

MESA STATE COLLEGE FOUNDATION SUBDIVISION

A REPLAT OF PART OF BLOCK 2 OF HENDERSON HEIGHTS SUBDIVISION AMENDED
 WITHIN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF
 THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION:
 KNOW ALL MEN THESE BY PRESENTS:
 MESA STATE COLLEGE FOUNDATION IS THE OWNER OF THE REAL PROPERTY LOCATED WITHIN THE OF
 THAT PART OF BLOCK 2 OF THE AMENDED PLAT OF HENDERSON HEIGHTS SUBDIVISION, BEING A
 PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY,
 COLORADO, AS DESCRIBED IN BOOK 2689 AT PAGES 108/109 AND BOOK 2692 AT PAGES 791/792
 AND BOOK 5 PAGE 19 OF THE RECORDS OF THE MESA COUNTY CLERK & RECORDER'S OFFICE &
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE
 MERIDIAN, MESA COUNTY, COLORADO AND BEING A PART OF LOTS 1 THROUGH 7 AND LOTS 22
 THROUGH 34 OF BLOCK 2 OF THE AMENDED PLAT OF HENDERSON HEIGHTS SUBDIVISION. SAID
 PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 34 BLOCK 2 OF THE ABOVE REFERENCED
 HENDERSON HEIGHTS SUBDIVISION WHENCE THE WESTERLY LINE OF SAID HENDERSON HEIGHTS
 SUBDIVISION BEARS N 00°11'52"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
 THENCE N00°11'52"E ALONG THE WESTERLY LINE OF SAID HENDERSON HEIGHTS SUBDIVISION, A
 DISTANCE OF 160.73 FEET; THENCE S89°49'43"E, A DISTANCE OF 75.17 FEET; THENCE
 N00°11'43"W, A DISTANCE OF 35.18 FEET; THENCE S89°52'19"E, A DISTANCE OF 68.00 FEET;
 THENCE S00°01'25"E, A DISTANCE OF 21.93 FEET; THENCE S89°43'46"E, A DISTANCE OF 32.18
 FEET; THENCE S00°02'54"E, A DISTANCE OF 28.42 FEET; THENCE S00°15'23"W, A DISTANCE OF
 27.03 FEET; THENCE N89°56'13"E, A DISTANCE OF 34.53 FEET; THENCE N00°16'13"E, A DISTANCE
 OF 7.21 FEET; THENCE N 89°58'26" E A DISTANCE OF 15.42 FEET; THENCE N00°12'00"W, A
 DISTANCE OF 10.05 FEET; THENCE S89°53'39"E, A DISTANCE OF 100.05 FEET; THENCE
 S00°05'28"E, A DISTANCE OF 10.07 FEET; THENCE S00°06'42"E, A DISTANCE OF 125.38 FEET TO
 THE NORTHERLY RIGHT-OF-WAY LINE OF KENNEDY AVENUE; THENCE N89°56'17"W ALONG THE
 NORTHERLY RIGHT OF WAY LINE OF KENNEDY AVENUE, A DISTANCE OF 325.96 FEET TO THE POINT
 OF BEGINNING. SAID PARCEL CONTAINING 1.16 ACRES AS DESCRIBED.

THAT SAID OWNER HAS CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS MESA
 STATE COLLEGE FOUNDATION SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND
 JUNCTION, STATE OF COLORADO. THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART SAID
 REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT OF MESA STATE COLLEGE
 FOUNDATION SUBDIVISION AS FOLLOWS:

ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR
 THE USE OF THE PUBLIC FOREVER. BEFORE ACCEPTANCE OF A DEDICATION OF ANY STREET OR
 RIGHT-OF-WAY, THE CITY MAY REQUIRE PROOF OF ACCEPTABLE ENVIRONMENTAL CONDITION BY E.G.
 A "PHASE I" ENVIRONMENTAL AUDIT.

ALL UTILITY EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED:
 PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND
 REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, CABLE
 TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES,
 TELEPHONE LINES, EQUIVALENT OTHER PUBLIC PROVIDERS AND APPURTENANT FACILITIES.

