

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00	5.06	5.06	S 04°50'25" E	09°40'11"	2.54
C2	30.00	18.50	18.20	S 27°20'15" E	35°19'29"	9.55
C3	34.15	26.82	26.13	S 22°30'10" E	44°59'40"	14.14
C4	44.15	34.67	33.79	S 22°30'10" E	44°59'40"	18.29
C5	24.15	18.97	18.48	S 22°30'10" E	44°59'40"	10.00
C6	20.00	10.61	10.48	S 29°48'34" E	30°22'53"	5.43
C7	40.00	26.37	25.89	S 26°06'59" E	37°46'02"	13.68

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°00'20"E	2.75
L2	N22°49'44"W	20.74
L3	S11°29'18"E	28.64
L4	S08°39'31"E	17.78
L5	S62°27'49"E	19.84
L6	S80°26'24"E	34.52
L7	S80°53'18"E	31.37
L8	S38°26'15"E	14.15
L9	N20°56'16"E	13.91
L10	S56°19'42"W	13.79
L11	S77°28'47"W	21.16
L12	N82°02'53"E	35.91
L13	S57°23'56"W	11.35
L14	N20°24'03"E	73.41

FORESIGHT VILLAGE

LOT 5

DEWEY SUB

LOT 8

VOSTATEK MINOR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned, Vostatek Construction & Design Inc., A Colorado Corporation, is the owner of that real property situated in the County of Mesa, State of Colorado, as described in Book 2302 at Page 616 of the Mesa County Clerk and Recorder's Office, and being situated in the W1/2 SW1/4 SE1/4 Section 3, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Beginning at a point being 214.50 feet N89°58'02"W of the Southeast Corner of the W1/2 SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, and considering the South line of the SW1/4 SE1/4 Section 3, T1S, R1W, U.M. to bear S89°58'02"E and all bearings contained herein to be relative thereto; thence N89°58'02"W 115.26 feet; thence N00°00'20"W 330.00 feet along the East side of Miller Sub. & Foresight Village to the SW corner of Lot 8 Dewey Sub.; thence S89°58'02"E 115.27 feet along the South line of Lot 8, Dewey Sub.; thence S00°00'19"E 330.00 feet to the Point of Beginning EXCEPT road right of way granted to the City of Grand Junction recorded April 27, 1983 in Book 1429 at Page 578

That said owner has caused the said real property to be laid out and surveyed as VOSTATEK MINOR SUBDIVISION, a subdivision of a portion of The City of Grand Junction, Mesa County, State of Colorado.

That said owner does hereby state that there are no lien holders.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Multi-purpose easements to the City of Grand Junction for the use of the 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, and grade structures;

All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All utility easements to the City of Grand Junction for the use of the 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, and telephone lines.

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted nor burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement. In drainage and detention/retention easements, the right to dredge.

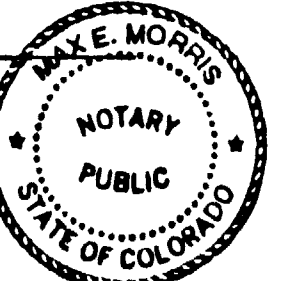
IN WITNESS WHEREOF said owner has caused it's names to be hereunto subscribed this 8TH day of APRIL A.D. 1998.

Carl Vostatek, president
VOSTATEK CONSTRUCTION & DESIGN INC., A COLORADO CORPORATION
By: Carl Vostatek

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8TH day of APRIL A.D., 1998 by Carl Vostatek, PRESIDENT OF VOSTATEK CONSTRUCTION & DESIGN INC., A COLORADO CORPORATION.

11/6/99
My commission expires: _____
Notary Public



STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:01 o'clock P.M. this 21 day of APRIL A.D., 1998 and is duly recorded in Plat Book No. 16, Page 144, 145

Reception No. 1842389 Drawer No. FES4 Fee _____

Clerk Deputy
CITY OF GRAND JUNCTION, CITY MANAGER

Approved this 13TH day of April A.D., 1998, City Manager of the City of Grand Junction, County of Mesa State of Colorado.

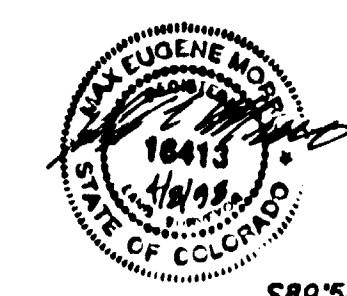
Shirley E. Lehen
City Manager
CITY OF GRAND JUNCTION, MAYOR

Approved this _____ day of _____ A.D., 199__, Mayor of the City of Grand Junction, County of Mesa, State of Colorado.

