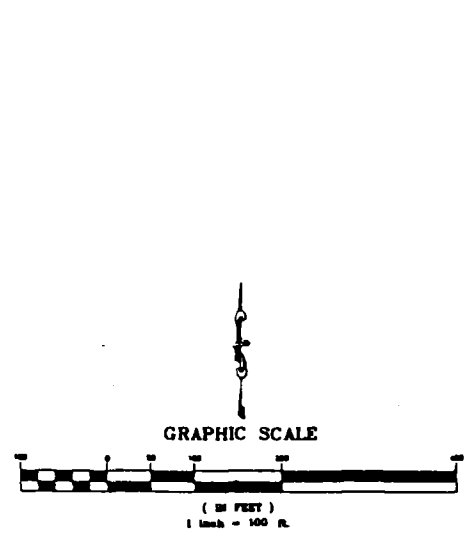
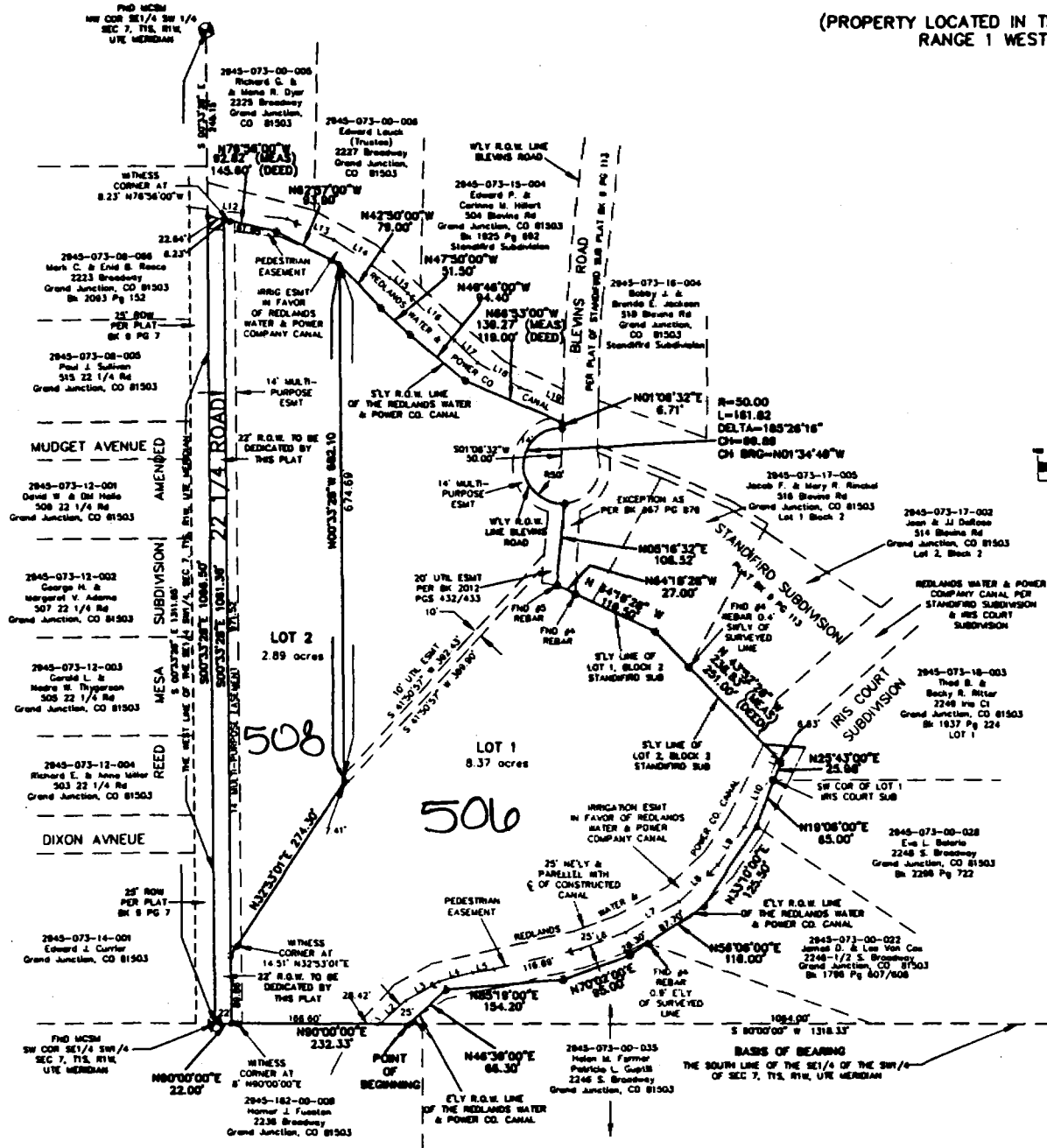