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 OF SAID
 LOT OR TRACT OWNER(S), THEIR GUEST (S), AND INVITEE(S), AND ALSO FOR USE BY PUBLIC
 PROVIDERS AND UTILITIES, INCLUDING BUT NOT LIMITED TO, POSTAL SERVICE, TRASH COLLECTION,
 FIRE, POLICE AND EMERGENCY VEHICLES AND SERVICES. DEED OF CONVEYANCE RECORDED AT BOOK
 1292, PAGE 366. SUBJECT TO FURTHER CONDITIONS AND RESTRICTIONS AS MAY BE SET
 FORTH IN THAT INSTRUMENT.

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 MESA STATE COLLEGE FOUNDATION HAS CAUSED IT'S NAME TO
 BE HEREUNTO SUBSCRIBED THIS 13th DAY OF May A.D., 2002.

Erin Hale
 MESA STATE COLLEGE FOUNDATION

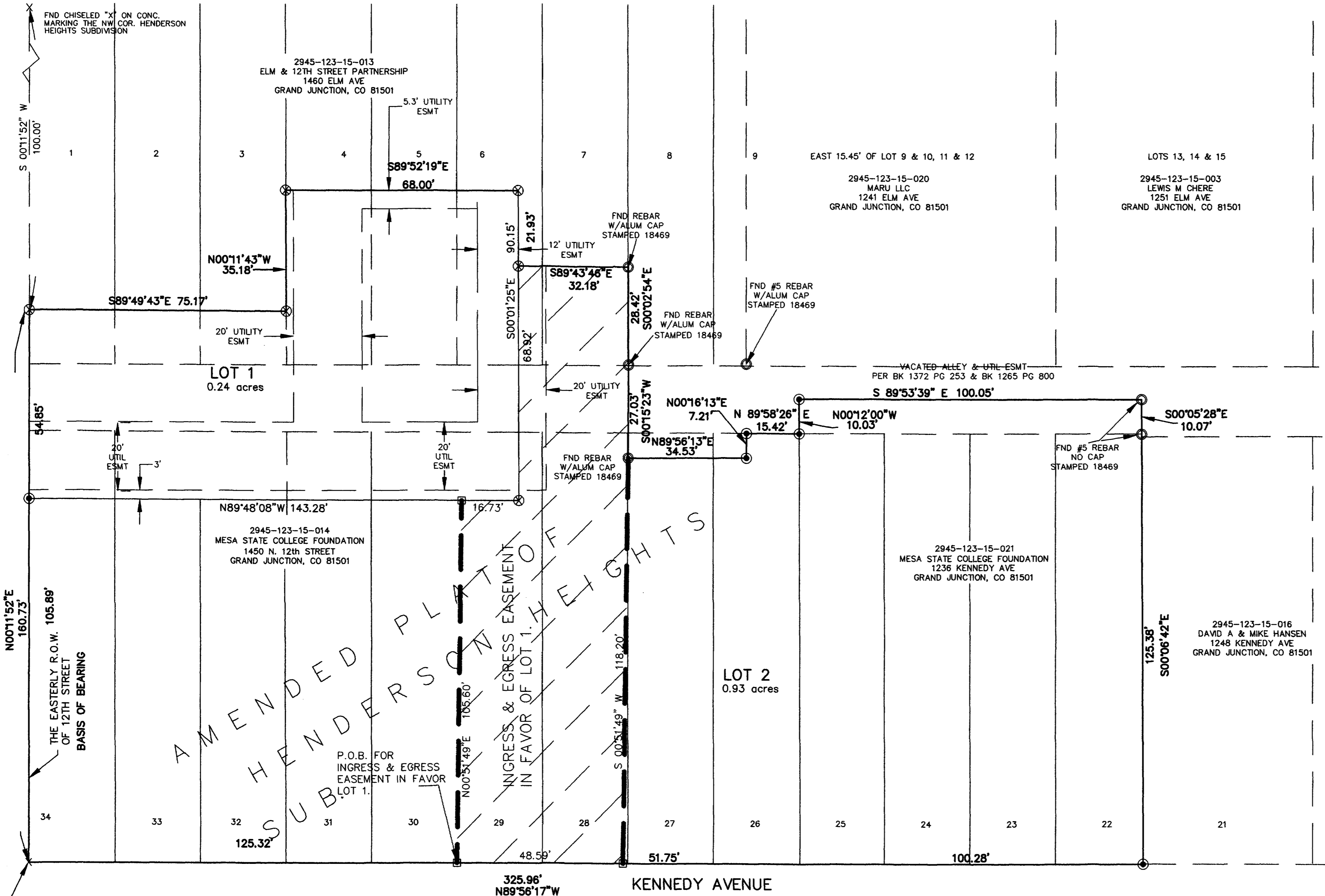
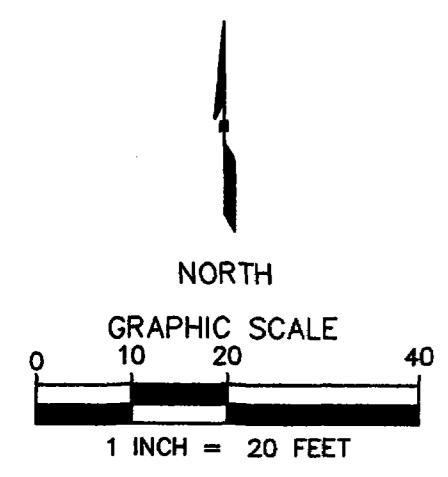
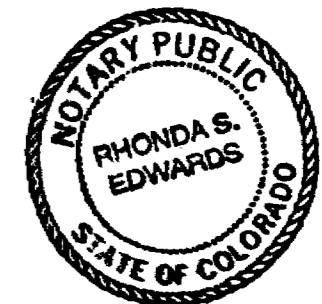
NOTARY CERTIFICATION

