

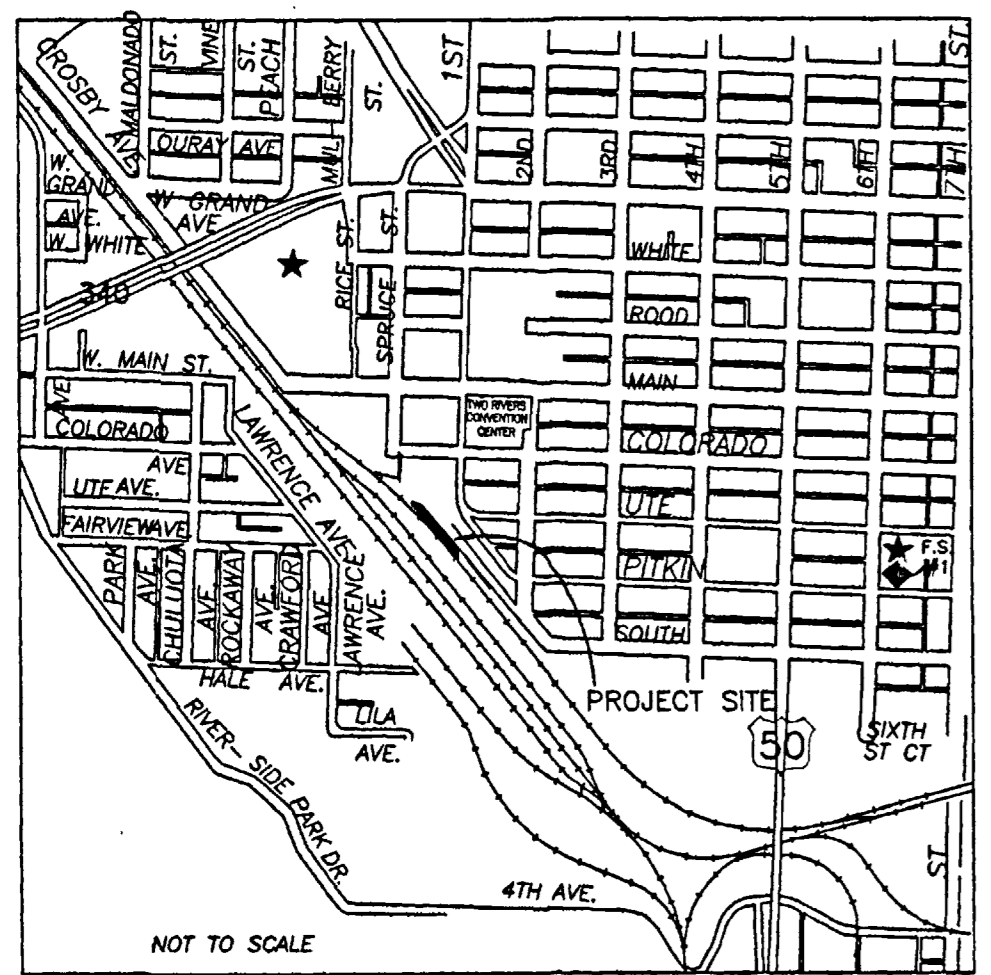
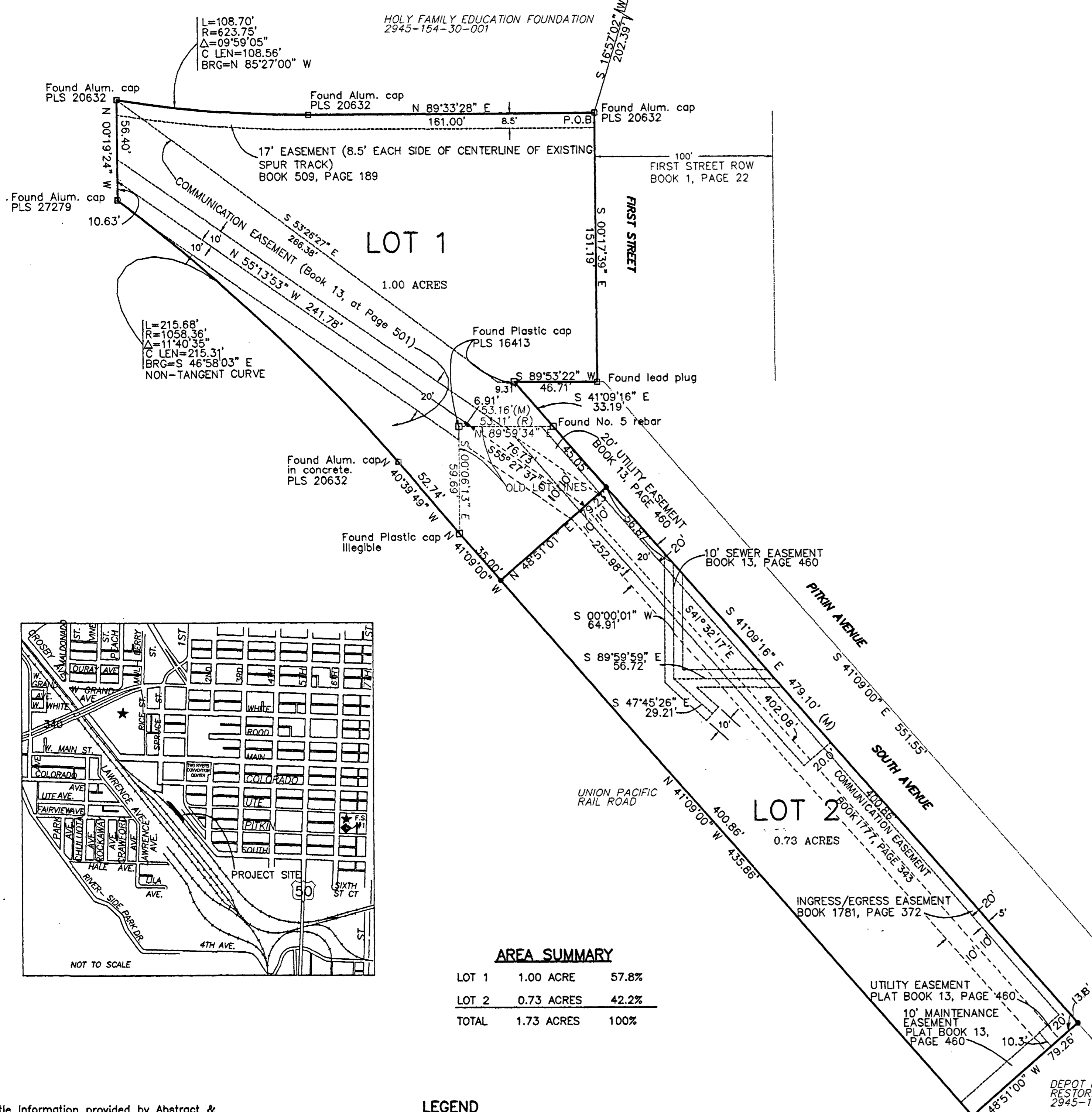
STARVIN ARVINS' SUBDIVISION