RSF-2
TCP 500
SIF-292-
Census-140
Traffic-90

KRAUSE SUBDIVISION

(PROPERTY LOCATED IN THE E 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO)



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT: ROBERT B. BOYD LIVING TRUST IS THE OWNER OF THE REAL PROPERTY LOCATED WITHIN THE SE 1/4 SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, AS DESCRIBED IN BOOK 1107, PAGE 593 OF THE RECORDS OF THE MESA COUNTY CLERK & RECORDERS OFFICE & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, WHENCE THE SOUTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 7, BEARS S90°00'00"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S90°00'00"W ALONG THE SOUTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 7, A DISTANCE OF 1064.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE REDLANDS WATER & POWER COMPANY CANAL, THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;
THENCE NORTHEASTERLY, EASTERLY & NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY OF THE REDLANDS WATER & POWER COMPANY CANAL THE FOLLOWING SEVEN (7) COURSES:
1) N46°39'00"E, A DISTANCE OF 68.30 FEET;
2) N85°19'00"E, A DISTANCE OF 154.20 FEET;
3) N70°02'00"E, A DISTANCE OF 95.00 FEET;
4) N56°06'00"E, A DISTANCE OF 116.00 FEET;
5) N33°10'00"E, A DISTANCE OF 125.50 FEET;
6) N19°06'00"E, A DISTANCE OF 85.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, IRIS COURT SUBDIVISION;
7) N25°43'00"E, ALONG THE WESTERLY LINE OF SAID LOT 1, IRIS COURT SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY OF SAID REDLANDS WATER & POWER COMPANY CANAL, A DISTANCE OF 25.98 FEET;
THENCE N43°32'28"W ALONG THE SOUTHERLY LINE OF LOTS 2 & 1, BLOCK 2 OF THE STANDFIRD SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 113, A DISTANCE OF 238.83 FEET;
THENCE N64°18'28"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, STANDFIRD SUBDIVISION, A DISTANCE OF 116.50 FEET;
THENCE N64°18'28"W ALONG THE EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 27.00 FEET;
THENCE N05°16'32"E, A DISTANCE OF 108.32 FEET TO THE RIGHT-OF-WAY OF BLEVINS ROAD AS PLATTED IN THE AFORE REFERENCED STANDFIRD SUBDIVISION;
THENCE ALONG A CURVE TO THE RIGHT FOR 161.82 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 185°26'16" AND A CHORD OF N01°34'49"W, 99.88 FEET;
THENCE N01°06'32"E, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BLEVINS ROAD, A DISTANCE OF 6.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE REDLANDS WATER & POWER COMPANY CANAL;
THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE REDLANDS WATER & POWER COMPANY CANAL THE FOLLOWING SIX (6) COURSES:
1) N66°53'00"W, A DISTANCE OF 139.27 FEET;
2) N49°48'00"W, A DISTANCE OF 94.40 FEET;
3) N47°50'00"W, A DISTANCE OF 51.50 FEET;
4) N42°50'00"W, A DISTANCE OF 79.00 FEET;
5) N62°37'00"W, A DISTANCE OF 93.90 FEET;
6) N76°50'00"W, A DISTANCE OF 92.82 FEET TO THE WEST LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 7;
THENCE S00°33'28"E, ALONG THE WESTERLY LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 7, A DISTANCE OF 1066.50 FEET TO THE SW CORNER SE 1/4 SW 1/4 OF SAID SECTION 7;
THENCE N90°00'00"E, ALONG THE SOUTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 7, A DISTANCE OF 254.33 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 11.79 ACRES AS DESCRIBED.

LOT SUMMARY

LOT 1 =	2.89 ACRES	24.51%
LOT 2 =	8.37 ACRES	70.99%
22 1/4 ROAD ROW =	0.53 ACRES	4.50%
TOTAL =	11.79 ACRES	100%

- LEGEND**
- ⊙ DENOTES MCSM FOUND OR AS NOTED
 - DENOTES FOUND REBAR AS NOTED
 - ⊙ DENOTES SET NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320 SET IN CONCRETE

THAT SAID OWNER HAS CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS KRAUSE SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO. THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART SAID REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT OF KRAUSE SUBDIVISION AS FOLLOWS:
ALL STREETS AND RIGHTS-OF-WAY TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.
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, STREET TREES AND GRADE STRUCTURES.
ALL UTILITY EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF 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 AND TELEPHONE LINES.
ALL PEDESTRIAN EASEMENTS TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR THE GENERAL PUBLIC FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WALKWAY AND EGRESS FOR PEDESTRIANS AND OTHER NON-MOTORIZED FORMS OF TRANSPORTATION FOR COMMUTING AND RECREATIONAL PURPOSES.
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, AND IN DRAINAGE AND DETENTION EASEMENTS, THE RIGHT TO MAINTAIN, 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 SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERRECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.
ALL EASEMENTS LABELED AS IRRIGATION EASEMENTS TO THE REDLANDS WATER & POWER COMPANY FOR THE TRANSMISSION OF IRRIGATION WATER AS SUCH USE AS HISTORICALLY OCCURRED; PROVIDED, HOWEVER THAT THE USE OF SAID IRRIGATION EASEMENTS SHALL NOT BE ALTERED, ENLARGED OR EXPANDED BEYOND THE HISTORICAL USE SHOULD THE SAME HINDER OR OBSTRUCT THE USE BY THE GENERAL PUBLIC OF THE PEDESTRIAN EASEMENTS HEREBY DEDICATED.

