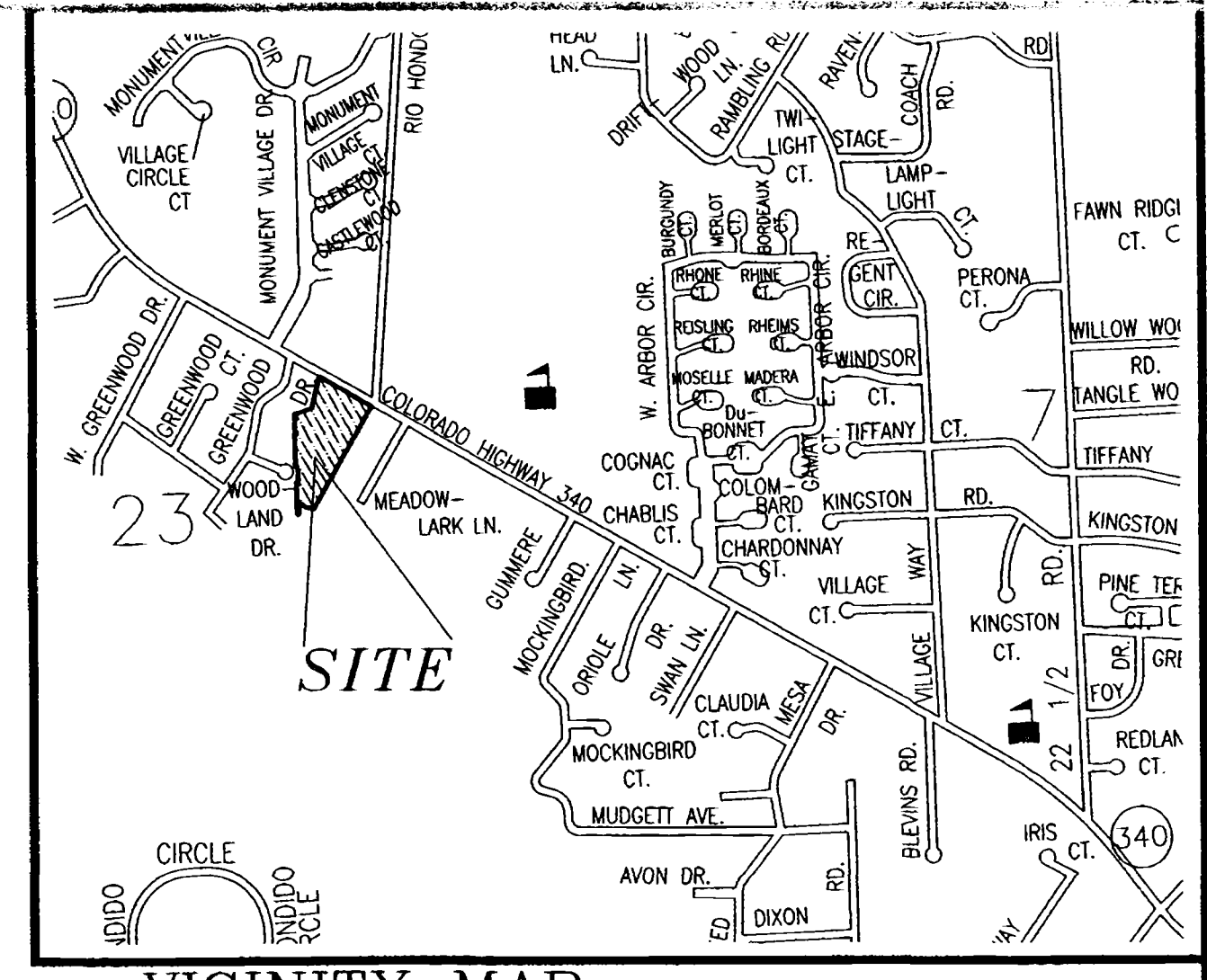


FIRE STATION NO. 5 SIMPLE SUBDIVISION

BEING ALL OF LOT 2 OF R.C. JONES SUBDIVISION (PLAT BOOK 13, PAGE 400)
THE EAST 10 FEET OF LOTS 7, 8 AND 9 OF SHADOW MOUNTAIN SUBDIVISION (PLAT BOOK 9, PAGE 175)
AND A PORTION OF LOTS 2 AND 3 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 101 WEST
6th PRINCIPAL MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, CITY OF GRAND JUNCTION, a Home Rule Municipality, is the owner of that real property located in the East Half (E 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

A certain parcel of land being a portion of Lots 2 and 3, Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, lying within the East half (E 1/2) of said Section 23, State of Colorado, County of Mesa, being more particularly described as follows:

ALL of Lot 2, R.C. Jones Subdivision, as same is recorded in Plat Book 13, Page 400, Public Records of Mesa County, Colorado, and the East 10.00 feet of Lots 7, 8 and 9, Shadow Mountain Subdivision, as same is recorded in Plat Book 9, Page 175, Public Records of Mesa County, Colorado, TOGETHER WITH, the following described parcel of land:
COMMENCING at the North Quarter corner of said Section 23, being a Mesa County Survey Monument #S105, and assuming the line from the North Quarter corner of said Section 23 to the South Quarter corner of said Section 23, being a 1914 BLM Brass Cap, bears S 00°31'12" E 5304.51 feet, with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°31'12" E along said line, a distance of 2231.29 feet to a point intersecting the South right of way for Colorado Highway No. 340 from which a Department of Highways unstamped brass disc in a tapered concrete monument (ROW Marker for Sta. 239+00.00) bears N 58°58'50" W a distance of 567.97 feet and from said intersection point a Department of Highway unstamped brass disc in a tapered concrete