STATE OF COLORADO)
 COUNTY OF MESA) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF May
 A.D., 2002 BY: Rhonda S. Edwards, FOR THE MESA STATE COLLEGE FOUNDATION.

WITNESS MY HAND AND OFFICIAL SEAL *Rhonda S. Edwards*

MY COMMISSION EXPIRES: November 28, 2005



THE SW CORNER OF LOT
 34 HENDERSON HEIGHTS SUB.
 (THE POINT OF BEGINNING)
 (FND CHISELED "X" ON CONC.)
 FND CHISELED "X" ON CONC.
 MARKING THE SW COR. HENDERSON
 HEIGHTS SUBDIVISION

LEGEND

- DENOTES #5 REBAR STAMPED AES 24320 TO BE SET
- FOUND #5 REBAR W/ALUM CAP STAMPED LS 24321 (UNLESS OTHERWISE NOTED)
- ⊗ DENOTES "X" TO BE CHISELED ON CONCRETE
- × DENOTES FOUND CHISELED "X" ON CONCRETE

CLERK AND RECORD'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:31 O'CLOCK THIS 10th DAY OF May A.D., 2002 AND WAS DULY RECORDED AS RECEPTION NUMBER 20516672 IN PLAT BOOK 19 AT PAGE 10 THRU 11 INCLUSIVE. FEE 10

CLERK AND RECORDER _____ DEPUTY _____

CITY OF GRAND JUNCTION APPROVAL

STATE OF COLORADO)
 COUNTY OF MESA) ss

THIS PLAT OF MESA STATE COLLEGE FOUNDATION SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND

ACCEPTED THIS 13 DAY OF MAY A.D., 2002
David A. Vally CITY MANAGER
Candy Lynn Mary MAYOR

LOT SUMMARY

LOT 1 = 0.24 ACRES	20.51%
LOT 2 = 0.93 ACRES	79.49%
TOTAL = 1.16 ACRES	100%

SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF MESA STATE COLLEGE FOUNDATION 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

Feb 27, 2002
 DATE

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.

BASIS OF BEARING: THE WEST LINE OF THE AMENDED PLAT OF HENDERSON HEIGHTS SUBDIVISION BEING MARKED BY A FOUND CHISELED "X" LOCATED AT THE NW & SW CORNERS OF HENDERSON HEIGHTS SUB. IS ASSUMED TO BEAR N00°11'52"E.

PREPARED FOR: MESA STATE COLLEGE

MESA STATE COLLEGE FOUNDATION SUBDIVISION

A REPLAT OF A PART OF BLOCK 2 HENDERSON HEIGHTS SUB. AMENDED. WITHIN SEC 12, T1S, R1W, U.M. CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Earth Sciences, Inc. 1227 N. 23rd Street #103 Grand Junction, CO. 81501
 Ph: (970) 248-3559 Fax: (970) 248-9069

DATE: 12/00	SURVEYED BY: JW	CHECKED BY: WSM
REVISION:	JOB NO.: 20065	SCALE: 1"=20'
		SHEET 1 OF 1