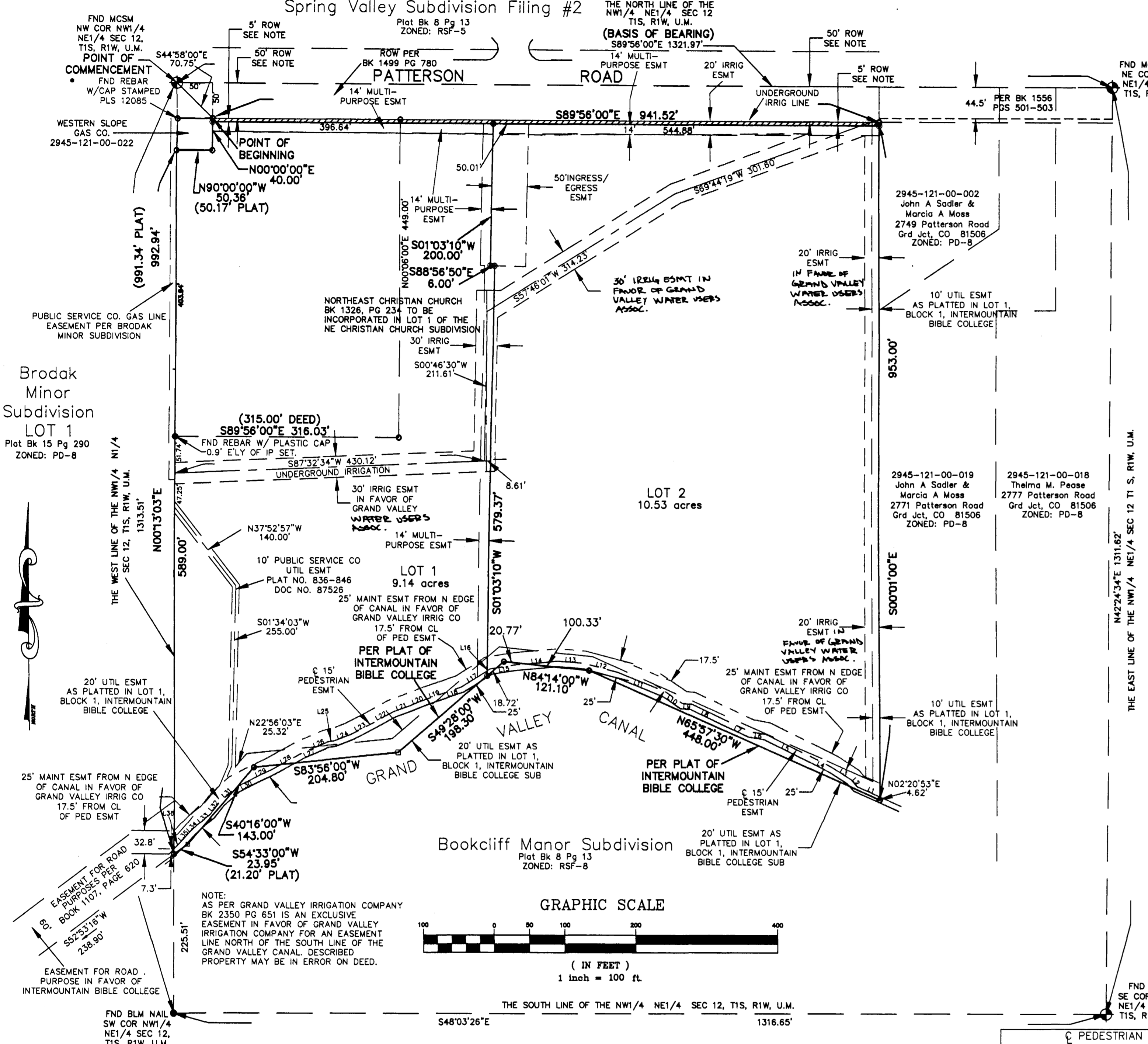


NE CHRISTIAN CHURCH SUBDIVISION

A REPLAT OF LOT 1, BLOCK 1 INTERMOUNTAIN BIBLE COLLEGE

A PART OF THE NW1/4 NE1/4 SECTION 12, T1S, R1W, U.M., MESA COUNTY, COLORADO

Spring Valley Subdivision Filing #2



DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT: THE NORTHEAST CHRISTIAN CHURCH OF GRAND JUNCTION, COLORADO, A COLORADO NONPROFIT CORPORATION, IS THE OWNER OF THE REAL PROPERTY SITUATED WITHIN THE NW1/4 NE1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO AS DESCRIBED IN BOOK 2482 PAGES 398-413 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE & BEING A PART OF LOT 1, BLOCK 1, INTERMOUNTAIN BIBLE COLLEGE SUBDIVISION. SAID INTERMOUNTAIN BIBLE COLLEGE SUBDIVISION BEING OF RECORD AT THE MESA COUNTY CLERK AND RECORDERS OFFICE IN PLAT BOOK 11, PAGE 157. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW1/4 NE1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, THENCE THE NORTH LINE OF THE NW1/4 NE1/4 OF SAID SECTION 12 BEARS S89°56'00"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S44°58'00"E, A DISTANCE OF 70.75 FEET TO THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED; THENCE S89°56'00"E, A DISTANCE OF 941.51 FEET; THENCE S00°01'00"E, A DISTANCE OF 958.00 FEET TO THE NORTHERLY BANK OF THE GRAND VALLEY CANAL; THENCE WESTERLY ALONG THE NORTHERLY BANK OF THE GRAND VALLEY CANAL THE FOLLOWING SIX COURSES:

1. N65°57'30"W, A DISTANCE OF 448.00 FEET;
2. N84°14'00"W, A DISTANCE OF 121.10 FEET;
3. S49°28'00"W, A DISTANCE OF 198.30 FEET;
4. S83°56'00"W, A DISTANCE OF 204.80 FEET;
5. S40°16'00"W, A DISTANCE OF 143.00 FEET;
6. S54°33'00"W, A DISTANCE OF 23.95 FEET TO THE WEST LINE OF THE NW1/4 NE1/4 OF SAID SECTION 12;

THENCE N00°13'03"E ALONG THE WEST LINE OF THE NW1/4 NE1/4 OF SAID SECTION 12, A DISTANCE OF 992.94 FEET; THENCE N90°00'00"E, A DISTANCE OF 50.36 FEET; THENCE N00°00'00"E, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 19.78 ACRES AS DESCRIBED. SAID PARCEL SUBJECT TO ROADS AND EASEMENT OF RECORD.

THAT SAID OWNER HAS CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS NE CHRISTIAN CHURCH 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 NE CHRISTIAN CHURCH SUBDIVISION.

ALL STREETS AND RIGHTS-OF-WAY TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.
 ALL MULTI-PURPOSE EASEMENT 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 IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY ASSOCIATION) OF THE LOTS AND TRACTS HEREBY PLATTED AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS.

