

D & R G W RAILROAD SUBDIVISION FILING ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, THE DENVER AND RIO GRANDE WESTERN RAILROAD CO., a Delaware corporation, is the owner of that real property situated in the NW1/4 NW1/4, Section 23, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being additionally described as follows:

Beginning at a point on the West line of the NW1/4 NW1/4 of Section 23, Township 1 South, Range 1 West, of the Ute Meridian, being 245.47 feet S007°14'18"W of the NW corner of Section 23, and considering the West line of the NW1/4 NW1/4 to bear S007°14'18"W and considering all the bearings contained herein to be relative thereto; thence S007°14'18"W 1074.99 feet along the West line of the NW1/4 NW1/4 Sec. 23 to the SW corner of the NW1/4 NW1/4 of Sec. 23; thence N89°47'26"E 1279.16 feet along the South line of the NW1/4 NW1/4 Sec. 23 to a point 8.5 ft. southwesterly of the centerline of an existing spur; thence along a line 8.5 feet southwesterly and parallel with the centerline of an existing railroad spur the following (6) six courses and distances: (1) 26.92 feet along the arc of a curve to the left with a radius of 234.86 feet and whose chord bears N32°28'27"W 26.91 feet; (2) 26.91 feet; (3) 214.17 feet along the arc of a curve to the left with a radius of 291.50 feet and whose chord bears N56°48'21"W 209.38 feet; (4) N77°51'14"W 106.04 feet; (5) 152.85 feet along the arc of a curve to the right with a radius of 1118.50 feet and whose chord bears N73°56'21"W 152.72 feet; (6) N70°01'27"W 398.53 feet along the 8.5 ft. offset and a projection thereof; thence N47°40'09"W 164.55 feet to an existing fence; thence along the said fence the following (4) four courses and distances: (1) N41°33'28"W 50.16 feet; (2) N31°35'00"W 146.72 feet; (3) N22°34'18"W 273.31 feet; (4) N30°02'27"W 206.75 feet, to the point of beginning, containing 11.06 acres.

SUBJECT to existing rights-of-way for road purposes.

That said owner has caused the said real property to be laid out and surveyed as D & R G W RAILROAD SUB. FILING ONE, 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 all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to 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; 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 his name to be hereunto subscribed this 14th day of DECEMBER A.D., 1982.

W. J. Holtman
THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY
A DELAWARE CORP. W. J. HOLTMAN, president

STATE OF COLORADO)
COUNTY OF DENVER) S.S.

The foregoing instrument was acknowledged before me this 14th day of DECEMBER A.D., 1982 by W. J. Holtman, president of THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE, CORP.

My commission expires: May 10, 1987

Gerald P. Seeb

Notary Public

Address 11780 Sherman St.
Northglenn, Colorado 80233
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S. #147498 drawn 7-82

I hereby certify that this instrument was filed in my office at 1:35 o'clock P.M. this 14th day of DECEMBER A.D., 1982 and is duly recorded in Plat Book No. 13, Page 383

Paul Sawyer by Laura Moore Fees \$ 10.00
Clerk and Recorder Deputy

CITY APPROVAL

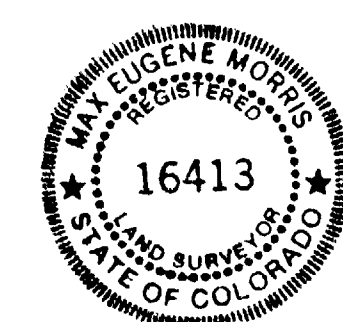
This plat of D & R G W RAILROAD SUBDIVISION, FILING ONE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 15th day of DECEMBER A.D., 1982

Shirley Dechen City Manager
Robert Cole President of Council
Stephen G. Orr Chairman, Grand Junction City Planning Commission
Kathleen Metzger Director of Development
Jerry D. Hunter Grand Junction City Engineer

