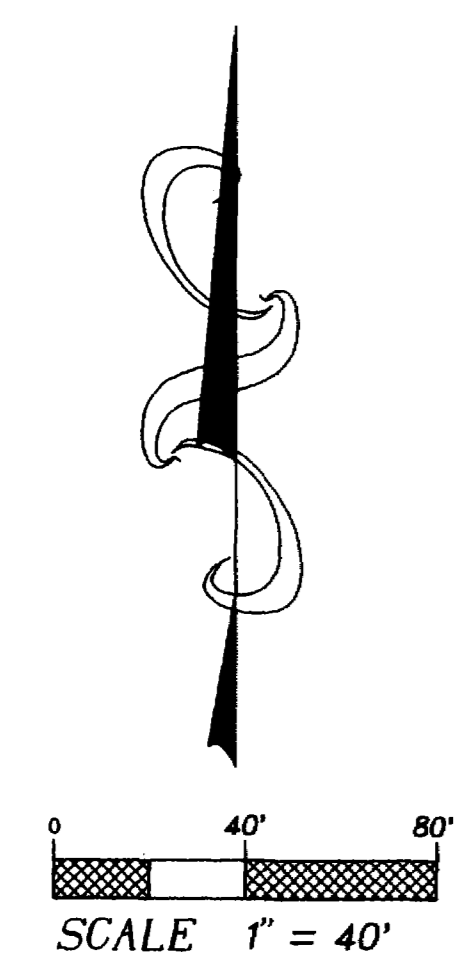


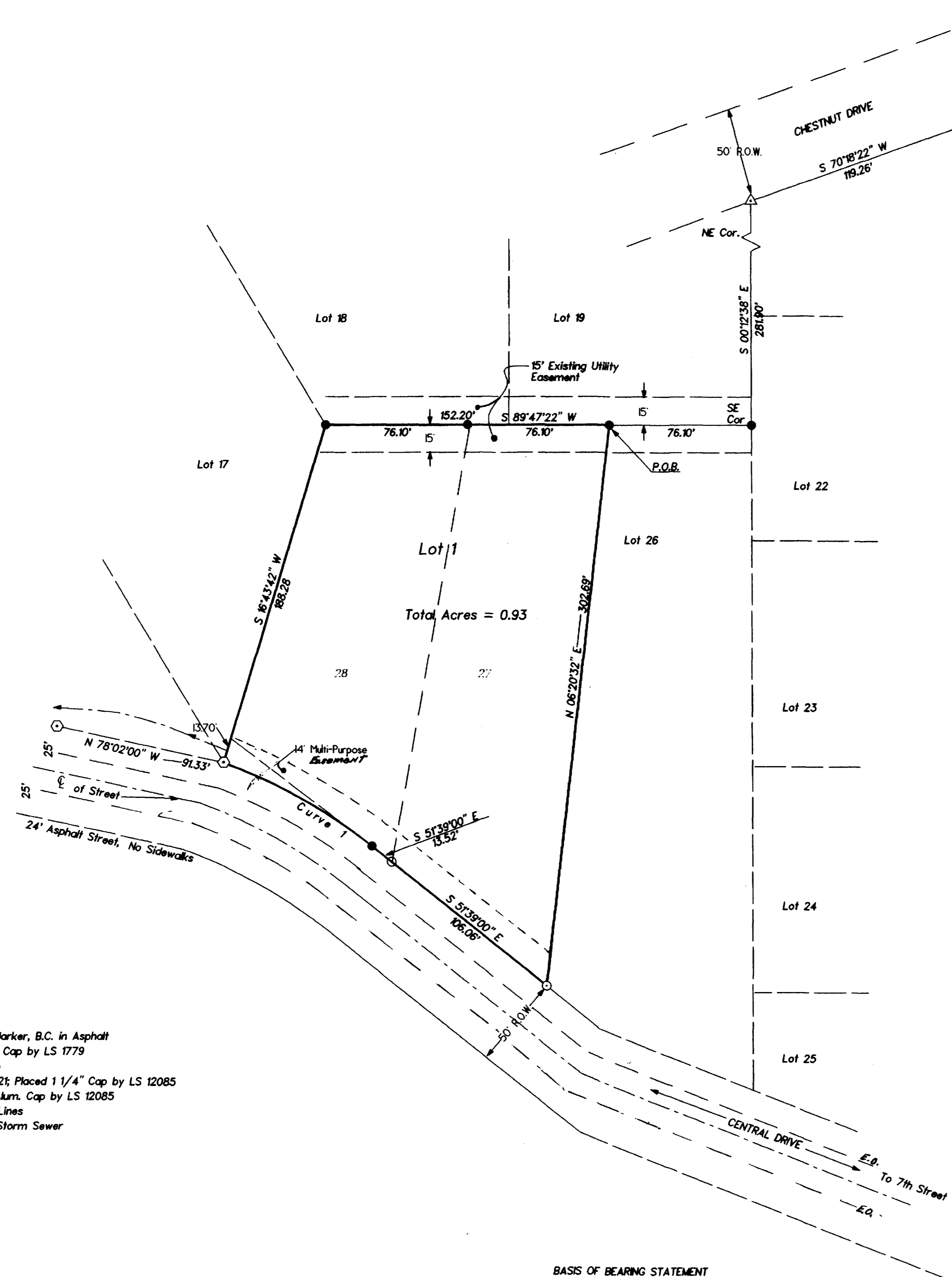
BINDER MINOR SUBDIVISION

A REPLAT LOTS 27 & 28 ROLLING ACRES SUBDIVISION



Curve Data C-1
Delta = 18°26'31"
Radius = 285.36'
Arc = 91.85'
Chord = S 59°58'08" E - 91.45'

- LEGEND**
- ⊕ Found Mesa County Survey Marker, B.C. in Asphalt
 - Found 5/8" Rebar w/Plastic Cap by LS 1779
 - △ Found Original Rebar; No Cap
 - Found 5/8" Rebar by LS 1122; Placed 1 1/4" Cap by LS 12085
 - Set 5/8" Rebar w/ 1 1/2" Alum. Cap by LS 12085
 - Easement Lines
 - - - - - Flow Line Storm Sewer



BASIS OF BEARING STATEMENT
Basis of Bearing taken from Rolling Acres Subdivision, where the East line of the NE 1/4 SW 1/4 of Section 35, T.1 N., R.1 W., U.M. shows to Run South from the Center 1/4 corner of said Sec. 35 to the Center S 1/16 corner, both corners are Mesa County Brass Caps in the Center of 26 1/2 Rd.

NOTICE
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you 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.

Ctr. 1/4 Corner
Sec. 35
T. 1 N., R. 1 W., U.M.
M.C.S.M. No. 1268

Ctr. S 1/16 Cor.
Sec. 35
T. 1 N., R. 1 W.,
U.M.
M.C.S.M. No. 1550



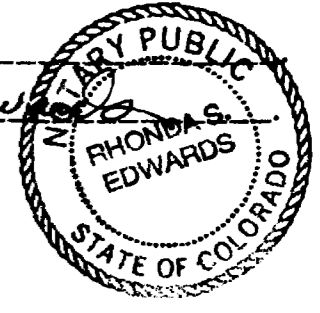
SURVEYOR'S CERTIFICATE
I, Thomas H. Moore, do hereby certify that the accompanying plat, BINDER MINOR SUBDIVISION, A REPLAT OF LOTS 27 & 28 OF THE ROLLING ACRES SUBDIVISION, Subdivision in part of the City of Grand Junction Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Codes of the City of Grand Junction and of applicable State laws and regulations.
Thomas H. Moore
THOMAS H. MOORE, RLS No. 12085
DATE: 5/1/00

