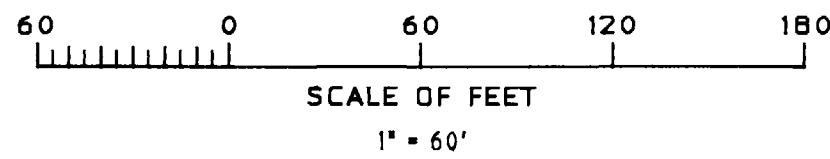
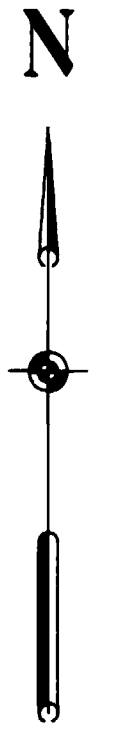


REPLAT OF PART OF BLOCK 11 OF RICHARD D. MOBLEY'S FIRST SUBDIVISION TO THE TOWN OF GRAND JUNCTION, COLORADO

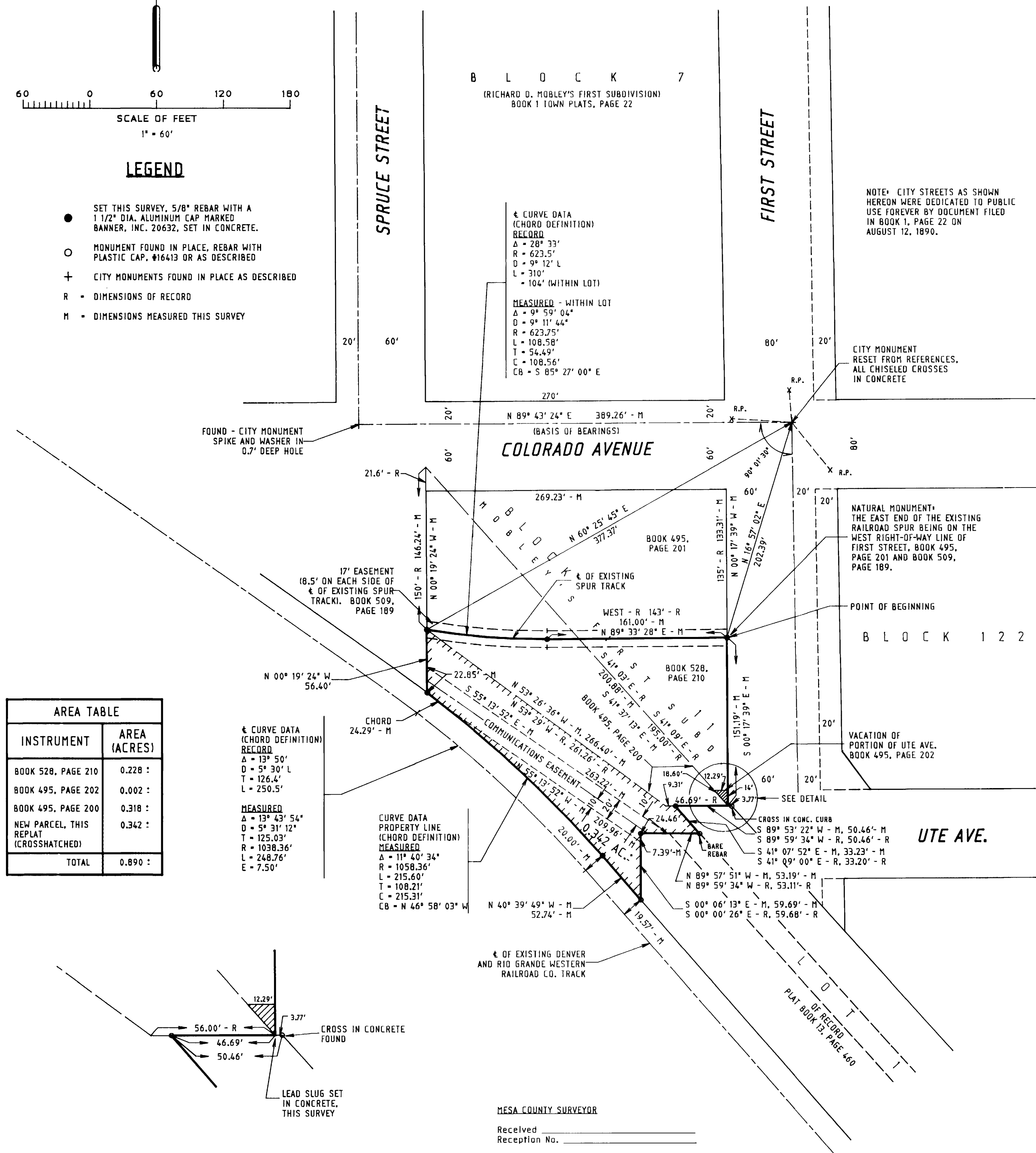


LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH A 1 1/2" DIA. ALUMINUM CAP MARKED BANNER, INC. 20632, SET IN CONCRETE.
- MONUMENT FOUND IN PLACE, REBAR WITH PLASTIC CAP, #16413 OR AS DESCRIBED
- + CITY MONUMENTS FOUND IN PLACE AS DESCRIBED
- R - DIMENSIONS OF RECORD
- M - DIMENSIONS MEASURED THIS SURVEY

BASIS OF BEARINGS

THE CITY MONUMENT LINE ON COLORADO AVENUE BETWEEN SPRUCE STREET AND FIRST STREET MARKED BY A CITY MONUMENT AT EACH END AS SHOWN IS ASSUMED TO HAVE A BEARING OF N 89° 43' 24" E AND ALL OTHER BEARINGS ON THIS PLAT ARE RELATIVE THERETO. THIS BEARING IS BASED ON A RECORD BEARING OF N 00° 18' 42" W FOR THE CITY MONUMENT LINE ON SECOND STREET BETWEEN PITKIN AVENUE AND UTE AVENUE MARKED WITH A CITY MONUMENT AT EACH END.