monument (ROW Marker for Sta. 218+00.50) bears S 58°58'50" E a distance of 1,531.53 feet; thence S 58°58'50" E along the South right of way for Colorado Highway No. 340, as monumented, a distance of 266.67 feet to a point being the intersection of the East line of said Lot 2 of R.C. Jones Subdivision with the South right of way for said Colorado Highway No. 340, being the POINT OF BEGINNING; thence from said Point of Beginning, continue S 58°58'50" E along said South right of way a distance of 262.80 feet, more or less, to an intersection with the West line of that certain parcel of land identified with Mesa County Parcel No. 2947-234-00-031 as described in Book 1736, Page 804, Public Records of Mesa County, Colorado; thence S 31°05'59" W along the West line of four (4) parcels of land having parcel numbers 2947-234-00-031, 2947-234-00-025, 2947-234-00-026 and 2947-234-00-085 as described in Book 1736, Page 804, Book 1718, Page 465, Book 2146, Page 410 and Book 2343, Page 688, all within the Public Records of Mesa County, Colorado, a distance of 594.77 feet; thence N 74°34'08" W along the North line of that certain parcel of land having parcel number 2947-234-00-020, as described in Book 3203, Page 339, Public Records of Mesa County, Colorado, a distance of 40.80 feet; thence N 54°43'01" W along said North line, a distance of 44.93 feet, more or less, to its intersection with the East line of Lot 7, said Plat of Shadow Mountain Subdivision; thence N 00°07'40" E along the East line of said Lot 7, a distance of 40.49 feet, more or less, to a point being the Southerly corner of said Lot 2, R.C. Jones Subdivision, being a 5/8" Iron Rod with an aluminum cap stamped with Colorado Professional Land Surveyor Number 10097; thence N 15°33'00" E along the East line of said Lot 2, R.C. Jones Subdivision, a distance of 588.97 feet, more or less, to the Point of Beginning.

