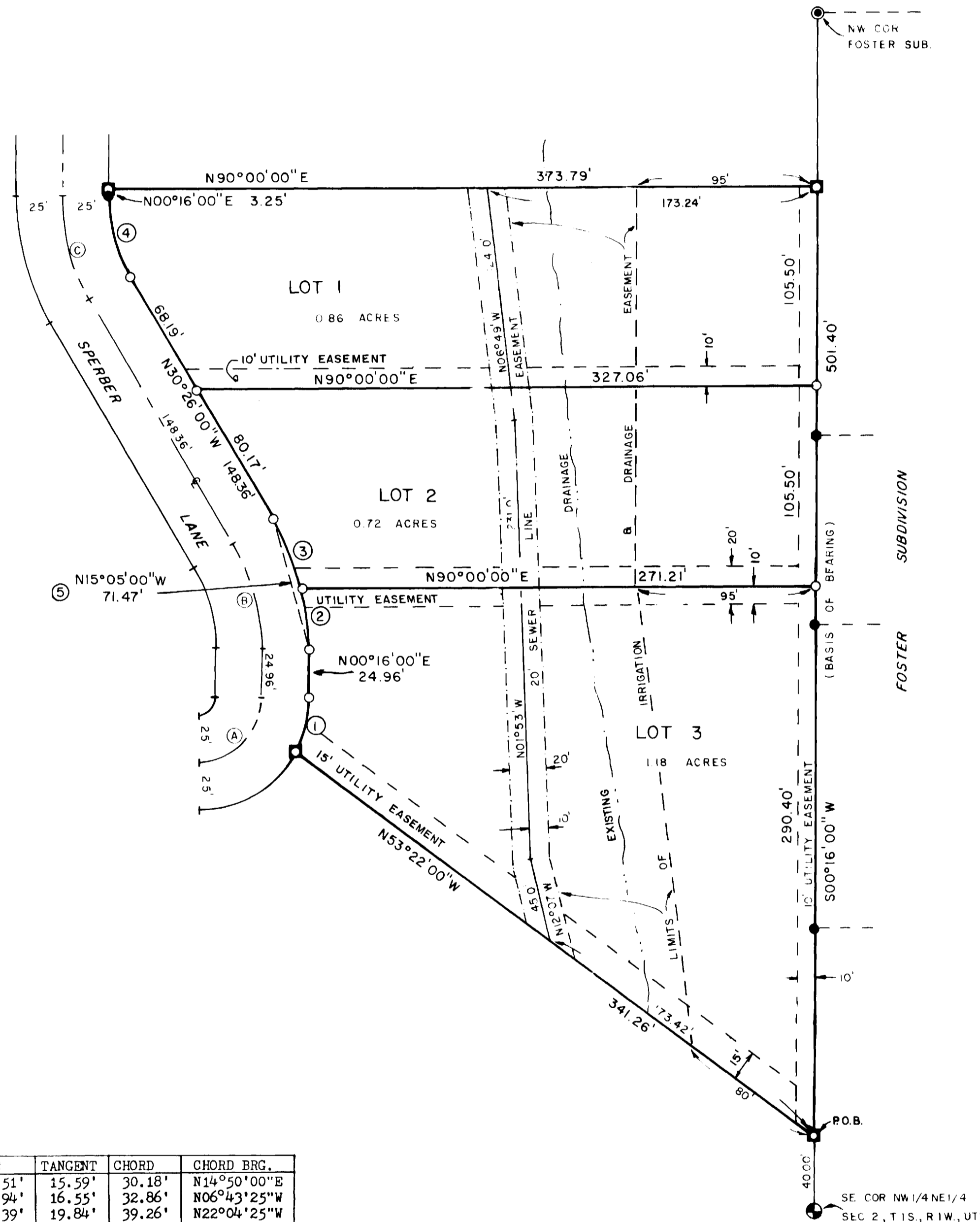


SPERBER MINOR SUBDIVISION



	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	29°08'00"	60'	30.51'	15.59'	30.18'	N14°50'00"E
2	13°58'49"	135'	32.94'	16.55'	32.86'	N06°43'25"W
3	16°43'11"	135'	39.39'	19.84'	39.26'	N22°04'25"W
4	30°42'00"	85'	45.54'	23.33'	45.00'	N15°05'00"W
Sperber Lane centerline						
A	89°44'00"	35'	54.82'	34.84'	49.38'	N45°08'00"E
B	30°42'00"	110'	58.94'	30.20'	58.24'	N15°05'00"W
C	30°42'00"	110'	58.94'	30.20'	58.24'	N15°05'00"W
5	30°42'00"	135'	72.34'	37.06'	71.47'	N15°05'00"W

