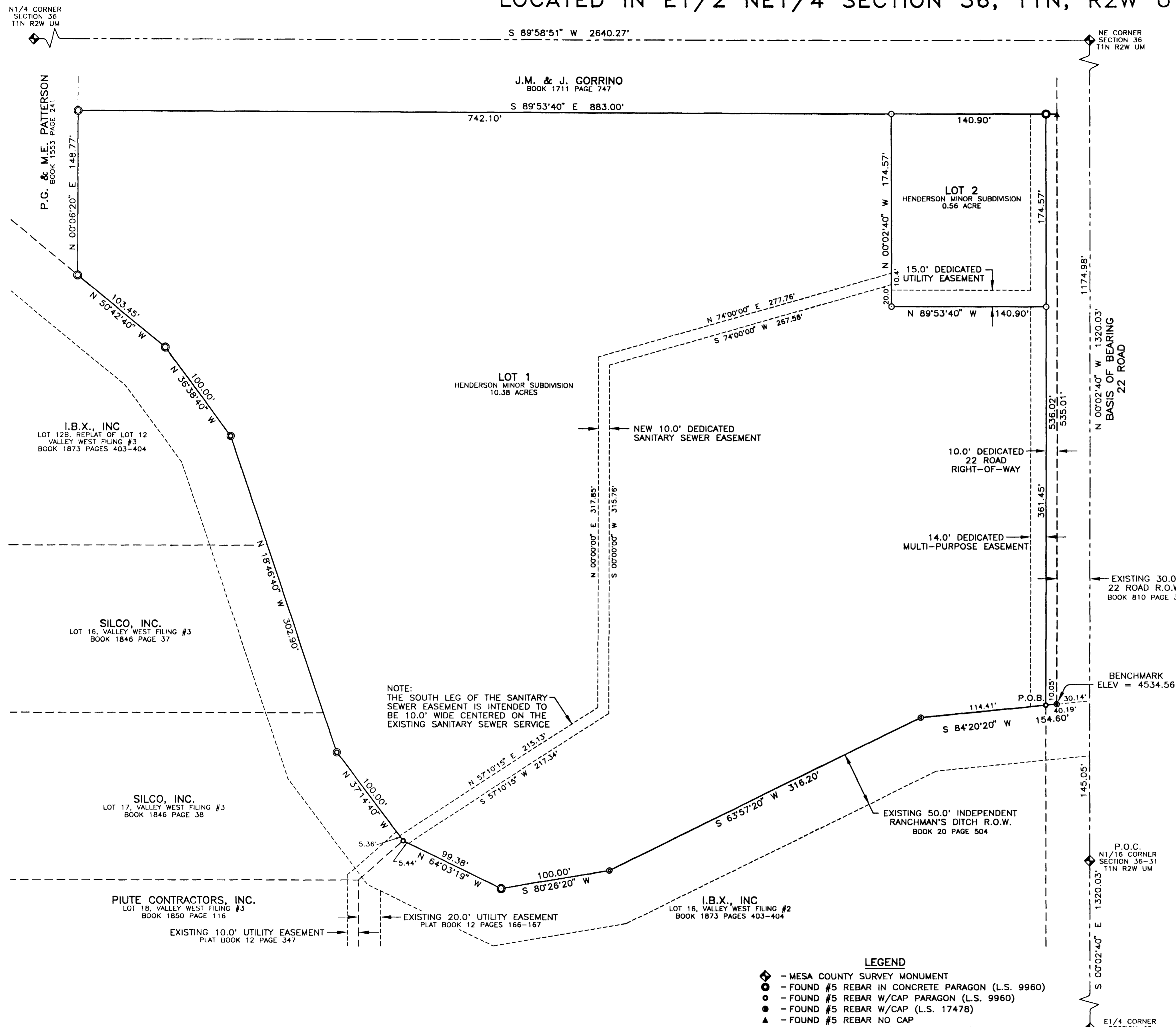


# HENDERSON MINOR SUBDIVISION

LOCATED IN E1/2 NE1/4 SECTION 36, T1N, R2W UTE MERIDIAN



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Clifford T. Henderson is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the East 1/2 of the Northeast 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian as described in Book 2205, Page 148-149 of the Mesa County Records, said real property being described as follows:

Commencing from a Mesa County survey monument for the North 1/16th Corner for said Section 36 and Section 31, Township 1 North, Range 1 West of the Ute Meridian, from whence a Mesa County survey monument for the Northeast Corner of said Section 36 bears N00°02'40"W, with all bearings contained herein relative thereto; thence N00°02'40"W 145.05 feet to a point on the North right-of-way line for the Independent Ranchmen's Ditch; thence along said North right-of-way line S84°20'20"W 40.19 feet to the Point of Beginning; thence along the North line of Valley West Subdivision Filing #2, the following four (4) courses, 1) S84°20'20"W 114.41 feet; 2) S63°57'20"W 316.20 feet; 3) S80°26'20"W 100.00 feet; 4) N64°03'19"W 99.38 feet to the Northeastly Corner of Valley West Subdivision Filing #3; thence along the Northerly line of said Filing #3 the following four (4) courses 1) N37°14'40"W 100.00 feet; 2) N18°46'40"W 302.90 feet; 3) N36°38'40"W 100.00 feet; 4) N50°42'40"W 103.45 feet; thence leaving said Northerly line N00°06'20"E 148.77 feet; thence S89°53'40"E 883.00 feet to a point on the West right-of-way line for 22 Road; thence along said West right-of-way line S00°02'40"E 536.02 feet to the Point of Beginning.

Said description contains 10.94 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as the Henderson Minor Subdivision, 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 that real property shown and labeled as dedicated 22 Road right-of-way on the accompanying plat to the City of Grand Junction for the use of the public forever; that said owner does hereby dedicate and set apart that real property shown and labeled as dedicated multi-purpose easement on the accompanying plat 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 and grade structures; that said owner does hereby dedicate and set apart that real property shown and labeled as dedicated utility easement on the accompanying plat to the owner of Lot 1 for the purpose of placement and maintenance of electric facilities serving Lot 1; and, that said owner does hereby dedicate and set apart that real property shown and labeled as dedicated sanitary sewer easement on the accompanying plat to the owner of Lot 2 for the purpose of placement and maintenance of sanitary sewer facilities serving Lot 2; 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 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 owner, Clifford T. Henderson has caused his name to be hereunto subscribed this 18<sup>th</sup> day of June A.D., 1996.

(STATE OF COLORADO )  
( ) §  
(COUNTY OF MESA )

*Clifford T. Henderson*  
Clifford T. Henderson

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June A.D., 1996, by Clifford T. Henderson.

My Commission expires 9/3/99  
Witness by hand and official Seal.

*Lynda K. Adams*  
Lynda K. Adams  
Notary Public

### CITY OF GRAND JUNCTION APPROVAL

This plat of Henderson Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 24<sup>th</sup> day of June A.D., 1996.

*Mark A. Olson* City Manager  
*Hinda Refman* President of Council

### CLERK AND RECORDERS CERTIFICATE

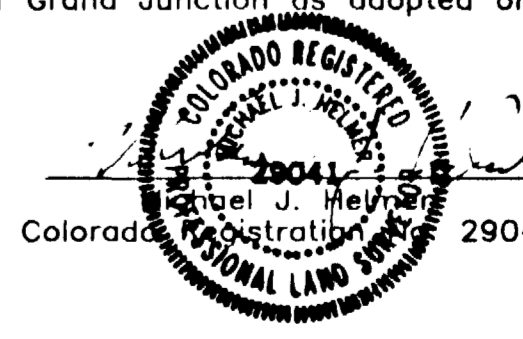
(STATE OF COLORADO )  
( ) §  
(COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:15 o'clock P.M., this 16<sup>th</sup> day of July A.D., 1996, and is duly recorded in Plat Book No. 104 Page 109, Reception No. 1702654, Drawer No. 0284.

Fee \$ \_\_\_\_\_ Deputy Clerk and Recorder

### SURVEYOR'S CERTIFICATE

I, Michael J. Helmer, a registered professional land surveyor in the state of Colorado, do hereby certify that the survey of Henderson Minor Subdivision, was actually made upon the ground using normal standards of care under my direct supervision and responsibility. I further certify that this land survey plat was prepared in accordance with the Colorado Revised Statutes for minimum standards for land surveys and plats as adopted July 1, 1988. Except as otherwise approved, accepted or directed by the City of Grand Junction representatives, to the best of my knowledge, this map conforms to applicable survey and platting requirements as listed in the Zoning and Development code of the City of Grand Junction as adopted on May 3, 1995.