Said Owner has by these presents laid out, platted and subdivided the above-described real property, as shown hereon and designated the same as FIRE STATION NO. 5 SIMPLE SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedication and grants:

ALL Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

ALL Utility Easements shown hereon are hereby dedicated 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 Irrigation Easements shown hereon are hereby dedicated to the City of Grand Junction as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

ALL the easements shown and described above include the right of reasonable 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. The owner of said lands 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(s).

by: Kelly E. Arnold, City Manager

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA
The foregoing instrument was acknowledged before me by Kelly E. Arnold, City Manager, for The City of Grand Junction, a Colorado Home Rule Municipality, this 21st day of November, A.D., 2003.
Witness my hand and Official Seal:

Notary Public

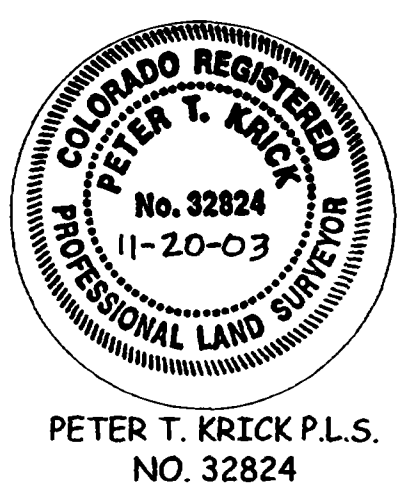


My Commission Expires: 10/29/2005

SURVEYOR'S CERTIFICATION

I, Peter T. Krick, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 32824, do hereby certify that the accompanying plat of FIRE STATION NO. 5 SIMPLE SUBDIVISION, a subdivision of a portion of the City of Grand Junction, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified by the City of Grand Junction and the applicable laws of the State of Colorado.

By:
Peter T. Krick, PLS No. 32824 Date: 11-20-03



GENERAL NOTES

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 the certification shown hereon.

The Basis of Bearings is the line from the North Quarter (N 1/4) Corner to the South Quarter (S 1/4) Corner of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian and is assumed to bear S 00°31'12" E. The N 1/4 Corner being a Mesa County Brass Disc, No. S105 and the S 1/4 Corner being a 1914 dated GLO Brass Cap, stamped 1/4 Sec 23/26, T11S, R101W, 6th PM.

Note: Property corners located during this survey that were within 0.25 ± feet of the calculated point were accepted as being "in position" and noted hereon as "found".

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00909904 C dated March 21, 2003 at 7:00 A.M..

TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA
We, Abstract & Title Co. of Mesa County, Inc., a Title Insurance Company duly licensed in the State of Colorado, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to the City of Grand Junction; 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.

Dated this 20 day of November, A.D., 2003 By:

CITY APPROVAL

This Plat of FIRE STATION NO. 5 SIMPLE SUBDIVISION, a subdivision of a portion of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and accepted this 2 day of November, A.D., 2003.

City Manager

City Mayor

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY that this instrument was filed for recording in my office at 3:34 o'clock P.M., this 21st day of November, A.D., 2003, and is duly recorded in Plat Book No. 3534 at pages 130 and 131, Reception No. 2161000, Drawer No. 00-88
Fees: \$ 20.00 + \$ 1.00

Clerk and Recorder Deputy Clerk

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 the certification shown hereon.	DRAWN BY <u>P.T.K.</u> DATE <u>8-05-2003</u>	SCALE
	CHECKED BY <u>I.W.</u> DATE <u>10-30-2003</u>	NOT-TO-SCALE
	APPROVED BY _____ DATE _____	
	FIELD BOOK NO. _____ PAGE _____	