- LEGEND**
- FD B.L.M. ALUM. MONUMENT
  - FD #5 REBAR W/CAP MARKED "PARAGON 9960"
  - FD #5 REBAR W/CAP MARKED "QFD LS 23877"
  - FD #5 REBAR W/CAP MARKED "LS 9960" (IN CONC.)
  - SET #5 REBAR W/ALUM. CAP STAMPED "D.H. SURVLYS L.S. 20677" (IN CONC.)
  - SET #5 REBAR W/ALUM. CAP STAMPED "D.H. SURVLYS L.S. 20677"

**ACREAGE**  
LOTS 2.76

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Fred W. Sperber and A.J. Sperber, also known as Alice Jessie Sperber are the owners of that real property located in the NW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Book 1441 Page 410 and Book 1756 Page 50 to the records of the Mesa County Clerk and Recorder's office; being more particularly described as follows:

Commencing at the found B.L.M. aluminum monument for the Southeast corner of said NW1/4; thence N00°16'00"E being the Basis of Bearing, between said B.L.M. monument and the found No. 5 rebar set in concrete for the Northwest corner of FOSTER SUBDIVISION as recorded in Flat Book 12 Page 296 to the records of said Mesa County Clerk and Recorder's office, a distance of 40.00 feet to the Point of Beginning; thence N53°22'00"W 341.26 feet to the Easterly R.O.W. of Sperber Lane as recorded in Book 868 Page 265 of said records; thence along said Easterly R.O.W. the following 6 courses: along the arc of a curve to the left, with a radius of 60 feet and a central angle of 29°08'00" the chord of which bears N14°50'00"E 30.18 feet; thence N06°43'25"W 32.86 feet; thence along the arc of a curve to the left, with a radius of 135 feet and a central angle of 30°42'00", the chord of which bears N15°05'00"W 71.47 feet; thence N30°26'00"W 148.36 feet; thence along the arc of a curve to the right, with a radius of 85 feet and a central angle of 30°42'00", the chord of which bears N15°05'00"W 45.00 feet; thence N00°16'00"E 3.25 feet; thence N90°00'00"E 373.79 feet; thence S00°16'00"W 501.40 feet to the Point of Beginning. Said parcel contains 2.76 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as SPERBER MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever, and hereby dedicates to the City of Grand Junction on behalf of 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, irrigation and drainage facilities, including but not limited to, electric lines, gas lines, telephone lines, sewer lines, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 3rd day of April A.D., 1990.

*Fred W. Sperber*  
Fred W. Sperber  
*Alice J. Sperber*  
Alice J. Sperber

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 3rd day of April A.D., 1990 by Fred W. & Alice J. Sperber  
My commission expires: 6-10-90

Witness my hand and official seal. *Arthur J. Hagstrom*  
Notary Public  
Address 2844 Newport Cir. G.J.

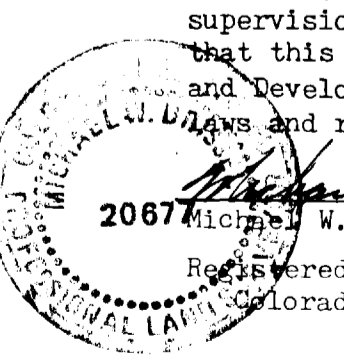
CLERK AND RECORDERS CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA ) ss 1540704

I hereby certify that this instrument was filed in my office at 10:50 o'clock A.M. this 30 day of April A.D., 1990, and is duly recorded in Flat Book No. 17, Page 468.  
*Earl Lawrence* Clerk and Recorder Fees \$10.00  
*Dee Katherine Day* Deputy Filed J-60

CITY APPROVAL  
This plat of SPERBER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 6 day of February A.D., 1990  
*David Schen* City Manager  
*R.T. Mando* President of Council  
*Jeff Miller* Chairman, Grand Junction City Planning Commission

*Karl M. Peterson* CITY PLANNING DIRECTOR  
*Jerry Don Newton* Grand Junction City Engineer

SURVEYORS CERTIFICATE  
I, Michael W. Drissel, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey. I also certify that this plat conforms to all applicable requirements of the zoning and Development Code of the City of Grand Junction and all applicable laws and regulations.  
*Michael W. Drissel* 2-5-90  
Date  
Registered Professional Land Surveyor  
Colorado Registration No. 20677



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 upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISED 4/3/90

SPERBER MINOR SUBDIVISION NW1/4 NE1/4 SEC 2, T.1S., R.1W., U.M.	
DATE: 12/5/89	SURVEY DATE: 11/22/89
DRAWN: MWD	JOB NO.: 89058
CHECKED: SLH	SHEET 1 OF 1

2844 Newport Circle • Grand Junction, CO 81503 • (303) 245-8749 • (303) 434-8522