AREA TABLE	
INSTRUMENT	AREA (ACRES)
BOOK 528, PAGE 210	0.228
BOOK 495, PAGE 202	0.002
BOOK 495, PAGE 200	0.318
NEW PARCEL, THIS REPLAT (CROSSHATCHED)	0.342
TOTAL	0.890

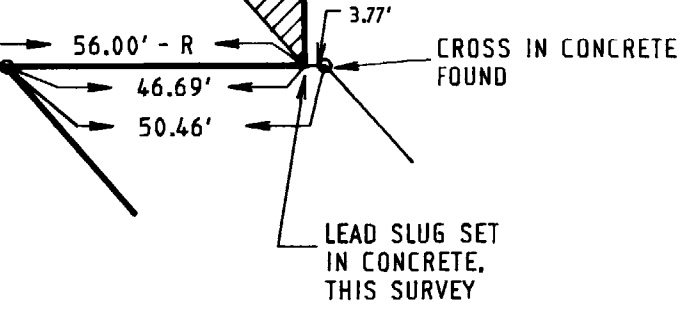
CHORD
24.29' - M

MEASURED
Δ = 13° 43' 54"
D = 5' 31' 12"
R = 1038.36'
L = 248.76'
E = 7.50'

CURVE DATA
PROPERTY LINE
(CHORD DEFINITION)
MEASURED
Δ = 11° 40' 34"
R = 1058.36'
L = 215.60'
T = 108.21'
C = 215.31'
CB = N 46° 58' 03" W

DETAIL

SCALE: 1" = 30'



MESA COUNTY SURVEYOR
Received _____
Reception No. _____

NOTE: CITY STREETS AS SHOWN HEREON WERE DEDICATED TO PUBLIC USE FOREVER BY DOCUMENT FILED IN BOOK 1, PAGE 22 ON AUGUST 12, 1890.

CITY MONUMENT RESET FROM REFERENCES, ALL CHISELED CROSSES IN CONCRETE

NATURAL MONUMENT: THE EAST END OF THE EXISTING RAILROAD SPUR BEING ON THE WEST RIGHT-OF-WAY LINE OF FIRST STREET, BOOK 495, PAGE 201 AND BOOK 509, PAGE 189.