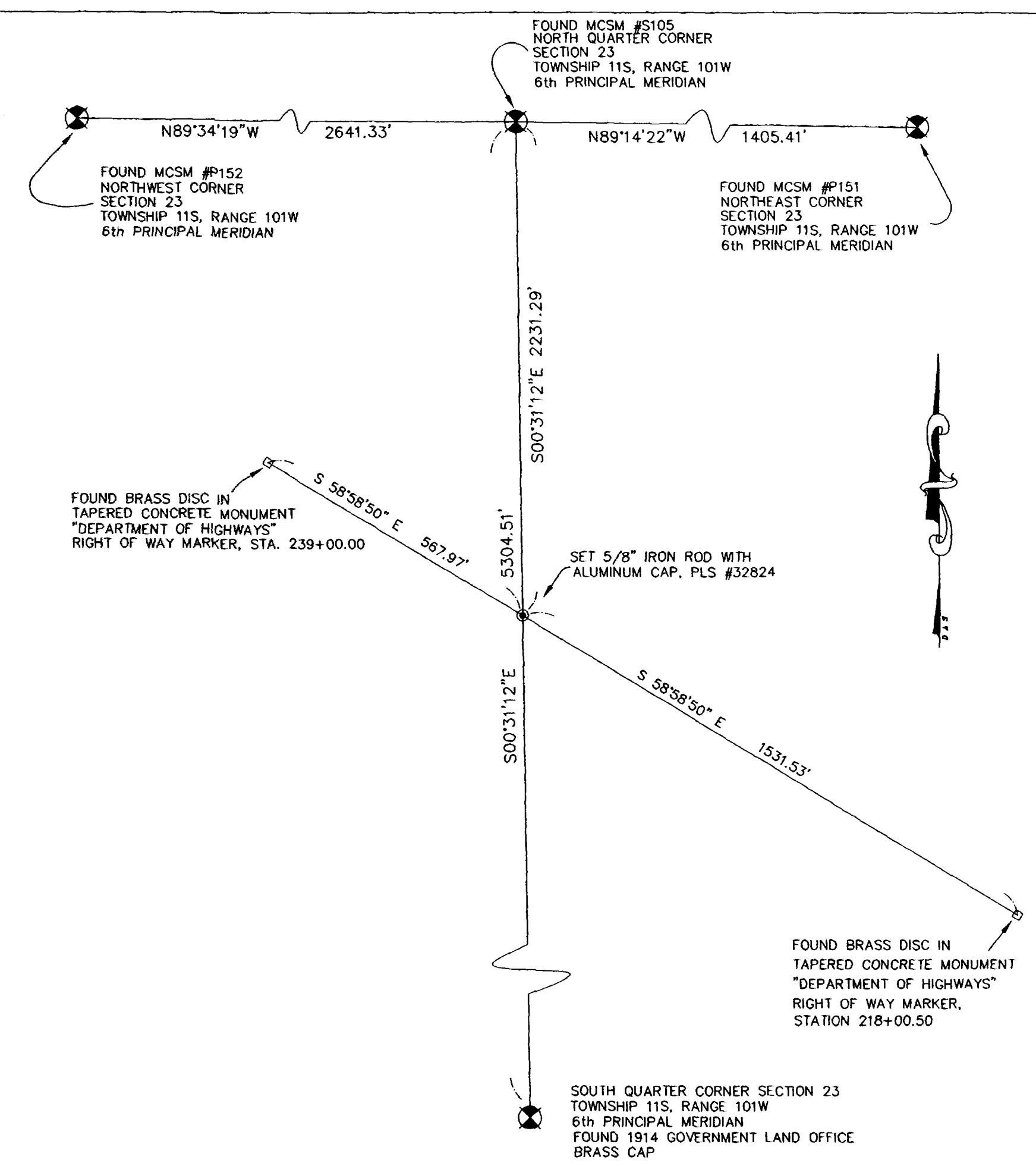
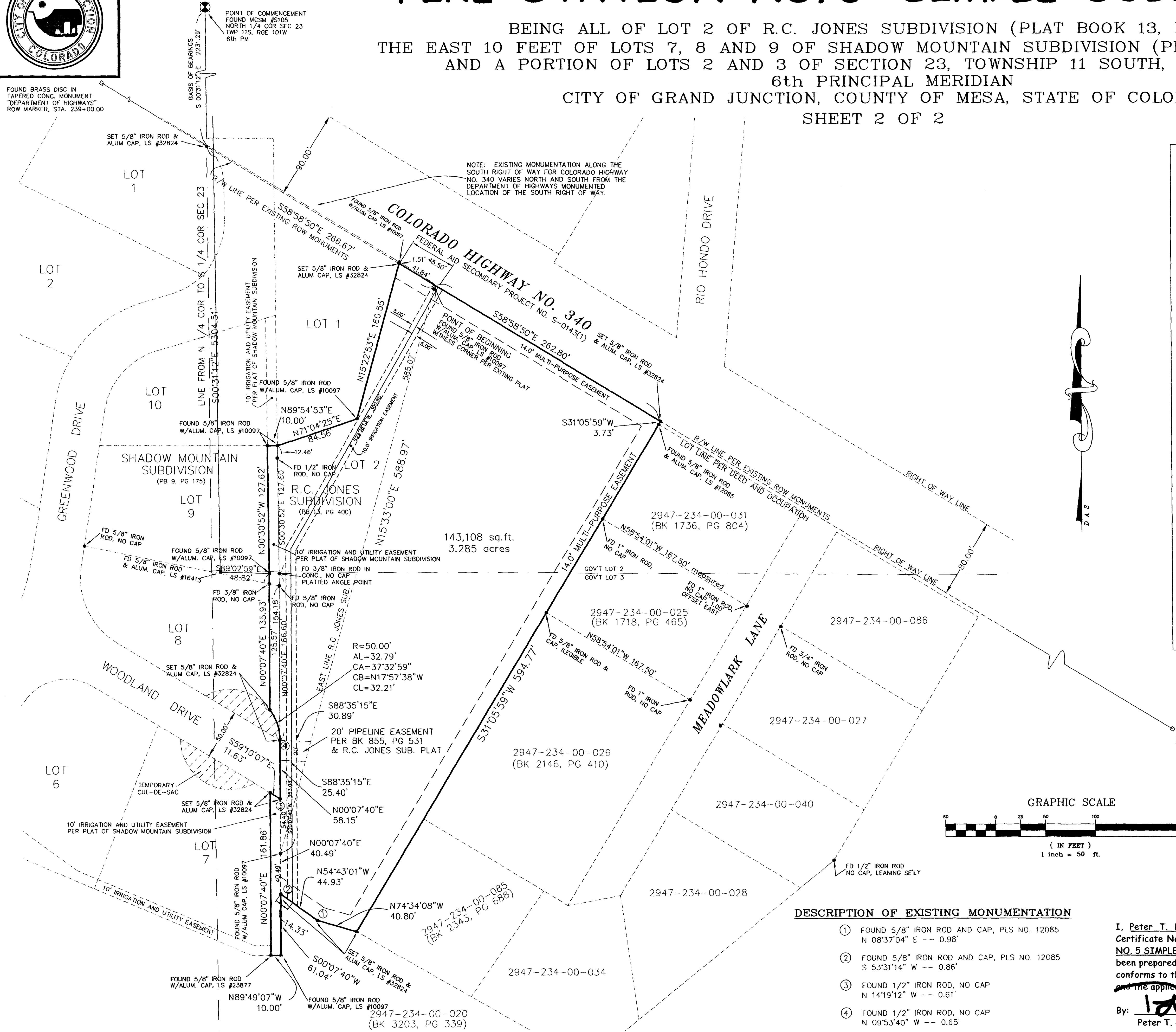
DEPARTMENT OF PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION
CITY OF GRAND JUNCTION, COLORADO

