

REPLAT OF LOTS 26 AND 35, POMONA PARK  
 NW1/4 SE1/4 SEC. 33, T. 1 N., R. 1 W., UTE P.M.  
 MESA COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Vineyard Christian Fellowship of Grand Junction, CO., Inc., being the sole owner in fee simple of all of the property platted hereon as described in the instrument recorded in Book 2435, Pages 421-422, in the office of the Mesa County Clerk and Recorder in a portion of the NW1/4 of the SE1/4 of Section 33, Township 1 North, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado does hereby plat said real property under the name and style of Replat of Lots 26 and 35, Pomona Park in accordance with the Plat shown hereon.

Description of Lots 26 and 35, Pomona Park

Lots 26 and 35 of Pomona Park in Mesa County, Colorado as recorded in the office of the Clerk and Recorder of said Mesa County in Book 2435 at Pages 421-422 being more particularly described as follows:

A tract of land situated in the NW1/4 of the SE1/4 of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado described as follows:  
 Beginning at the southwest corner of Lot 35 Pomona Park whence the CS1/16 corner of said Section 33 bears N 89° 54' 15" W, 25.02 feet;

1. Thence N 00° 03' 17" W, 434.16 feet northerly along the west line of said Lot 35;
2. Thence S 89° 54' 31" E, 14.56 feet;
3. Thence N 00° 01' 54" W, 300.34 feet;
4. Thence N 04° 04' 52" E, 150.05 feet;
5. Thence S 89° 53' 42" E, 100.15 feet;
6. Thence N 00° 04' 00" E, 150.00 feet;
7. Thence N 23° 19' 13" W, 108.98 feet;
8. Thence N 00° 05' 05" E, 159.28 feet to the north line of said Lot 26;
9. Thence S 89° 53' 00" E, 550.34 feet along the north line of said Lot 26;
10. Thence S 00° 05' 27" E, 1293.25 feet along the east line of said Lots 26 and 35;
11. Thence N 89° 54' 15" W, 634.47 feet to the point of beginning.

Said tract of land as described above contains 17.680 acres more or less.

That said owner has caused the real property to be laid out and platted as the Replat of Lots 26 and 35, Pomona Park a Resubdivision of a part of the City of Grand Junction and that said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. A 44 foot access easement, lying 22 feet each side of the lot line common to Lots 26 and 35 as shown hereon to the owners of Lots 26 and 35. Said access easement shall include the right of ingress and egress on, along, over, under, 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 easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of Lots 26 and 35 hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement;
2. Labeled Rights-of-Way to the City of Grand Junction for the use of the public forever;
3. Sanitary sewer easement to the City of Grand Junction for the use of a public sanitary sewer line as a perpetual easement for the installation, operation, maintenance and repair of a sanitary sewer line and appurtenances thereto.
4. Drainage easement for the use of conveying runoff water which originates within the area hereby platted or from upstream areas, though natural or manmade facilities above or below ground.
5. All Multi-Purpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

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 Retention/Retention easements, the right to dredge; 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 erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, I hereunto set my hand this 17 day of Nov. A.D., 1999.

VINEYARD CHRISTIAN FELLOWSHIP OF GRAND JUNCTION, CO., INC.  
 Dan Cox  
 President

ACKNOWLEDGEMENT OF OWNERSHIP

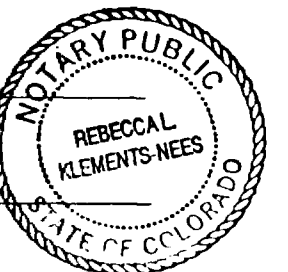
State of Colorado } ss  
 County of Mesa }

On this 17th day of November A.D., 1999, before me, the undersigned officer, personally appeared Dan Cox, and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10-9-03

Rebecca Klements-Hees  
 Notary Public



CITY APPROVAL

The Replat of Lots 26 and 35, Pomona Park is approved and accepted this

14th day of December A.D., 1999.

