

# REPLAT SPERBER LANE MINOR SUBDIVISION

## BASIS OF BEARINGS

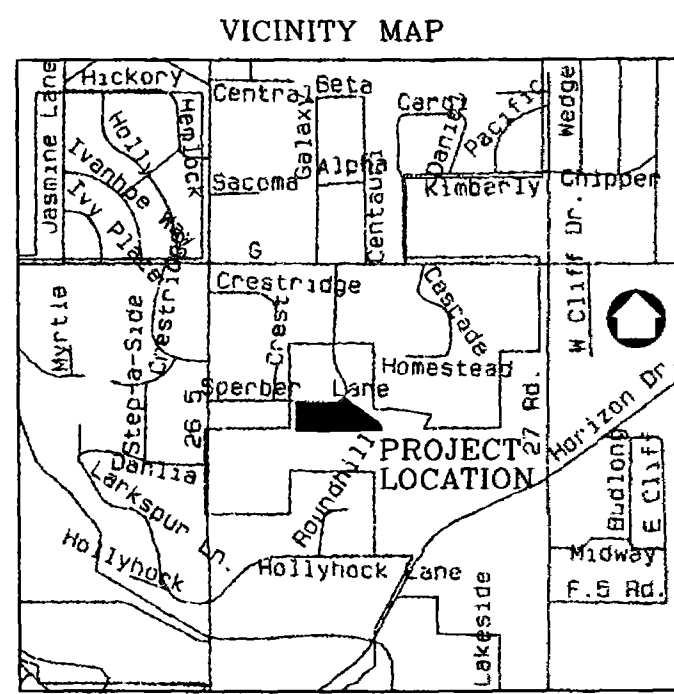
The bearings hereon are determined by observations on a bare #5 rebar in concrete at the point of curvature 29.18' N89°25'17"E from the northwest corner of a parcel recorded at Book 1977 Page 397 and a #5 rebar with aluminum cap LS 24306 at the northwest corner of Lot 1 of Sperber Lane Minor Subdivision in Section 2, Township 1 South, Range 1 West of the Ute Meridian. The bearing of this line is South 89°25'17" West.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a non-concurrent title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. s. 0090963 C dated March 27, 2003, 0090970 C dated March 25, 2003, and 0090971 C dated March 25, 2003.

## TITLE CERTIFICATION

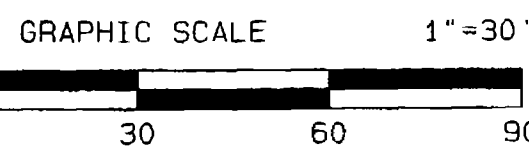
We, Abstract & Title Company of Mesa County, Inc. a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Alice Jessie Sperber, Vincent R. Gray, and Jean Carole Gray; That the current taxes have been paid; That all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: 6-25-03 BY: Dennis R. Shellhorn  
Abstract & Title Company of Mesa County, Inc.



SCALE 1"=1500'

TOTAL ACRES. 2.1648



- ⊕ FOUND ALUMINUM CAP
- ⊗ FOUND PIN & CAP AS NOTED
- FOUND PIN AS NOTED
- SET #5 REBAR/CAP PLS 18478

R: CURVE RADIUS  
A: ARC LENGTH OF CURVE  
Delta: DEFLECTION/INTERIOR ANGLE OF CURVE  
Ch Brg: BEARING OF LONG CHORD OF CURVE  
Lc: LENGTH OF LONG CHORD OF CURVE

LS 24306 IN CONCRETE

EXISTING 10' IRRIGATION AND UTILITY EASEMENT

178.81' 14' MULTI-PURPOSE EASEMENT

LS 24306

N89°25'17"E 332.16' EXISTING 10' DRAINAGE AND UTILITY EASEMENT

FOUND #5 REBAR SET CAP PLS 18478

29.18'

FOUND BARE #5 REBAR IN CONCRETE SET CAP PLS 18478

EXISTING 10' DRAINAGE AND UTILITY EASEMENT

15' UTILITY EASEMENT

LS 20677 IN CONCRETE

15' UTILITY EASEMENT

15' UTILITY EASEMENT

20' SEWER LINE EASEMENT

DRAINAGE EASEMENT

LOT 1

41755.98 Sq. Ft.  
0.9586 Acres

SPERBER LANE MINOR SUBDIVISION

LOT 2

34805.19 Sq. Ft.  
0.7990 Acres

BOOK 1977 PAGE 397

LOT 3

44092.56 Sq. Ft.  
1.0122 Acres

EXISTING 15' SANITARY SEWER EASEMENT

BOOK 1032 PAGE 93

156.59'