Grant L. Jew
Mayor
SURVEYOR'S CERTIFICATE

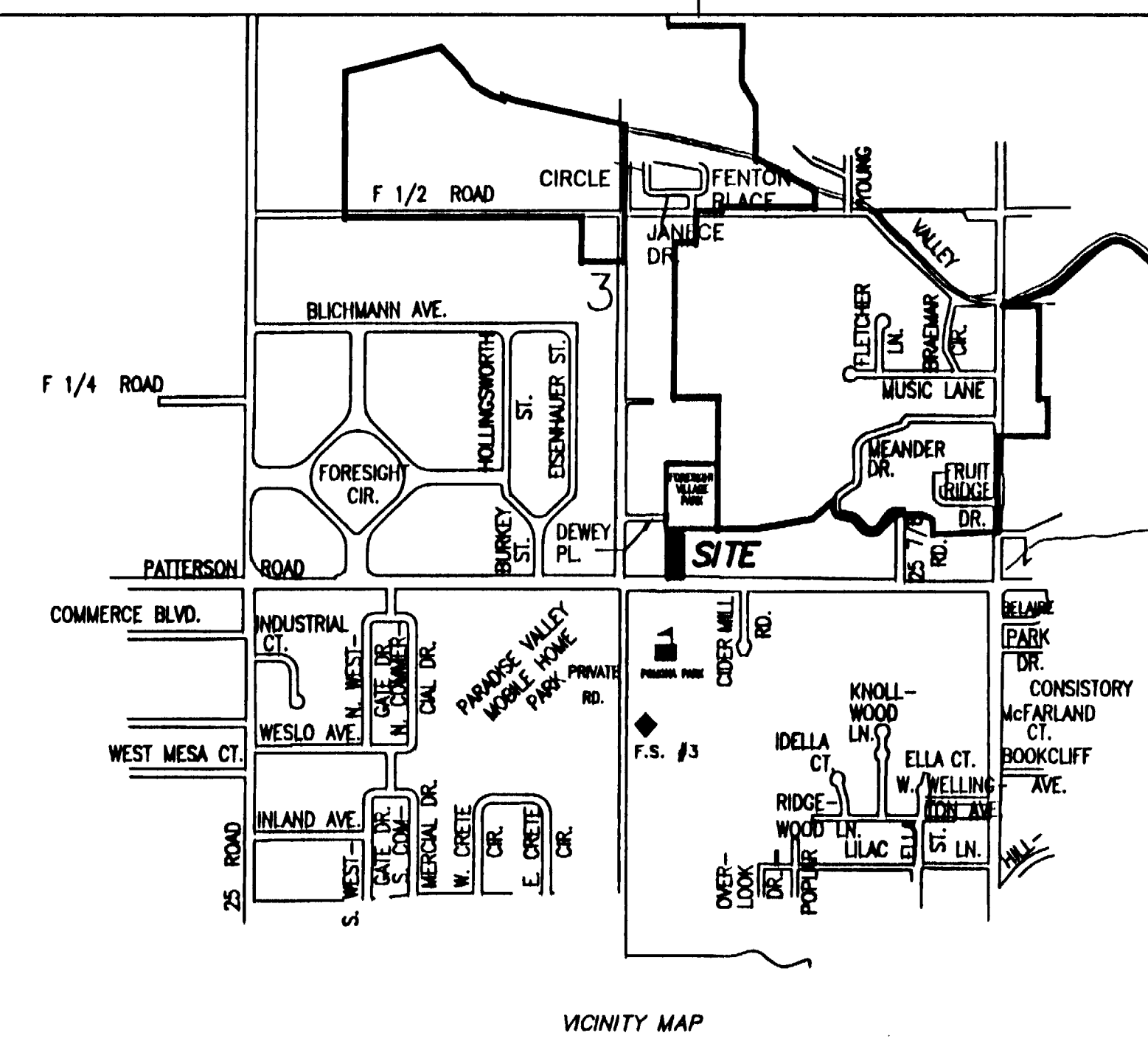
I, Max E. Morris, certify that the accompanying plat of VOSTATEK MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same, and conforms to all applicable survey requirements of the Zoning & Development Code of the City of Grand Junction.

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



4/8/98
Date

SE CORNER
W1/2 SW1/4 SE1/4
SECTION 3
T1S, R1W, U.M.
S89°58'02"E 659.54



MILLER SUB

LOT 1 LOT 2

PATTERSON ("F") ROAD

(BOOK 1429 PAGE 578)

S1/4 CORNER SECTION 3 T1S, R1W, U.M.

N89°58'02"W 329.78

N 00°00'20" W 40.00

81.81 N89°58'02"W 115.26

N89°58'02"W 214.50

S89°58'02"E 1319.08 (BASIS OF BEARINGS FROM PLAT OF DEWEY SUB.)

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 ALL EXTERIOR BOUNDARY MONUMENTS TO BE SET IN CONCRETE.
- ◆ MESA COUNTY SURVEY MARKER

NOTE: Only one access will be allowed on Patterson Road for a shared access for Lots 1 & 2 Vostatek Minor Subdivision.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

VOSTATEK MINOR SUBDIVISION
FINAL PLAT
SITUATED IN THE W1/2 SW1/4 SE1/4 SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.

FOR: VOSTATEK	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB EG
SCALE: 1 IN = 20 FT		DRAWN BY: MEM
DATE: 4/8/98		ACAD ID: VMFIN
		SHEET NO.
		FILE: 97287.6