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That the undersigned Matthew B. Binder and Karen S. Binder as Joint Tenants, are the owners of real property as described in Book 2418, Page 910 and Book 1832, Page 554 as described in the records in the Mesa County Clerk and Recorders office, as Lot 28 & Lot 27, both in the Rolling Acres Subdivision situated in the SW 1/4 of Section 35, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
Commencing at the Center 1/4 corner of Section 35, T.1 N., R.1 W., Ute Meridian and considering the East line of the NE 1/4 SW 1/4 of said Section 35 to bear South to the Center South 1/16 corner, where both are Mesa County Brass Caps, and where all bearings contained herein are relative thereto, thence South 406.10 feet along said Section line to a Temporary point, thence S 89°29'22" W 99.72 feet to a found 5/8 Rebar in Concrete on the North line of Lot 20 of said Subdivision, thence S 70°18'22" W 119.26 feet to the NE corner of Lot 19 of said Subdivision, thence S 00°12'39" E 281.80 feet to the SE corner of said Lot 19, thence S 89°47'22" W 76.10 feet to the true Point of Beginning of the NE corner of Lot 27 of Rolling Acres Subdivision, thence S 89°47'22" W 152.20 feet to the NW corner of Lot 28 of said Subdivision, thence S 16°43'42" W 158.28 feet to the SW corner of said Lot 28 on the North Right-of-Way line of Central Drive, thence along the Arc of a Curve to the Right with a Radius of 285.36 feet (Chord bears S 59°58'08" E 91.45 feet), thence S 51°39'00" E 113.58 feet along said R.O.W. to the SE corner of said Lot 27, thence N 06°20'32" E 302.69 feet to the true Point of Beginning containing 0.93 Acres more or less.
That said owners have caused the said real property to be laid out and surveyed as BINDER MINOR SUBDIVISION, a REPLAT OF LOTS 27 & 28 ROLLING ACRES SUBDIVISION, a combining of said Lots 27 & 28 into one Lot, as LOT 1 of this Replat.
That said Owners hereby dedicate and sets apart real property as shown & labeled on the accompanying plat as follows:
All Multi-Purpose easements are hereby dedicated 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, drainage lines, telephones lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
All easements as shown will include the right of ingress and egress on along, over, under, and through and across by the beneficiaries their successors or assigns of Lot 1 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 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 owners have caused their name to be hereunto subscribed this 19th day of June AD 2000.
Matthew B. Binder
Karen S. Binder

STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 19th day of June AD 2000.

My commission expires September 20, 2001
Notary Public



LIENHOLDER STATEMENT
BANK OF AMERICA, as LIENHOLDER of record on the property described hereon as Lot 1 of the BINDER MINOR SUBDIVISION, A REPLAT OF LOTS 27 & 28 OF THE ROLLING ACRES SUBDIVISION, hereby ratifies and confirms the dedication set forth hereon and approves the recording of this plat.
2810 North Parkham Road
Richmond VA. 23294
BY: Beverly D. Cook DATE: 6/5/00

STATE OF VIRGINIA }
COUNTY OF }
The foregoing instrument was acknowledged before me this 15th day of June AD 2000.
My commission expires December 31, 2001
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA }
I here by certify that this instrument was filed in my office at 2:12 O'clock P.M. this 7th day of July AD, 2000 and is duly recorded as Reception Number 1956551
In plat Book 17 of Page 346 Drawer II-119.
Clerk and Recorder Deputy Fees \$10.00

CITY APPROVAL
This plat, BINDER MINOR SUBDIVISION, a REPLAT OF LOTS 27 & 28 OF ROLLING ACRES SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved
Accepted on this 20th day of June AD, 2000.
City Manager President of Council

No Covenants
BINDER MINOR SUBDIVISION
A Replat of Lots 27 & 28
Rolling Acres Subdivision
Combining of 2 Lots, Located in
Section 35, Township 1 North,
Range 1 West, Ute P.M., City of
Grand Junction, Colorado for Mat
& Karen Binder, 2644 Central Dr.,
Zoning RSF-2 June 2000