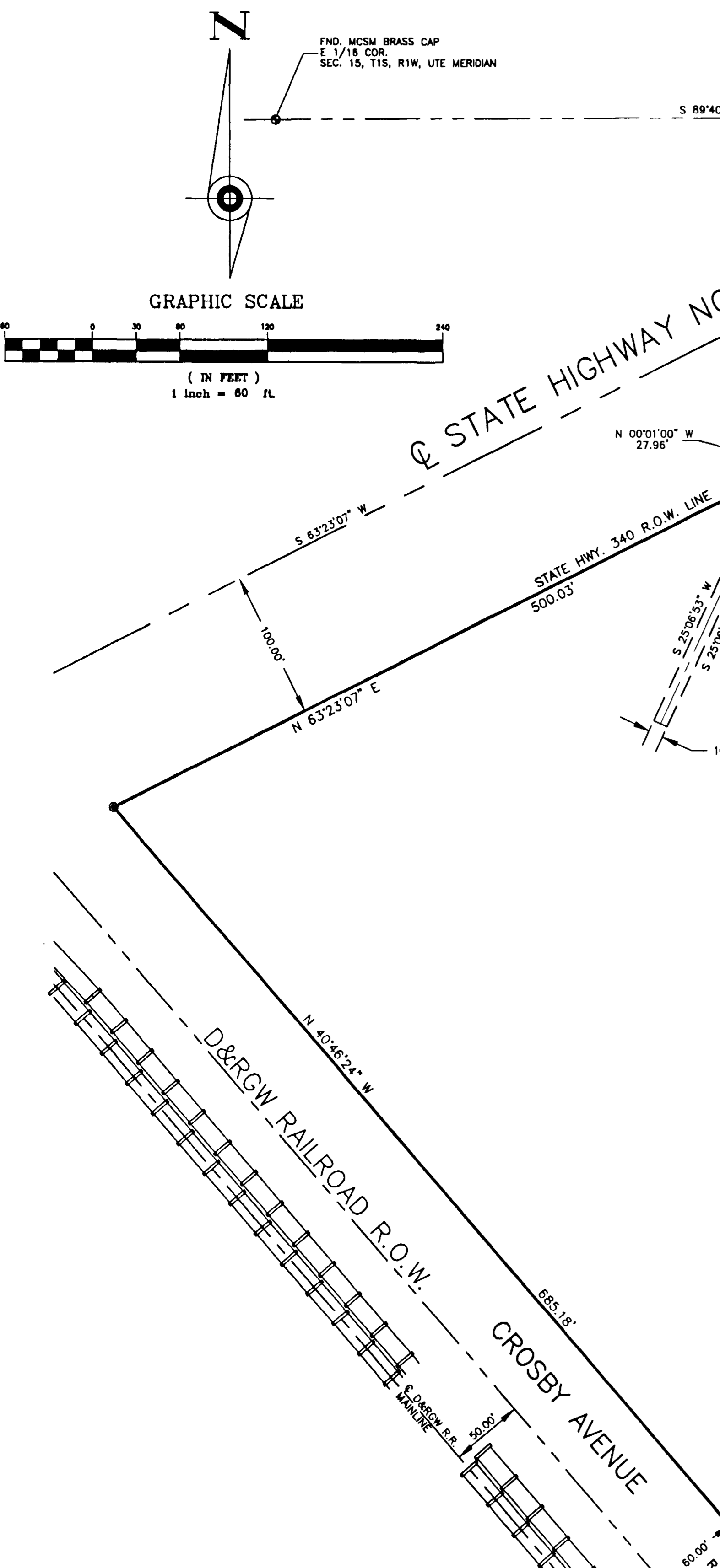


MESA COUNTY JUSTICE CENTER



LOT NO. 2
13.6201 ACRES

LOT NO. 1
1.0167 ACRES

STREET RIGHT-OF-WAYS VACATED FOR PORTIONS OF ROOD AVENUE & RICE STREET AND RETAINED AS UTILITY EASEMENTS AS SHOWN HEREON, PER CITY OF GRAND JUNCTION ORDINANCE NO. 2808, RECORDED IN BOOK 2128, PAGES 509 & 510.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BOARD OF COUNTY COMMISSIONERS, COUNTY OF MESA, STATE OF COLORADO ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING PART OF THE MOBLEY'S FIRST SUBDIVISION, CARPENTER'S SUBDIVISION NO. 2, AND THE LITTLE BOOK CLIFF R.R. YARD AS SHOWN HEREON. SAID REAL PROPERTY WARRANTY DEEDS ARE RECORDED IN THE FOLLOWING BOOKS AND PAGES IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO: (B1755,P788-789); (B1810,P216); (B1820,P208); (B1955,P233); (B1799,P803-804); (B1785,P195); (B1809,P915); (B1784,P6); (B1808,P177-178); (B1798,P908-909); (B1784,P22); (B1782,P90-92); (B1789,P494); (B1806,P870-871); SAID REAL PROPERTY BEING DESCRIBED AS FOLLOWS:

LOT NO.1: A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING PART OF THE MOBLEY'S FIRST SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 22 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20.00 FEET EAST OF THE WESTERLY SIDELINE OF SPRUCE STREET AND 20.00 FEET SOUTH OF THE NORTHERLY SIDELINE OF WHITE AVENUE, A CROSS CUT IN CONCRETE INSIDE A SURVEY MONUMENT BOX IN PLACE; THENCE N 00°01'00" W A DISTANCE OF 20.00 FEET; THENCE N 89°58'00" W A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 1 OF SAID MOBLEY'S FIRST SUBDIVISION THE TRUE POINT OF BEGINNING, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 15 BEARS N 54°28'28" E A DISTANCE OF 503.48 FEET; THENCE N 89°58'00" W ALONG SAID NORTHERLY SIDELINE OF WHITE AVENUE A DISTANCE OF 188.70 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1 OF THE MOBLEY'S FIRST SUBDIVISION; THENCE N 00°01'00" W ALONG THE EASTERLY SIDELINE OF RICE STREET A DISTANCE OF 132.58 FEET TO A POINT ON THE CENTERLINE OF AN ALLEY VACATED BY THE CITY OF GRAND JUNCTION ORDINANCE NUMBER 1431 AND RECORDED IN BOOK 980, PAGE 265 IN SAID OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE S 89°58'00" E ALONG SAID ALLEY CENTERLINE A DISTANCE OF 25.00 FEET; THENCE N 00°01'00" W A DISTANCE OF 54.54 FEET; THENCE S 89°58'00" E A DISTANCE OF 31.20 FEET; THENCE N 00°01'00" W A DISTANCE OF 78.04 FEET TO A POINT ON SOUTHERLY SIDELINE OF GRAND AVENUE; THENCE S 89°58'00" E ALONG SAID SOUTHERLY SIDELINE OF GRAND AVENUE A DISTANCE OF 132.50 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION; THENCE S 00°01'00" E ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET A DISTANCE OF 285.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.0167 ACRES MORE OR LESS. LOT NO.2: A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING PART OF THE MOBLEY'S FIRST SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 22 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, CARPENTER'S SUBDIVISION NO. 2 RECORDED IN PLAT BOOK 1, PAGE 14 IN SAID OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO, AND THE LITTLE BOOK CLIFF R.R. YARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20.00 FEET EAST OF THE WESTERLY SIDELINE OF SPRUCE STREET AND 20.00 FEET SOUTH OF THE NORTHERLY SIDELINE OF WHITE AVENUE, A CROSS CUT IN CONCRETE INSIDE A SURVEY MONUMENT BOX IN PLACE; THENCE S 00°00'29" E A DISTANCE OF 60.00 FEET; THENCE N 89°58'00" W A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF BLOCK 4 OF SAID MOBLEY'S FIRST SUBDIVISION THE TRUE POINT OF BEGINNING, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 15 BEARS N 47°43'20" E A DISTANCE OF 553.80 FEET; THENCE S 00°00'29" E ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET A DISTANCE OF 270.34 FEET; THENCE S 00°00'59" W CONTINUING ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET A DISTANCE OF 351.23 FEET TO THE SOUTHEAST CORNER OF BLOCK 5 OF SAID MOBLEY'S FIRST SUBDIVISION; THENCE N 89°58'41" W ALONG THE NORTHERLY SIDELINE OF MAIN STREET A DISTANCE OF 570.15 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CROSBY AVENUE; THENCE N 40°48'24" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CROSBY AVENUE A DISTANCE OF 685.18 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 340; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 340 THE FOLLOWING 4 COURSES: N 63°23'07" E A DISTANCE OF 500.03 FEET; THENCE N 00°01'00" W A DISTANCE OF 27.96 FEET; THENCE N 63°23'07" E A DISTANCE OF 164.42 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO RIGHT HAVING A RADIUS OF 1198.30 FEET, A LONG CHORD WHICH BEARS N 67°28'44" E A DISTANCE OF 171.23 FEET, AN ARC DISTANCE OF 171.23 FEET; THENCE S 10°50'41" E ALONG A RIGHT-OF-WAY DESCRIBED IN BOOK 1838, PAGES 595 THRU 598 IN SAID OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO A DISTANCE OF 89.58 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY DESCRIBED IN BOOK 1838, PAGES 595 THRU 598 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO THE FOLLOWING 2 COURSES: S 00°01'00" E A DISTANCE OF 187.50 FEET; THENCE N 89°59'00" E A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY SIDELINE OF RICE STREET; THENCE S 00°01'00" E ALONG SAID WESTERLY SIDELINE OF RICE STREET A DISTANCE OF 13.10 FEET TO A POINT ON THE SAID SOUTHERLY SIDELINE OF WHITE AVENUE; THENCE S 89°58'00" E ALONG SAID SOUTHERLY SIDELINE OF WHITE AVENUE A DISTANCE OF 218.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13.6201 ACRES MORE OR LESS. THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS THE MESA COUNTY JUSTICE CENTER, A SUBDIVISION OF PART OF SAID CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART THOSE PORTIONS OF REAL PROPERTY AS LABELED AND SHOWN HEREON AS FOLLOWS: ALL STREETS AND RIGHT-OF-WAYS TO SAID CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER; TOGETHER WITH ALL PUBLIC-PURPOSE (UTILITY AND DRAINAGE) 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, TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, STREET TREES, AND GRADE STRUCTURES.

