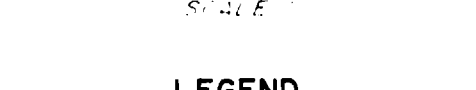
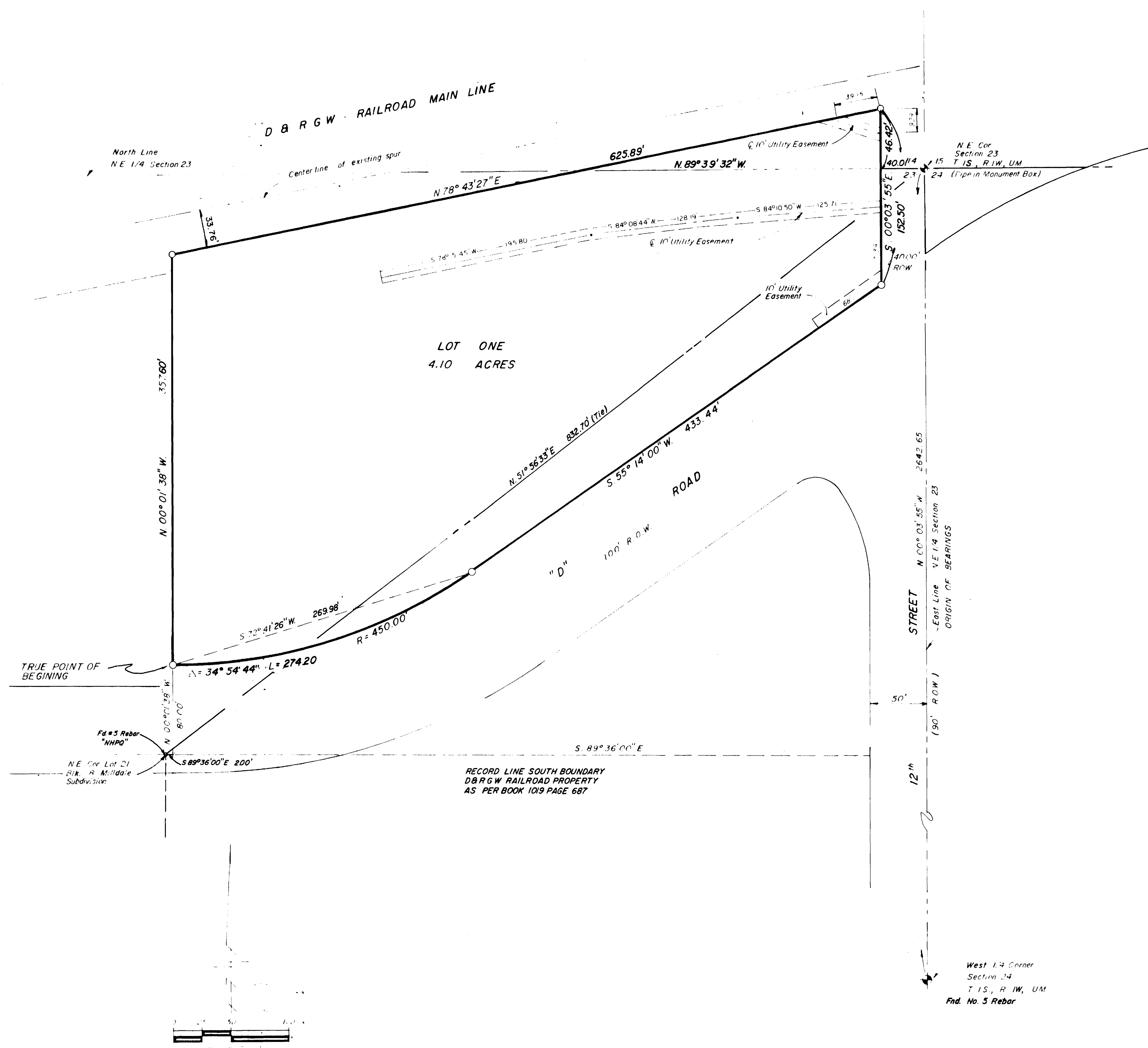


D & R G W RAILROAD SUBDIVISION- Filing No. 3



LEGEND

○ - 5/8 Rebar & Cap Set in Concrete

Recorder's Note: Poor Legibility On Document Provided For Recording.