FIRE STATION NO. 5
SIMPLE SUBDIVISION
EAST 1/2 OF SECTION 23, TOWNSHIP 11S, RANGE 101W, 6th PM
SHEET NO. 1
OF 2
FILE NO.
2947-231-17-951
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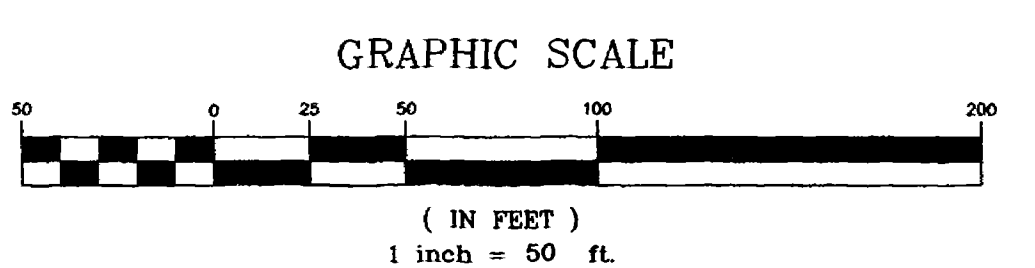


FIRE STATION NO. 5 SIMPLE SUBDIVISION

BEING ALL OF LOT 2 OF R.C. JONES SUBDIVISION (PLAT BOOK 13, PAGE 400)
 THE EAST 10 FEET OF LOTS 7, 8 AND 9 OF SHADOW MOUNTAIN SUBDIVISION (PLAT BOOK 9, PAGE 175)
 AND A PORTION OF LOTS 2 AND 3 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 101 WEST
 6th PRINCIPAL MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 SHEET 2 OF 2



AREA TABULATION
 LOT AREA = 3.285 ACRES (143,108 SQUARE FEET)



- ABBREVIATIONS**
- R = RADIUS
 - AL = ARC LENGTH
 - CA = CENTRAL ANGLE
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - COR = CORNER
 - TWP = TOWNSHIP
 - PM = PRINCIPAL MERIDIAN
 - PG = PAGE
 - FT = FEET
 - FD = FOUND
 - CONC. = CONCRETE
 - ALUM. = ALUMINUM
 - LS = LAND SURVEYOR
 - R/W = RIGHT OF WAY
 - MCSM = MESA COUNTY SURVEY MONUMENT
 - RGE = RANGE
 - BK = BOOK
 - PLS = PROFESSIONAL LAND SURVEYOR
 - N = NORTH, S = SOUTH, E = EAST, W = WEST

DESCRIPTION OF EXISTING MONUMENTATION

- ① FOUND 5/8" IRON ROD AND CAP, PLS NO. 12085
N 08°37'04" E -- 0.98'
- ② FOUND 5/8" IRON ROD AND CAP, PLS NO. 12085
S 53°31'14" W -- 0.86'
- ③ FOUND 1/2" IRON ROD, NO CAP
N 14°19'12" W -- 0.61'
- ④ FOUND 1/2" IRON ROD, NO CAP
N 09°53'40" W -- 0.65'

I, Peter T. Krick, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 32824, do hereby certify that the accompanying plat of FIRE STATION NO. 5 SIMPLE SUBDIVISION, a subdivision of a portion of the City of Grand Junction, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified by the City of Grand Junction and the applicable laws of the State of Colorado.

By: *Peter T. Krick* Date: **11-20-03**
 Peter T. Krick, PLS No. 32824



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 THE CERTIFICATION SHOWN HEREON.

DRAWN BY P.T.K. DATE 8-05-2003
 CHECKED BY J.W. DATE 10-30-2003
 APPROVED BY _____ DATE _____
 FIELD BOOK NO. _____ PAGE _____

SCALE
 1" = 50'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 REAL ESTATE DIVISION
 CITY OF GRAND JUNCTION, COLORADO

**FIRE STATION NO. 5
 SIMPLE SUBDIVISION**
 EAST 1/2 OF SECTION 23, TOWNSHIP 11S, RANGE 101W, 6th PM

SHEET NO. 2
 OF 2
 FILE NO.
 2947-231-17-951