ALL PEDESTRIAN EASEMENTS AS A PERPETUAL NON-EXCLUSIVE EASEMENT TO THE CITY OF GRAND JUNCTION FOR THE USE BY THE GENERAL PUBLIC FOR INGRESS AND EGRESS FOR BICYCLING, WALKING AND OTHER ACCESS; PROVIDED HOWEVER, THAT NO MOTORIZED USE BY THE PUBLIC IS AUTHORIZED HEREBY, BUT THE CITY OF GRAND JUNCTION SHALL HAVE ACCESS BY MOTORIZED MAINTENANCE VEHICLES AND EQUIPMENT FOR THE PURPOSE OF MAINTAINING ITS EASEMENT.

ALL CANAL EASEMENTS TO THE GRAND VALLEY IRRIGATION COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF GRAND VALLEY IRRIGATION COMPANY IRRIGATION FACILITIES AND SHALL BE A NON-EXCLUSIVE EASEMENT FOR MAINTENANCE PURPOSES ONLY.

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 GUEST, 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 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 ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

IN WITNESS WHEREOF SAID OWNER, NORTHEAST CHRISTIAN CHURCH OF GRAND JUNCTION, COLORADO, A COLORADO NONPROFIT CORPORATION, HAS CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 30th DAY OF November, A.D., 1999.

BY: Northeast Christian Church/Chris [Signature] OF THE NORTHEAST CHRISTIAN CHURCH OF GRAND JUNCTION, COLORADO, A COLORADO NONPROFIT CORPORATION

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
 COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF November, A.D., 1999
 BY: Northeast Christian Church/Chris [Signature] FOR NORTHEAST CHRISTIAN CHURCH OF GRAND JUNCTION, COLORADO, A COLORADO NONPROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL Aubrey J. Carlos MY COMMISSION EXPIRES: 3-11-02

CLERK AND RECORD'S CERTIFICATE
 STATE OF COLORADO } ss
 COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:51 P.M. 21st DAY OF January, A.D., 2000 AND WAS DULY RECORDED AS RECEPTION NUMBER 1936383 IN PLAT BOOK 17 AT PAGE 264 THRU INCLUSIVE. FEE 10.00

CLERK AND RECORDER DEPUTY
 CITY OF GRAND JUNCTION APPROVAL
 STATE OF COLORADO } ss
 COUNTY OF MESA

THIS PLAT OF NE CHRISTIAN CHURCH SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 13th DAY OF January, A.D., 2000
Shirley [Signature] CITY MANAGER Gene [Signature] MAYOR

BASIS OF BEARING:
 ASSUME THE NORTH LINE OF THE NW1/4 NE1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N89°56'00"E. AS PER PLAT OF INTERMOUNTAIN BIBLE COLLEGE SUBDIVISION, PLAT BOOK 11, PAGE 157.