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.

KNOW ALL MEN BY THESE PRESENTS:
 THAT THE UNDERSIGNED, THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE NE 1/4 SECTION 23, AND THE SE 1/4 SECTION 14, 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 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE N.E. CORNER OF LOT 21, BLOCK 8 MILLDALE SUBDIVISION FROM WHENCE THE N.E. COR. OF SAID SECTION 23 BEARS N. 51° 56' 33" E., 832.70' AND CONSIDERING THE EAST LINE OF THE NE 1/4 OF SAID SECTION 23 TO BEAR N. 00° 03' 55" W. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S. 89° 36' 00" E., 2.00 FT. THENCE N. 00° 01' 38" W. 80.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N. 00° 01' 38" W. 357.60 FEET ALONG THE WEST LINE OF AN EXISTING BUILDING AND EXTENDED NORTHERLY THEREFROM; THENCE N. 78° 43' 27" E., 625.89 FEET; THENCE S. 00° 03' 55" E. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR "D" ROAD A DISTANCE OF 152.50 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR "D" ROAD AS DESCRIBED IN BOOK 1019, PAGE 687 THE FOLLOWING TWO (2) COURSES:

1. S. 55° 14' 00" W., 433.44 FEET
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 450.00 FEET AND WHOSE LONG CHORD BEARS S. 72° 41' 26" W., 269.98 FEET.

TO THE TRUE POINT OF BEGINNING, CONTAINING 4.10 ACRES, AS DESCRIBED 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 SUBDIVISION, FILING THREE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

THAT THE SAID OWNERS DO 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 AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, DRAINAGE LINES AND TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 10th DAY OF October A.D., 1988.

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

STATE OF COLORADO }
 COUNTY OF DENVER } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October A.D., 1988 BY W.J. HOLTMAN, PRESIDENT OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION.

MY COMMISSION EXPIRES: July 21, 1992.

William A. Davies
 Notary Public
 1810 So. Valentine St.
 Address Leewood, Co. 80228

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss 1498880

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 1:05 PM O'CLOCK THIS 20 DAY OF Oct A.D. 1988 AND IS DULY RECORDED IN PLAT BOOK NO. 13 PAGE 415.

Earl Sawyer *Jimmy Swartz*
 CLERK AND RECORDER DEPUTY
 \$10.00
 5 13

CITY APPROVAL

THIS PLAT OF D & R G W RAILROAD SUBDIVISION, FILING THREE, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 4 DAY OF October A.D., 1988

Mark Lechen *John W. Bennett* *John W. Bennett*
 City Manager President of Council Chairman, Planning Commission
Willie J. J. J. *Jerry D. Austin*
 Acting Director of Development City Engineer

SURVEYORS CERTIFICATE

I, DANIEL K. BROWN CERTIFY THAT THE ACCOMPANYING PLAT OF D & R G W RAILROAD SUBDIVISION FILING THREE 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.

Daniel K. Brown
 DANIEL K. BROWN, Q.E.D., SURVEYING SYSTEMS, INC. DATE 10-3-88
 REGISTERED PROFESSIONAL LAND SURVEYOR L.S. NO 23877



D & R G W RAILROAD SUBDIVISION
 Filing No. 3
 Located in Part of the NE 1/4 Sec 23 T1N, R1W, UM

Engineers
 Planners
 Surveyors
 Soil Testing
 Material Testing
 Geotechnical Engineers

ARMSTRONG CONSULTANTS, INC.
 851 Road Avenue
 Grand Junction, Colorado 81501
 (303) 242-0101