

ELAM SUBDIVISION

(Being a replat of Lots 1-48, inclusive, Block One; Lots 1-36, inclusive, Block Four; Lots 1-10, inclusive, Block 5 all in McMullin - Gormley Sub-Division, Reception Number 349926; Lots 11, 31 and 32, and part of Lot 12, Inclusive, in South Garfield Park, Reception Number 539508; Lots 1-10, Block 6 of Garfield Park Subdivision, Reception Number 444756; a portion of the vacated right-of-way for College Place in Mesa College Campus, Reception Number 459010; and a portion of the street and alley right of way vacated by Ordinance Number 3759)

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Mesa State College is the owner of a parcel of land being those certain tracts of land in the SE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in the following books and pages of the Mesa County real property records,

Book 3746 Page 237	Book 804 Page 446	Book 2108 Page 332	Book 2724 Page 531
Book 3754 Page 259	Book 1022 Page 614	Book 1041 Page 999	Book 2724 Page 532
Book 3746 Page 235	Book 2364 Page 624	Book 1041 Page 1000	Book 2333 Page 676
Book 2904 Page 164	Book 2070 Page 977	Book 2749 Page 212	Book 3776 Page 194
Book 2918 Page 986	Book 2107 Page 784	Book 1041 Page 998	Book 2729 Page 176
Book 3671 Page 377	Book 2749 Page 211	Book 1424 Page 60	Book 3642 Page 47
Book 2364 Page 625	Book 2749 Page 213	Book 2724 Page 529	Book 3643 Page 48
Book 1812 Page 808	Book 2096 Page 510	Book 2724 Page 530	Book 3643 Page 49
Book 3671 Page 377	Book 3925 Page 969	Book 3909 Page 107	Book 3612 Page 791

And a portion of the street and alley right of way vacated by Ordinance Number 3759,

the perimeter of said parcel being more particularly described as follows:

Commencing at a Mesa County Brass Cap for the Southeast Corner of Section 11, T. 1 S., R. 1 W., from which a hinge nail for the Northwest corner of Mesa College Campus Subdivision bears N00°03'39"E, a distance of 1316.66 feet; thence N89°51'30"W, on the southerly line of Mesa College Campus Subdivision a distance of 669.85 feet to the city monument for the intersection of North Avenue and College Place; thence N00°00'59"W a distance of 40.00 feet to a point on the northerly right-of-way line of North Avenue, said point being the Point of Beginning.

Thence S89°51'30"E a distance of 50.00 feet to the southwest Corner of Mesa College Campus Subdivision; thence along the westerly boundary of said subdivision N00°00'59"W a distance of 629.65 feet; thence, continuing on said westerly boundary, N00°01'15"W a distance of 662.79 feet; Thence S89°45'08"W a distance of 42.64 feet; thence N00°14'52"W a distance of 137.08 feet; thence N89°47'38"E a distance of 7.64 feet; thence N00°12'22"W a distance of 17.99 feet; thence N13°42'27"E a distance of 128.23 feet; thence N00°03'39"W a distance of 379.87 feet; thence S89°54'21"W a distance of 10.00 feet; thence N00°03'45"E a distance of 9.86 feet to the northerly line of the vacated Mesa Avenue; thence S89°53'47"W a distance of 648.44 feet to a point on the easterly Right-of-Way line of Cannell Avenue; thence along said Right-of-Way line S00°14'15"E a distance of 20.00 feet, thence continuing along said Right-of-Way line S00°12'12"E a distance of 165.16 feet, thence along the northerly line of the alley in Block 6 of Garfield Park Subdivision, N89°52'40"E a distance of 627.95 feet; thence S00°03'39"E a distance of 164.95 feet; thence S00°47'16"W a distance of 39.86 feet; thence S89°50'45"W a distance of 72.73 feet, said point being on the southerly Right-of-Way line of Texas Avenue and also being the Northeast Corner of Lot 10 of South Garfield Park Subdivision; thence along the easterly line of said Lot 10, S00°09'15"E a distance of 142.55 feet to a point on the southerly line of the Alley in South Garfield Park Subdivision; thence, along the said southerly line, S89°47'38"W a distance of 100.37 feet to the Northeast corner of Lot 33 of South Garfield Park Subdivision; thence along the easterly line of said lot 33, S00°14'52"E a distance of 177.28 feet to a point on the southerly Right-of-Way line of Elm Avenue; thence along the said Right-of-Way line, S89°43'05"W a distance of 129.36 feet, to the easterly Right-of-Way line of Houston Avenue; thence along said Right-of-Way line, S00°03'02"E a distance of 621.12 feet; thence, continuing along said Right-of-Way line, S00°00'25"E a distance of 628.83 feet to a point on the northerly Right-of-Way line of North Avenue; thence, along said northerly Right-of-Way line, S89°51'05"E a distance of 286.97 feet to the point of beginning.