LOT SUMMARY

LOT 1	= 9.14 AC 46.36%
LOT 2	= 10.53 AC 53.08%
ROW PATTERSON	= 0.11 AC 00.56%
TOTAL	= 19.78 AC 100%

PEDESTRIAN ESMT LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.91	S68°05'28"E	L19	21.51	N71°03'45"E
L2	12.32	S40°24'50"E	L20	28.14	N68°14'14"E
L3	31.69	S57°07'24"E	L21	24.99	N69°49'10"E
L4	41.75	S63°01'59"E	L22	33.60	N60°42'56"E
L5	62.63	S63°37'29"E	L23	34.02	N62°35'13"E
L6	22.35	S80°21'21"E	L24	25.12	N68°32'28"E
L7	33.96	S65°01'29"E	L25	10.31	N81°23'48"E
L8	56.38	S64°26'04"E	L26	20.82	N66°29'57"E
L9	13.85	S84°14'17"E	L27	19.50	N85°55'57"E
L10	29.08	S85°34'37"E	L28	46.51	N81°08'36"E
L11	71.83	S67°40'45"E	L29	32.06	N63°56'46"E
L12	48.59	S75°14'07"E	L30	24.27	N62°39'09"E
L13	37.27	S84°59'19"E	L31	31.32	N47°43'02"E
L14	61.01	N84°37'50"E	L32	21.91	N37°20'07"E
L15	36.21	N80°54'58"E	L33	23.58	N50°40'13"E
L16	7.94	N55°17'09"E	L34	15.96	N45°33'33"E
L17	40.66	N57°43'52"E	L35	17.38	N41°50'09"E
L18	28.77	N71°13'57"E	L36	13.92	N44°17'55"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.

- LEGEND**
- ⊕ DENOTES FOUND MCSM AS NOTED
 - DENOTES FOUND #5 REBAR W/CAP STAMPED AES PLS 24320 UNLESS OTHERWISE NOTED
 - ⊙ DENOTES #5 REBAR STAMPED AES 24320 SET IN CONCRETE
 - DENOTES FOUND BLM MARKER AS NOTED
 - DENOTES COMPUTED POSITION (NOTHING SET)

SURVEYOR'S CERTIFICATION
 I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF NE CHRISTIAN CHURCH 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 11/24/99
 WILLIAM S. MAURER DATE

LIENHOLDERS RATIFICATION OF PLAT
 THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF NE CHRISTIAN CHURCH SUBDIVISION. SIGNED THIS 28th DAY OF December, 1999.
David Pace - President - Christian Church Extension Foundation
 BY: CHRISTIAN CHURCH EXTENSION FOUNDATION, A COLORADO NONPROFIT CORPORATION

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
 COUNTY OF MESA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY David Pace 28th DAY OF December, A.D., 1999
 BY: David Pace
 WITNESS MY HAND AND OFFICIAL SEAL Phonda J. Edwards
 MY COMMISSION EXPIRES: Sept. 20, 2001

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
 COUNTY OF MESA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY William S. Maurer 24th DAY OF November, A.D., 1999.
 BY: William S. Maurer
 WITNESS MY HAND AND OFFICIAL SEAL Aubrey J. Carlos
 MY COMMISSION EXPIRES: 3-11-02

NE CHRISTIAN CHURCH SUBDIVISION
 GRAND JUNCTION, COLORADO

LOT 1, BLOCK 1, INTERMOUNTAIN BIBLE COLLEGE
 WITHIN THE NW1/4 NE1/4 SEC 12, T1S, R1W, U.M.
 MESA COUNTY, COLORADO

WILLIAM S. MAURER
 COLORADO REGISTERED SURVEYOR
 P.L.S. 24320

Earth Sciences, Inc.
 PROFESSIONAL LAND SURVEYORS
 734 Main Street
 Grand Junction, CO. 81501
 Ph: (970) 248-3559
 Fax: (970) 248-9069

DATE: 9/99	SURVEYED BY: EG	CHECKED BY: WSM
REVISION:	JOB NO.: 99039	SCALE: 1"=100'
		SHEET 1 OF 1