A REPLAT OF LOT ONE, D & R G W RAILROAD SUBDIVISION, FILING FIVE
AND REPLAT OF PART OF BLOCK 11 OF RICHARD D. MOBLEY'S FIRST SUBDIVISION
TO THE TOWN OF GRAND JUNCTION, COUNTY OF MESA, COLORADO

Found City Survey Monument
Spike and washer in
0.7' deep hole
Spruce Street and Colorado Avenue

N89°43'24" W 389.26'
(Basis of Bearings) COLORADO AVENUE

Found City Survey Monument
Rod in 0.3' deep hole
Colorado Avenue and First Street



AREA SUMMARY

LOT 1	1.00 ACRE	57.8%
LOT 2	0.73 ACRES	42.2%
TOTAL	1.73 ACRES	100%

LEGEND

- ⊕ MESA COUNTY OR GLO SURVEY MARKER, AS NOTED
- FOUND REBAR
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- (T) TOWNSHIP
- (R) RANGE/RADIUS
- (PLS) PROFESSIONAL LAND SURVEYOR
- (ALUM) ALUMINUM
- (L) LENGTH
- Δ DELTA
- (C LEN) CHORD LENGTH
- (BRG) BEARING

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc, Policy No.'s 00911417 C and 00909558 C 3.

Basis of bearings assume the line between City of Grand Junction Engineering Department monuments on Spruce Street and Colorado Avenue and First Street and Colorado to bear S89°53'32" W 389.26 feet.

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

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.

DEDICATION

That the undersigned Arvan J. Leany and Grand Valley Catholic Outreach, Inc., a Colorado non-profit corporation are the owners of that real property situated in the Replat of Part of Block 11 of RICHARD D. MOBLEY'S FIRST SUBDIVISION TO THE TOWN OF GRAND JUNCTION, COLORADO, Plat Book 13, Page 501 and Lot One, D & R G W RAILROAD SUBDIVISION FILING FIVE, Plat Book 13, Page 460, situated in the SW1/4 Section 14 and the SE1/4 Section 15, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Colorado as recorded in Book 3592, Pages 166/167 and Book 1777, Page 349, of the official records of the Clerk and Recorders Office of Mesa County, Colorado has caused a subdivision, more particularly described as;