6-18-96  
Date

- LEGEND**
- ◆ - MESA COUNTY SURVEY MONUMENT
  - - FOUND #5 REBAR IN CONCRETE PARAGON (L.S. 9960)
  - - FOUND #5 REBAR W/CAP PARAGON (L.S. 9960)
  - - FOUND #5 REBAR W/CAP (L.S. 17478)
  - - FOUND #5 REBAR NO CAP
  - - FOUND #4 REBAR W/CAP (L.S. 10386)
  - - FOUND #4 REBAR NO CAP
  - - SET #5 REBAR IN CONCRETE (L.S. 29041)
  - - SET #5 REBAR (L.S. 29041)
  - — — — — CALCULATED POSITION
  - — — — — PROPERTY LINE
  - — — — — SECTION LINE
  - — — — — EASEMENT LINE
  - - - - - APPROXIMATE ADJOINER LOCATION
  - P.O.C. - POINT OF COMMENCEMENT
  - P.O.B. - POINT OF BEGINNING

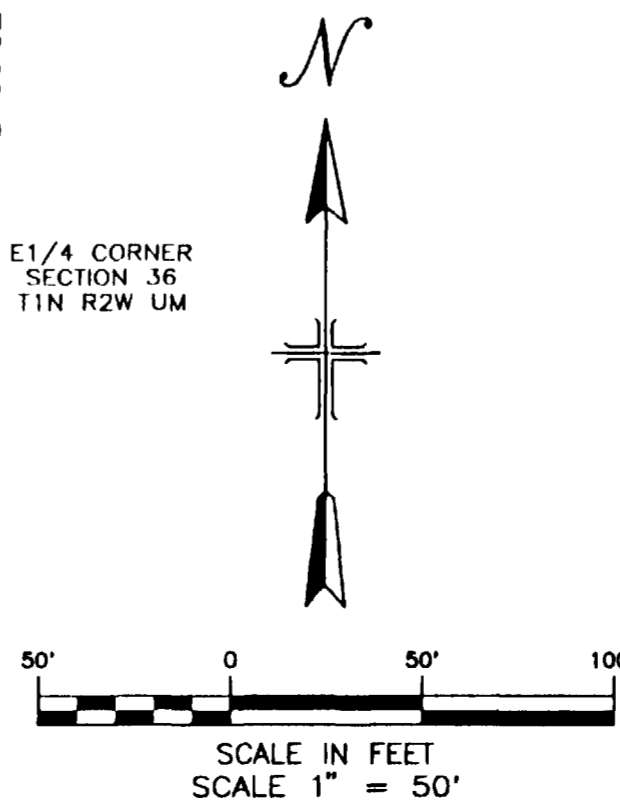
**NOTES**

- 1) BASIS OF BEARINGS FROM PLAT BOOK 12 PAGES 166-167, MESA COUNTY RECEPTION NO. 1192076 WHERE THE EAST LINE OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN BEARS S 00°02'40" W.
- 2) BENCHMARK IS AN ORTHOMETRIC HEIGHT FROM MESA COUNTY DEPARTMENT OF PUBLIC WORKS G.P.S. SURVEY DATED 12-20-95, NAVD 88 DATUM, ELEVATION 4534.56.
- 3) THE MESA COUNTY RECORDS INDICATE THAT NO LIENHOLDERS EXIST FOR THE PROPERTY.
- 4) THIS PROPERTY IS LOCATED WITHIN A ZONE I1 (LIGHT INDUSTRIAL) AND WILL REMAIN IN ZONE I1 (LIGHT INDUSTRIAL).

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 the certification shown hereon.

NOTES:  
1) The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.  
2) Western Engineers, Inc. strictly prohibits entities other than Western Engineers from making additions, deletions, revisions, edits or reproductions of documents or digital files which have been prepared by and/or stamped and signed by Western Engineers, Inc.

MONUMENT NOTE:  
ALL EXISTING EXTERIOR BOUNDARY MONUMENTS WHICH WERE NOT ORIGINALLY SET IN CONCRETE ARE REHABILITATED WITH CONCRETE.



**ACREAGE SUMMARY**

LOT 1	10.38 ACRES
LOT 2	0.56 ACRES
DED. R.O.W.	0.12 ACRES
<b>TOTAL</b>	<b>11.06 ACRES</b>

**WESTERN CONSULTING ENGINEERS / LAND SURVEYORS**  
ENGINEERS, INC. 2180 Hwy 6 & 50, Grand Junction, CO (970)242-5202

PLAT FOR THE  
**HENDERSON MINOR SUBDIVISION**  
LOCATED IN THE E1/2 NE1/4  
SECTION 36, T1N, R2W, U.M.

CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED M.J.H.	DRAWN G.B.G.	CHECKED M.J.L.
DATE 5-11-96	WEI DWG. NO. 3861-1242-1	