Shari Klemm  
 City Manager

Gene Hensley  
 President of the City of Grand Junction City Council

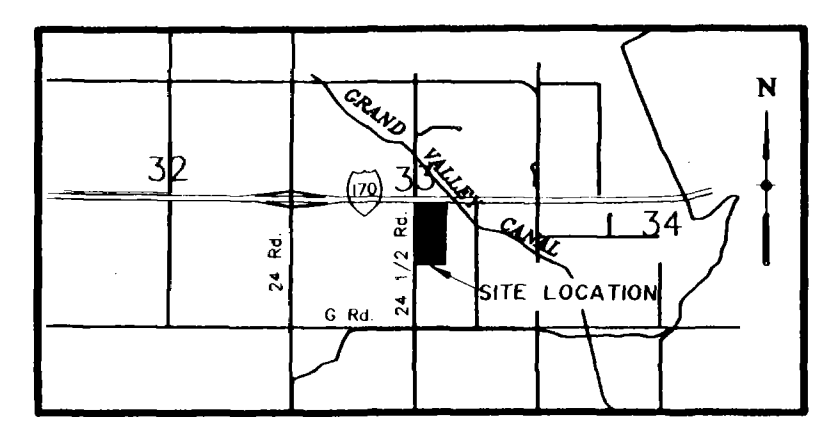
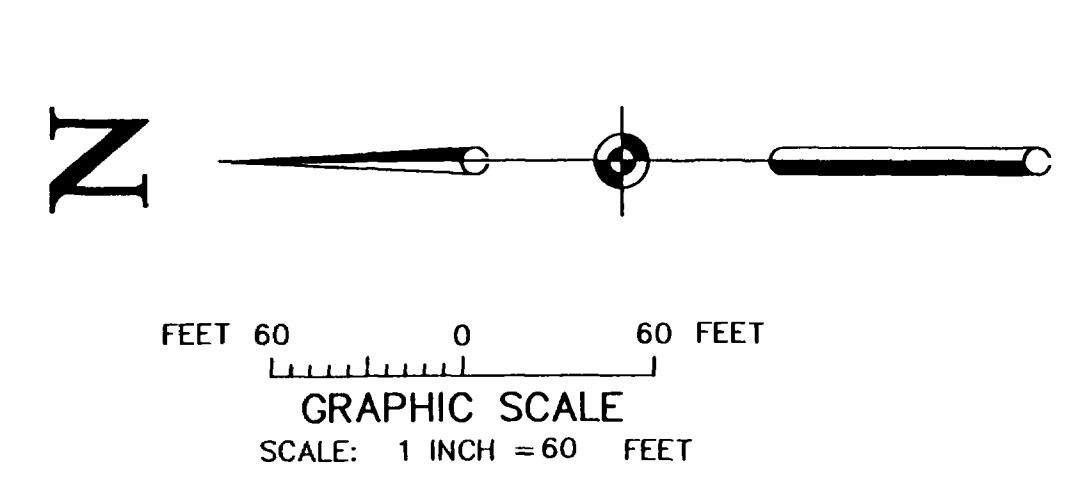
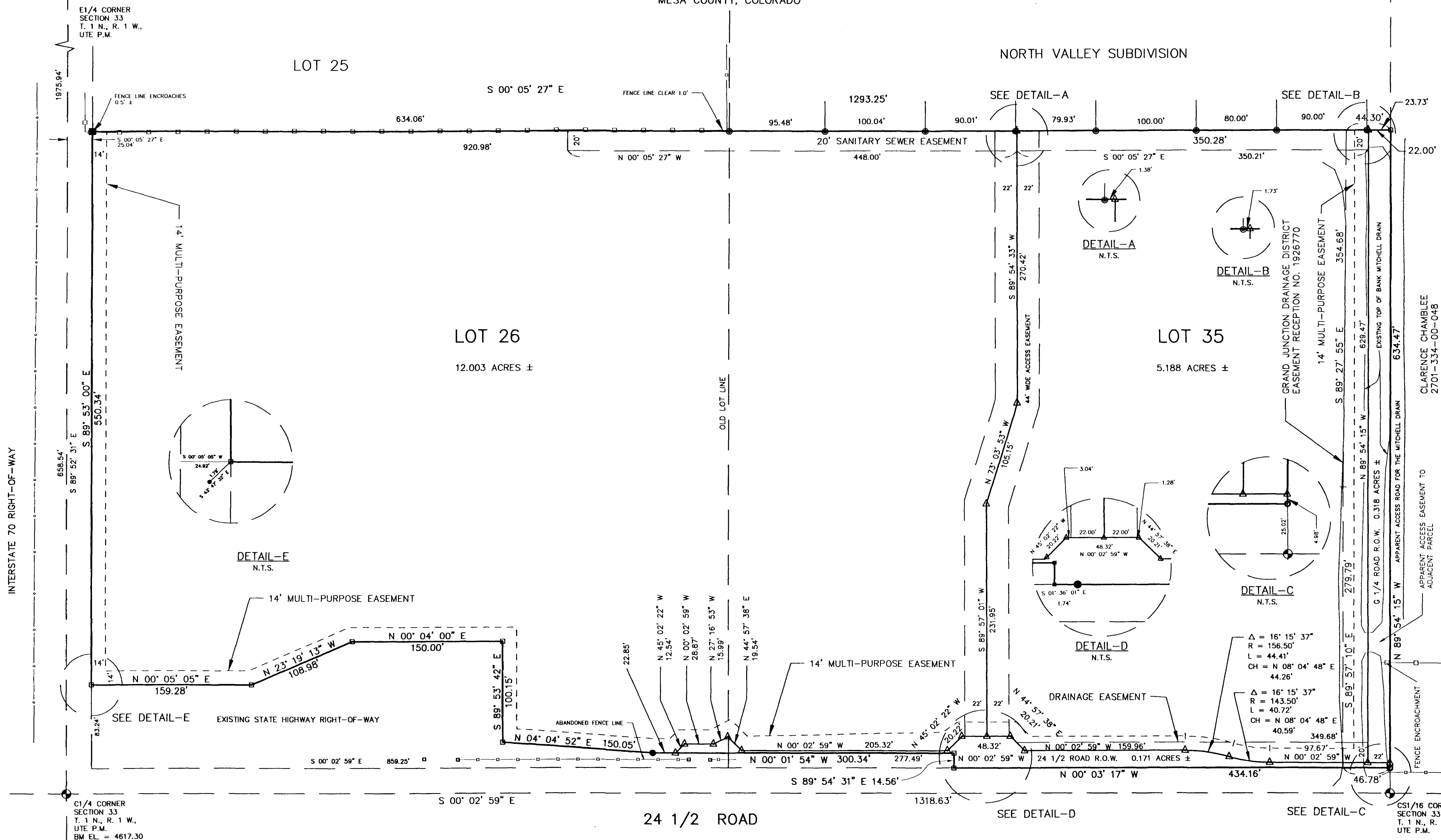
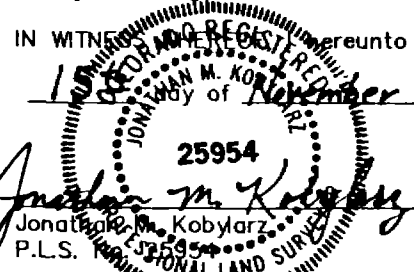
SURVEYOR'S CERTIFICATE