Commencing at a Grand Junction City Survey Monument at the intersection of Colorado Avenue and First Street, whence the Grand Junction City Survey Monument at Colorado Avenue and Spruce Street bears N89°43'24"W a distance of 389.26 feet for a basis of bearings, with all bearings contained herein relative thereto; thence S16°57'02"W 202.39 feet to the Point of Beginning; thence S00°17'39"E 151.19 feet; thence S89°53'22"W 46.71 feet; thence S41°09'16"E 479.10 feet; S48°51'00"W 79.26 feet; thence N41°09'00"W 435.86 feet; thence N40°39'49"W 52.74 feet; thence along a non-tangent curve to the left having a radius of 1058.36 feet, a chord bearing of N46°58'03"W a chord distance of 215.31 feet and a central angle of 11°40'35"; thence N00°19'24"W 56.40 feet; thence along a curve to the left with a radius of 623.75 feet, a chord bearing of S85°27'00"E and a chord distance of 108.56 feet and a central angle of 09°59'05"; thence N89°33'28"E 161.00 feet to the Point of Beginning.

Containing 1.73 acres as described

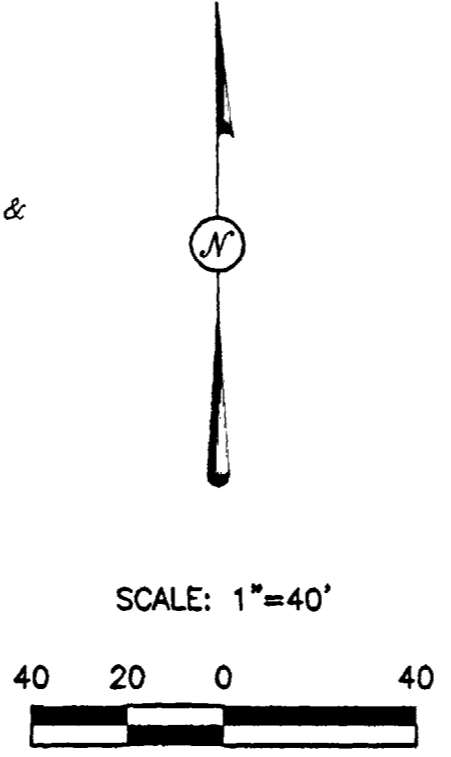
That said Owners have by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as STARVIN ARVINS' SUBDIVISION, of the City of Grand Junction, Mesa County, Colorado, and hereby make the following dedications and grants:

All Utility Easements to the City of Grand Junction for the use of City-approved: public utilities as perpetual easement 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 Multi-purpose Easement to the City of Grand Junction for the use of City-approved: utilities and public providers as perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances including, but limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Tracts/Easements include the right of 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, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or 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 owner's has caused their name's to be hereunto subscribed this 18th day of March, 2005 A.D.



By: A. Keem Bland
Grand Valley Catholic Outreach, Inc.

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by Sister Karen Bland this 18th day of March, A.D., 2005.
Witness my hand and official seal:

Rebecca L. Klements-Need
Notary Public

My Commission Expires 10/9/07

By: Arvan J. Leany
Arvan J. Leany

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by Arvan J. Leany this 18th day of March, A.D., 2005.
Witness my hand and official seal:

Rebecca A. J. J. J.
Notary Public

My Commission Expires January 4, 2007

TITLE CERTIFICATION
STATE OF COLORADO) ss
COUNTY OF MESA

We, Abstract & Title CO. 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 Grand Valley Catholic Outreach, Inc. and Arvan J. Leany; that the current taxes have been paid; that all mortgages not satisfied or released of record nor 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: 3/18/05

By: Debra J. Blanchette, Title Officer
Name and title
Abstract & Title CO. of Mesa County, Inc

CITY OF GRAND JUNCTION APPROVAL

This plat of STARVIN ARVINS' SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 18th day of March, A.D., 2005.

City Manager
City Manager

Mayor
Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:22 o'clock P.M., April 14, A.D., 2005, and was duly recorded in Book No. 3876 Page No. 515

2248600
Reception No. _____
99-92
Drawer No. _____

By: _____ Clerk and Recorder
Deputy

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of STARVIN ARVINS' 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 plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Stanley K. Werner
Stanley K. Werner
PLS 27279
CERTIFIED THIS 18th DAY OF March, 2005.

Prepared for: Catholic Outreach
Grand Junction, CO

STARVIN ARVINS' SUBDIVISION
LOCATED IN PART OF SW1/4 SEC. 14 AND SE1/4 SEC. 15, T.1S., R.1W., UTE MERIDIAN GRAND JUNCTION, COUNTY OF MESA, COLORADO

High Desert Surveying, LLC
2591 B 3/4 Road, Grand Jct., CO 81503
970-254-8649 Fax 970-255-7047

SUR. BY: CE/FB	DRAWN BY: SKW
JOB NO. 03-57	SHEET 1 OF 1
REVISION DATE: March 9, 2005	