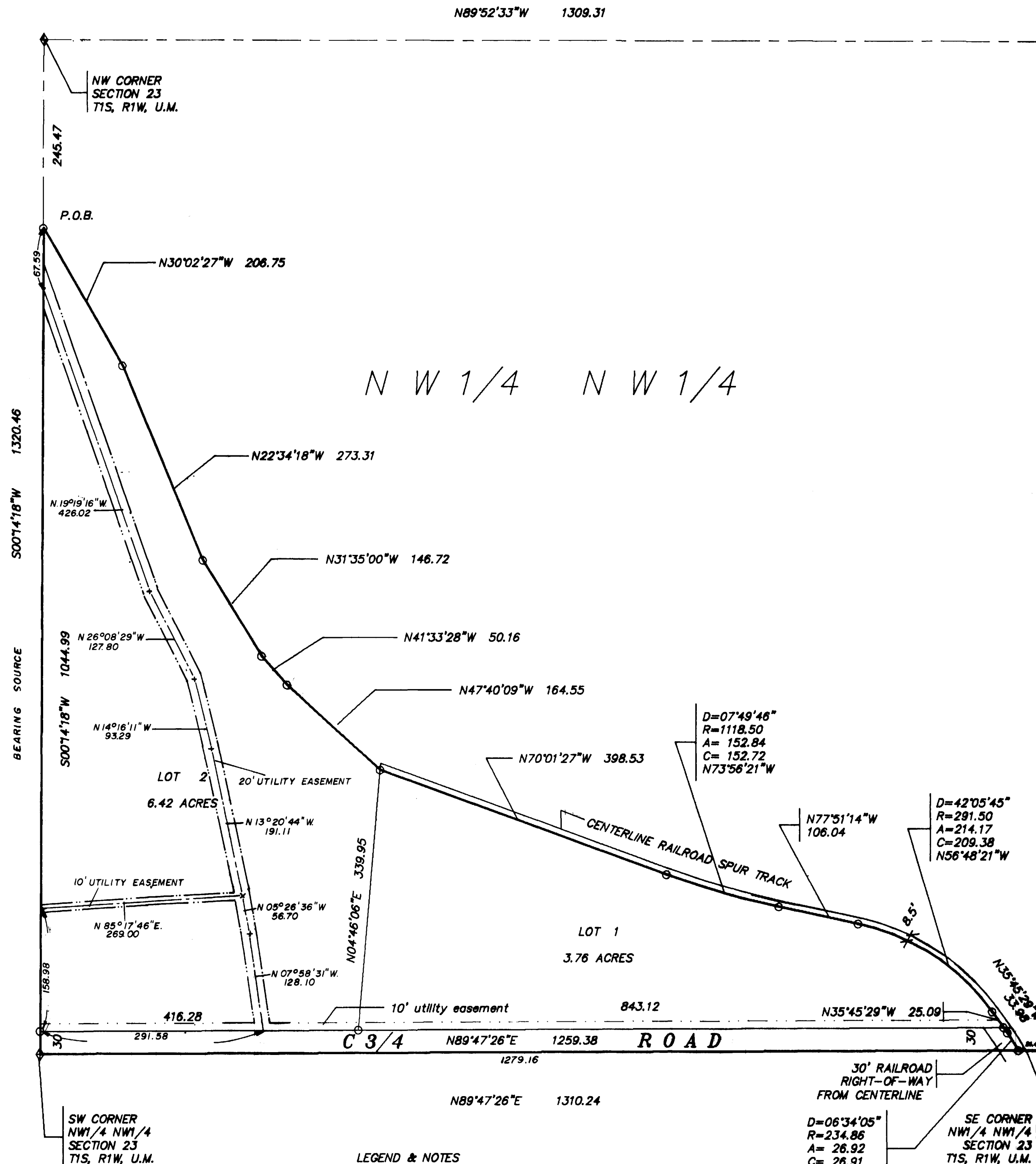
SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of D & R G W RAILROAD SUB. FILING ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Registered Professional Land Surveyor L.S. 16413



12/1/82
Date



LEGEND & NOTES

- ◆ Recovered Mesa County Brass Cap
- ◆ 2 1/2" iron pipe w/Brass Cap set L.S. 16413
- set no. 5 re-bar w/cap L.S. 16413

AREA SUMMARY

AREA IN LOTS = 10.18 ACRES
AREA IN ROAD R.O.W. = .86 ACRES
AREA IN R.R. R.O.W. = .02 ACRES

TOTAL = 11.06 ACRES

Survey oriented with found monuments

Bearings based on S007°14'18"W along West line of Sec. 23

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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.

D & R G W RAILROAD SUBDIVISION, FILING ONE
SITUATED IN THE NW1/4 NW1/4 SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

Engineer
Planner
Surveyor
Soil Testing
Material Testing
Geotechnical Engineers

ARMSTRONG CONSULTANTS, INC.

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Grand Junction, Colorado 81501
(970) 542-0101