I, Jonathan M. Kobylarz, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the Replat of Lots 26 and 35, Pomona Park as shown hereon has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey conducted under my direct supervision. This survey complies with applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this

15th day of November A.D., 1999.

Jonathan M. Kobylarz  
 Professional Land Surveyor  
 P.L.S. No. 25954



**LEGEND**

- FENCE
- INTERSTATE R-O-W FENCE
- GATE POST
- PROPERTY LINE
- ⊕ MESA COUNTY SURVEY MONUMENT
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS 16413
- △ SET 1 1/2 INCH ALUMINUM CAP ON 5/8 INCH DIA. REBAR L.S. 25954
- ⊙ FOUND 5/8" REBAR WITH 2 INCH ALUMINUM CAP LS 18469
- FOUND 5/8" REBAR WITH MELTED CAP
- FOUND 5/8" BARE REBAR

**AREA SUMMARY**

LOTS = 17.191 ACRES±  
 + R.O.W. = 0.489 ACRES±  
 TOTAL = 17.680 ACRES±

- NOTES:**
1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
  2. BASIS OF BEARINGS: The line between the southeast corner and the southwest corner of Lot 35, Pomona Park as shown hereon is assumed to have a bearing of N 89° 54' 15" W with all other bearings shown hereon being relative thereto.
  3. BASIS OF BENCHMARKS: The C1/4 corner of Section 33, T. 1 N., R. 1 W., Ute P.M., being a Mesa County Survey Marker, has an elevation of 4617.30 based on NAVD-88.
  4. Legal description and research for assessments of record were provided by the client in Title commitment No. 27360 dated May 1, 1998.
  5. A right-of-way for the Pioneer Extension Ditch and rights incidental thereto, granted to the Pioneer Extension Ditch Company, as set forth in instrument recorded March 10th, 1885, in Book 14 at Page 67.
  6. The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises as reserved in United States Patent recorded April 11th, 1880, in Book 11 at Page 42.
  7. Terms, conditions and provisions of Ordinance Annexing Territory to the City of Grand Junction, recorded April 13th, 1995, in Book 2138 at Page 814.

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado } ss  
 County of Mesa }

I hereby certify that the Replat of Lots 26 and 35, Pomona Park was filed for record in the office of the County Clerk and Recorder of Mesa County at \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1999 in Book No. \_\_\_\_\_ Page No. \_\_\_\_\_ Reception No. \_\_\_\_\_

Mesa County Clerk and Recorder

Deputy

\$ Fee

DRAWN BY: F.J.B.  
 CHECKED BY: J.M.K.

**BANNER**  
 BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • 19701 243-2242

REPLAT OF LOTS 26 AND 35, POMONA PARK  
 NW1/4 OF THE SE1/4, SEC. 33, T. 1 N., R. 1 W., UTE P.M.  
 MESA COUNTY, COLORADO

SCALE: 1" = 60'  
 JOB NO: 8382-18  
 DATE: 11-15-99  
 SHEET NO: 1 of 1  
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