(Containing 13.61 Acres, more or less)

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots and Blocks as shown hereon, and designated the same as Elam Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

Ingress / Egress & Utility Easements shown hereon are hereby dedicated to the City of Grand Junction as perpetual, non-exclusive easements for public ingress and egress.

All Utility Easements are dedicated to the City of Grand Junction for the use of existing City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of existing 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 utility providers and appurtenant facilities. Unless the City has reviewed and approved other surface treatment prior to installation, only sod or asphalt surface treatment shall be allowed within the utility easements.

All 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.

There are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

Tim Foster day of June 29 A.D., 2005.
Tim Foster
President, Mesa State College

STATE OF COLORADO)
) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 29 day of June A.D., 2005
by

My commission expires: 09-09-06

WITNESS MY HAND AND OFFICIAL SEAL.

Susan L Coons
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:01 o'clock P.M.,
this 29 day of June A.D., 2005, and is duly recorded as Reception
Number 2261431 in Book 3929, Page 824 through 826
inclusive. Drawer No. QQ-136

Clerk and Recorder _____ Deputy _____ Fees 30.00 + 1.00

No Covenants, Conditions and Restrictions established.

TITLE CERTIFICATION

We Meridian Land Title, 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 Mesa State College; 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: JUNE 28, 2005 by: *[Signature]* LAWRENCE D. VENT/EXAMINER
Meridian Land Title, Inc.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 29 day of JUNE A.D. 2005

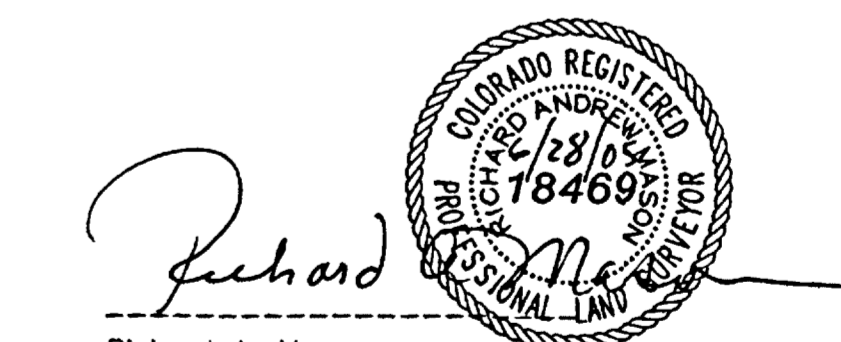
Mayor *[Signature]* City Manager *[Signature]*

GENERAL NOTES:

- Title information from Mesa County real property records and from Meridian Land Title Inc. File No. 73244, effective date June 24, 2005.
- Basis of bearings derived from "Mesaco LCS" Bearing = N00°03'39"E, 1316.66 Feet between a Mesa County Survey Marker for the S.E. Corner of Section 11, and a Hinge Nail for the NE Corner of Mesa College Campus Subdivision.
- The street and alley rights-of-way vacated by Ordinance No. 3759 of the City of Grand Junction shall be subject to, and considered as utility easements and within such utility easements only sod or asphalt surface treatment shall be allowed. Other surface treatments may be allowed if reviewed and approved by the City of Grand Junction prior to installation.