IN WITNESS WHEREOF A REPRESENTATIVE FOR SAID BOARD OF COUNTY COMMISSIONERS, COUNTY OF MESA, STATE OF COLORADO, HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF JUNE, A.D., 1996.

(STATE OF COLORADO) *Kathryn A. Hall*
(COUNTY OF MESA) KATHRYN A. HALL CHAIR
BOARD OF MESA COUNTY COMMISSIONERS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, A.D., 1996, BY A REPRESENTATIVE FOR SAID BOARD OF COUNTY COMMISSIONERS.

MY COMMISSION EXPIRES 5/26/99
WITNESS BY HAND AND OFFICIAL SEAL *Cindy Enns Marz*
NOTARY PUBLIC

GENERAL NOTES:
1.) MONUMENTS SET THIS SURVEY ARE 2" DIA. ALUMINUM CAPS ON NO.5 REBAR IN CONCRETE EXCEPT AS SHOWN HEREON.
2.) BASIS OF BEARING IS THE CITY MONUMENT LINE BETWEEN THE MONUMENT FOUND AT GRAND AVE. AND SPRUCE ST. AND THE MONUMENT FOUND AT WHITE AVE. AND SPRUCE ST. AS SHOWN HEREON.
3.) TOTAL ACREAGE = 14.6368 ACRES.

NOTICE
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you 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.

CLERK AND RECORDERS CERTIFICATE
(STATE OF COLORADO)
(COUNTY OF MESA)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:03 O'CLOCK A.M., THIS 11th DAY OF JUNE, A.D., 1996, AND IS DULY RECORDED IN PLAT BOOK NO. 1838, PAGE 181, RECEPTION NO. 174111, DRAWER NO. 16233.
FEE \$ _____ DEPUTY *Hevita Codd*
CLERK AND RECORDER

CITY OF GRAND JUNCTION APPROVAL
THIS MESA COUNTY JUSTICE CENTER PLAT, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, AND STATE OF COLORADO WAS APPROVED AND ACCEPTED ON THIS 11th DAY OF JUNE, A.D., 1996.
Mark Eichen CITY MANAGER
Sandra Lefman PRESIDENT OF COUNCIL

SURVEYOR'S CERTIFICATE
I, Bernard F. Kochevar, Jr., a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that a field survey was conducted by me and/or under my supervision of the above described property, and that this PLAT conforms to all applicable requirements of the Zoning Ordinance, Code of the City of Grand Junction and the information as shown is an accurate representation of said survey to the best of my knowledge and belief.
Bernard F. Kochevar, Jr.
BERNARD F. KOCHAVAR JR. P.L.S. 20141
REGISTERED LAND SURVEYOR
DATE: June 06, 1996

DRAWN	FK	DATE	01-26-96
REVISED		DATE	
DESIGN		DATE	
CHECKED		DATE	
APPROVED		DATE	

MESA COUNTY DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION / SURVEY SECTION

MESA COUNTY JUSTICE CENTER PLAT
PORTIONS OF MOBLEY'S FIRST SUB, CARPENTER'S SUB NO. 2, AND
LITTLE BOOK CLIFF R.R. YARD - SE1/4 OF SECTION 15, T1S, R1W, UTE P.M.
MESA COUNTY, COLORADO

SHEET 1 OF 1
FILE JUSTICE1
PROJECT NO. 96-2