EAST LINE OF THE NW 1/4 OF THE NE 1/4 SECTION 2

FOSTER SUBDIVISION REPLAT BOOK 14 PAGE 113

LS 20677 IN CONCRETE

NE 1/6 SECTION 2 IN CONCRETE

POINT OF BEGINNING

178.81' 10' SANITARY SEWER EASEMENT BOOK 1045 PAGE 914

LS 24306

38.28'

11.93'

S89°58'36"W 657.90'

LS 24306

2.49'

235.08'

14.40'

100.50'

CHERRYHILL SUBDIVISION RECEPTION #1843938

## SURVEYOR'S STATEMENT:

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying REPLAT SPERBER LANE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable provisions of the State of Colorado to the best of my knowledge and belief. The provisions of the Code are only applicable to the survey data hereon, and does not constitute a warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn  
Professional Land Surveyor  
No. 1478  
State of Colorado

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fred W. Sperber, Alice Jessie Sperber, Vincent R. Gray, and Jean Carole Gray are the owners of that real property within the City of Grand Junction, County of Mesa, State of Colorado, being portions of the northwest one-quarter of the northeast one-quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, described by deed in Book 1977 at Page 397 and Plat of Sperber Lane Minor Subdivision with reception No. 1639578 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the found B.L.M. monument for the southeast corner of the said northwest one-quarter of the northeast one-quarter of section 2;  
Thence South 89°58'36" West along the south line of said northwest one-quarter of the northeast one-quarter a distance of 235.09 feet;  
Thence North 29°17'30" West a distance of 244.10 feet to the southerly right of way of Sperber Lane;  
Thence along said right of way with the following two (2) calls:  
1) North 89°25'17" East a distance of 29.18 feet;  
2) Along the arc of a curve to the left a distance of 62.85 feet having a central angle of 60°01'17" and a radius of 60.00 feet, the chord of which bears North 59°24'38" East a distance of 60.02 feet;

Thence South 53°22'00" East a distance of 341.26 feet to the said east line of the northwest one-quarter of the northeast one-quarter of Section 2;  
Thence South 00°16'00" West a distance of 40.00 feet to the Point of Beginning.

AND LOTS 1 AND 2 BLOCK 2, SPERBER LANE MINOR SUBDIVISION as recorded May 19, 1993 in Plat Book 14, Page 112, at Reception No. 1639578 of the records of Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as REPLAT SPERBER LANE MINOR SUBDIVISION, a subdivision in the City of Grand Junction, Mesa County, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

\* 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, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots and tracts hereby platted shall not burden or 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 names to be hereunto subscribed.

Alice Jessie Sperber  
Vincent R. Gray, Jr.  
Jean Carole Gray

State of  
County of Mesa

The foregoing Statement of Ownership and Dedication was acknowledged before me by Alice Jessie Sperber this 25th day of June, 2003 for the aforementioned purposes.

Lanette K. Garnett  
Notary Public  
My commission expires: 02/17/06

State of  
County of Mesa

The foregoing Statement of Ownership and Dedication was acknowledged before me by Vincent Gray, Jr. and Jean Carole Gray this 25th day of June, 2003 for the aforementioned purposes.

Lanette K. Garnett  
Notary Public  
My commission expires: 02/17/06

## CITY APPROVAL

This plat of REPLAT SPERBER LANE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 25th day of June, 2003.

City Manager  
Mayor

## CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa ) ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:07 o'clock P. M., on this 16th day of July, 2003, A.D., and was recorded at Reception No. 2134526, in Plat Book 14 at Page 369, Drawer No. CC-14, Fees \$10,664.40.

By: Clerk and Recorder Deputy

## REPLAT SPERBER LANE MINOR SUBDIVISION

SECTION: NW1/4 NE1/4 S2 TOWNSHIP: 1 South RANGE: 1 West MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81505 tlc@tlcwest.com

Date of Survey: 03/25/03 Field Surveyor: sig Revision Date: Jun 25, 2003  
Drawn: bkb Checked: drs Approved: drs Job No. 0297-002

S:\Survey\0297 Sperber\ite topo.pro Sheet 1 of 1