VACATION OF PORTION OF UTE AVE. BOOK 495, PAGE 202

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: That THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware Corporation is the owner of that parcel lying southerly of that parcel described by document in Book 495, Page 200 and northerly of the existing centerline of the Denver and Rio Grande Western Railroad Co. track and identified on this plat by crosshatching around its perimeter, located in the SE 1/4 of the SE 1/4 of Section 15, Township 1 South, Range 1 West, Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado as shown hereon and that THE KEEBLER COMPANY formerly known as THE UNITED BISCUIT COMPANY OF AMERICA, a Delaware Corporation is the owner of that portion of Block 11 described by document in Book 528, Page 210, that parcel described by document in Book 495, Page 200 and that vacated portion of Ute Avenue described by document in Book 495, Page 202 and also described in the Warranty Deed recorded in Book 528 at Page 210 of the records of the Mesa County Clerk and Recorders Office as shown hereon and have caused said real property to be laid out and platted as Replat of Part of Block 11 of Richard D. Mobley's First Subdivision to the Town of Grand Junction, Colorado in accordance with the plat shown hereon and more particularly described as follows:

Beginning at the northeast corner of said parcel which is a point on the intersection of the centerline of the existing railroad spur track and the westerly right-of-way line of First Street whence the monument as established by the City of Grand Junction Engineering Department at the intersection of First Street and Colorado Avenue bears N 16° 57' 02" E, 202.39 feet, such monument shall be construed to mean the intersection of monument lines rather than street centerlines,

1. Thence S 00° 17' 39" E, 151.19 feet,
2. Thence S 89° 53' 22" W, 46.69 feet,
3. Thence S 41° 07' 52" E, 33.23 feet,
4. Thence N 89° 57' 51" W, 53.19 feet,
5. Thence S 00° 06' 13" E, 59.69 feet,
6. Thence N 40° 39' 49" W, 52.74 feet,
7. Thence northwesterly 215.60 feet along the length of a chord definition curve concave to the southwest with a radius of 1058.36 feet, a delta of 11° 40' 34" and a long chord bearing N 46° 58' 03" W, 215.31 feet,
8. Thence N 00° 19' 24" W, 56.40 feet,
9. Thence southeasterly 108.58 feet along the length of a chord definition curve concave to the northeast with a radius of 623.75 feet, a delta of 09° 59' 04" and a long chord bearing S 85° 27' 00" E, 108.56 feet,
10. Thence N 89° 33' 28" E, 161.00 feet to the Point of Beginning.

The Parcel as described above contains 0.890 acres more or less.

That the area in that parcel lying southerly of that parcel described by document in Book 495, Page 200 and northerly of the existing centerline of the Denver and Rio Grande Western Railroad Co. track and identified on this plat by crosshatching around its perimeter shown as a communications easement is hereby granted unto THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, grantee, its successors and assigns as a communications line easement over, upon, across, in, through, and under a portion of that parcel lying southerly of that parcel described by document in Book 495, Page 200 and northerly of the existing centerline of the Denver and Rio Grande Western Railroad Co. track and identified on this plat by crosshatching around its perimeter of Replat of Part of Block 11 of Richard D. Mobley's First Subdivision to the Town of Grand Junction, Colorado by Keebler Company formerly known as The United Biscuit Company of America, grantor, described as a strip of land 20 feet wide, being 10 feet on each side of the centerline of the communication line as it now exists as shown in the plat hereon.

IN WITNESS WHEREOF, the owners have caused their names to be hereunto subscribed.