IN WITNESS WHEREOF SAID OWNER, ROBERT B. BOYD LIVING TRUST HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 12th DAY OF May, A.D. 1999.
Robert B. Boyd - Living Trust
ROBERT B. BOYD LIVING TRUST FOR THE LIVING TRUST

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, A.D. 1999, BY ROBERT B. BOYD LIVING TRUST FOR THE LIVING TRUST.
WITNESS MY HAND AND OFFICIAL SEAL *Robert L. Callaway*
MY COMMISSION EXPIRES: 1/1/2000

ROBERT L. CALLAWAY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 01/01/2000

LINE TABLE

LINE	LENGTH	BEARING
L1	0.55	N28°21'36"E
L2	43.12	N48°41'18"E
L3	49.84	N60°30'52"E
L4	45.43	N73°21'18"E
L5	28.79	N81°31'02"E
L6	43.77	N87°28'18"E
L7	80.28	N90°28'17"E
L8	70.76	N86°32'38"E
L9	60.80	N84°38'33"E
L10	96.66	N73°24'16"E
L11	1.50	N23°32'36"E
L12	154.83	S84°32'36"E
L13	88.14	S84°32'36"E
L14	88.10	S53°44'37"E
L15	30.76	S48°48'32"E
L16	88.03	S44°27'21"E
L17	41.69	S46°08'21"E
L18	63.64	S52°38'25"E
L19	81.92	S48°31'38"E

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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CITY OF GRAND JUNCTION APPROVAL
STATE OF COLORADO } ss
COUNTY OF MESA }
THIS PLAT OF KRAUSE SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 12th DAY OF May, A.D. 1999.
Gene Kemsley
CITY MANAGER

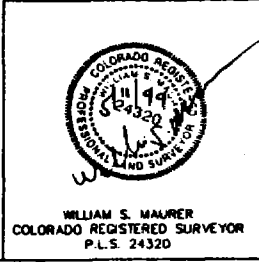
CLERK AND RECORDS CERTIFICATE
STATE OF COLORADO } ss
COUNTY OF MESA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 O'CLOCK 12th DAY OF May, A.D. 1999 AND WAS DULY RECORDED AS RECEPTION NUMBER 1999-0510 IN PLAT BOOK 17 AT PAGE 18 THRU INCLUSIVE. FEE \$10.00 + 1.00

CLERK AND RECORDER
DEPUTY

AT SUCH TIME AS SEWER IS AVAILABLE (AS DEFINED BY THE CITY OF GRAND JUNCTION) IN BLEVINS ROAD OR 22 1/4 ROAD, THAT IS WITHIN 400 FEET OF ANY PORTION OF EITHER LOT 1 OR LOT 2 OF THE KRAUSE SUBDIVISION, THE THEN OWNER(S) SHALL CAUSE EACH DWELLING OR OTHER HABITABLE STRUCTURE ON SAID LOTS 1 AND 2 TO BE CONNECTED TO SUCH SEWER IN ACCORDANCE WITH THE THEN APPLICABLE CITY REQUIREMENTS.
BEFORE A BUILDING PERMIT IS ISSUED FOR ANY STRUCTURES CONSTRUCTED ON LOT 2, COMPLETE BUILDING PLANS AND SPECIFICATIONS SHOWING A REQUIRED FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE FIRE DEPARTMENT, FOR THEIR REVIEW AND APPROVAL.

BASIS OF BEARING:
THE SOUTH LINE OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN IS ASSUMED TO BEAR N90°00'00"E.

SURVEYOR'S CERTIFICATION
I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF KRAUSE SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLAT SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.
William S. Maurer
WILLIAM S. MAURER PLS No. 24320



KRAUSE SUBDIVISION
GRAND JUNCTION, CO.

PROPERTY LOCATED IN THE E 1/2 OF THE SW 1/4 OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

AES APPLIED EARTH SCIENCES
737 Horizon Drive, Suite 204
Grand Junction, CO. 81506
Ph: (970) 248-3888
Fax: (970) 248-8088

DATE: FEB 1999 SURVEYED BY: JW, EC CHECKED BY: WSM
REVISION: JOB NO.: 99001 SCALE: 1"=100' SHEET 1 OF 1