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware Corporation.
November 21/90

S.D. Steel, Vice President
Attest:

D. W. W. W.
D. W. W. W. as **Asst. Secretary**
KEEBLER COMPANY formerly known as THE UNITED BISCUIT COMPANY OF AMERICA, a Delaware Corporation
Date *November 29, 1990*

S. V. V. V.
S. V. V. V. as **Sec. Vice President**
Attest:

C. S. S. S.
C. S. S. S. as **Secretary**

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY ACKNOWLEDGEMENT

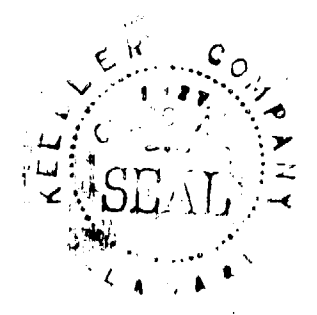
State of Colorado) ss
County of Denver)

Before me, the undersigned officer, personally appeared S.D. Steel as Vice President and *D. W. W. W.* as **Asst. Secretary** of THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY and acknowledged to me that they subscribed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this *21st* day of *November*, 1990.

My commission expires *May 10, 1993*

Gerald F. Seed
Gerald F. Seed
Notary Public



Recorder's Note: Plat filed in Office of Recorder on _____
Document Provided For Recording

KEEBLER COMPANY formerly known as THE UNITED BISCUIT COMPANY OF AMERICA ACKNOWLEDGEMENT

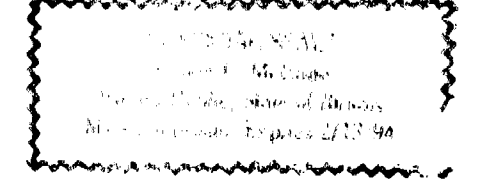
State of *Illinois*) ss
County of *Cook*)

Before me, the undersigned officer, personally appeared *John M. Sanderson* as **Sec. Vice President** and *Craig S. Stevens* as **Secretary** of THE UNITED BISCUIT COMPANY OF AMERICA and acknowledged to me that they subscribed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this *29th* day of *November*, 1990.

My commission expires *February 13, 1994*

Robert C. McBride
Robert C. McBride
Notary Public



CLERK AND RECORDERS CERTIFICATE

State of Colorado) ss
County of Mesa)

I, hereby certify that this instrument was filed in my office at *4:15* o'clock *P.M.* this *20th* day of *December*, A.D. 1990, and is duly recorded in Plat Book *13*, Page *501*, Drawer *J89*

Mark S. Eckert
Mark S. Eckert
Clerk and Recorder

By *Judith A. Williams*
Judith A. Williams
Deputy Clerk

\$10.00
Fee

CITY APPROVAL

This Replat of Part of Block 11 of Richard D. Mobley's First Subdivision to the Town of Grand Junction, Colorado, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this *20th* day of *December*, A.D. 1990.

Mark Cohen
Mark Cohen
City Manager

C. W. S. J. Mayor Pro Tem
C. W. S. J. Mayor Pro Tem
President of the Grand Junction City Council

Debbie Orr
Debbie Orr
Chairman of the Grand Junction City Planning Commission

Wally Beedle
Wally Beedle
City Planning Director

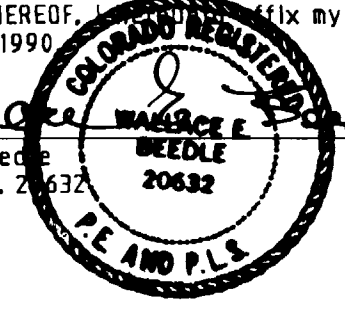
Jerry Don Newton
Jerry Don Newton
City Engineer

SURVEYOR'S CERTIFICATE

I, Wallace E. Beedle, a Professional Land Surveyor, licensed under the laws of the State of Colorado do hereby state that the Replat of Part of Block 11 of Richard D. Mobley's First Subdivision to the Town of Grand Junction, Colorado was prepared by myself from a survey conducted under my supervision which said plat accurately represents and which conforms to the requirements of the Zoning and Development Code of the City of Grand Junction and to applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 14th day of November, 1990.

Wallace E. Beedle
Wallace E. Beedle
P.E. and P.L.S. 20632



REPLAT OF PART OF BLOCK 11,
RICHARD D. MOBLEY'S FIRST SUBDIVISION
TO THE TOWN OF GRAND JUNCTION, COLORADO
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF
SECTION 15, T. 1 S., R. 1 W., U.M.
GRAND JUNCTION, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 60' JOB NO: 8207-02 DATE: 12-13-90 SHEET NO: 1 of 1