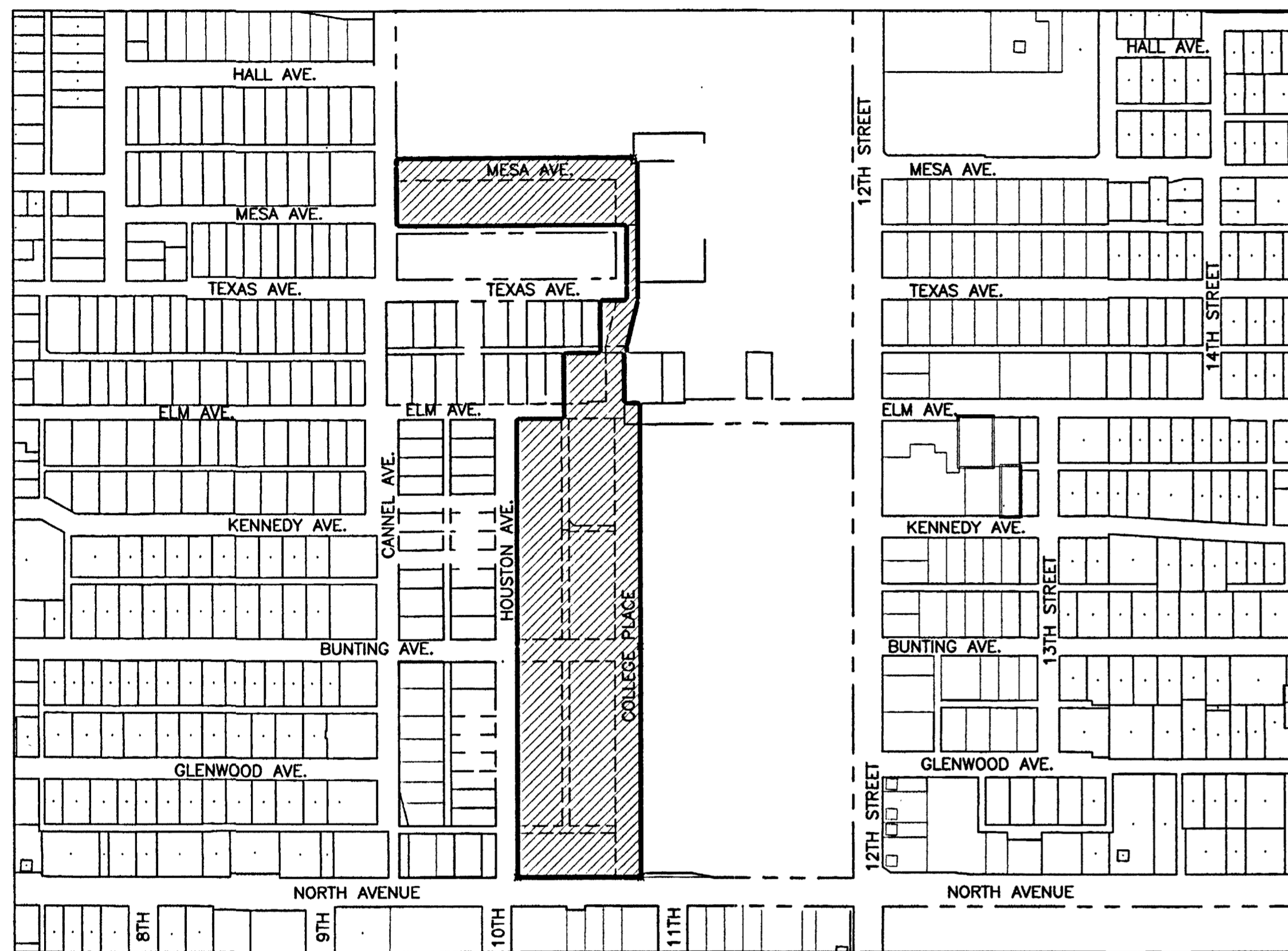
SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Elam Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, 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 Code of the City of Grand Junction and all applicable state laws and regulations.

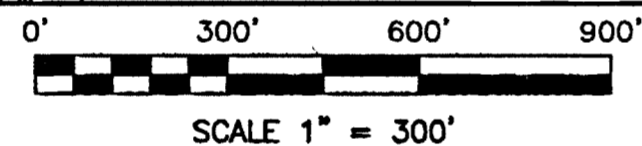


Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

June 28, 2005
Date



VICINITY MAP



LEGEND

- ⊙ U.S. GOVERNMENT AS NOTED
- ⊕ MESA COUNTY SURVEY MARKER
- ⊙ CITY MONUMENT
- ⊗ FOUND REBAR & CAP LS-18469
- ⊗ SET MONUMENT IN CONCRETE LS-18469
- ⊙ SET PK NAIL WITH WASHER LS-18469
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BK. BOOK
- PG. PAGE
- Ord. No. ORDINANCE NUMBER

AREA SUMMARY

LOT 1 BLOCK 1	13.61 ACRES	100%
TOTAL	13.61 ACRES	100%

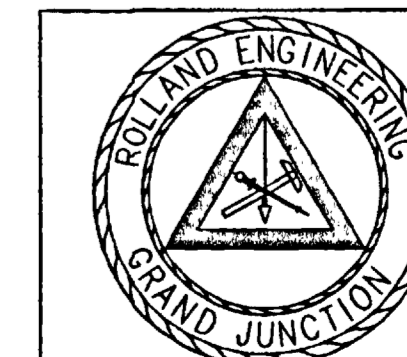
INDEX OF SHEETS

- DEDICATION & OWNERSHIP
- EASEMENT MAP & PREVIOUS SUBDIVISION LINES
- SUBDIVISION GEOMETRY

FOR CITY OF GRAND JUNCTION USE
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:
Book 3929 Page 816-820 Ordinance Number 3759 (Vacating streets and alleys and reserving utility easements.)
Book 3929 Page 821 Additional right-of-way for turning lane on the northerly side of North Avenue.
Book 3929 Page 822-823 Pedestrian & Utility easement on Elm Avenue.

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.

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.

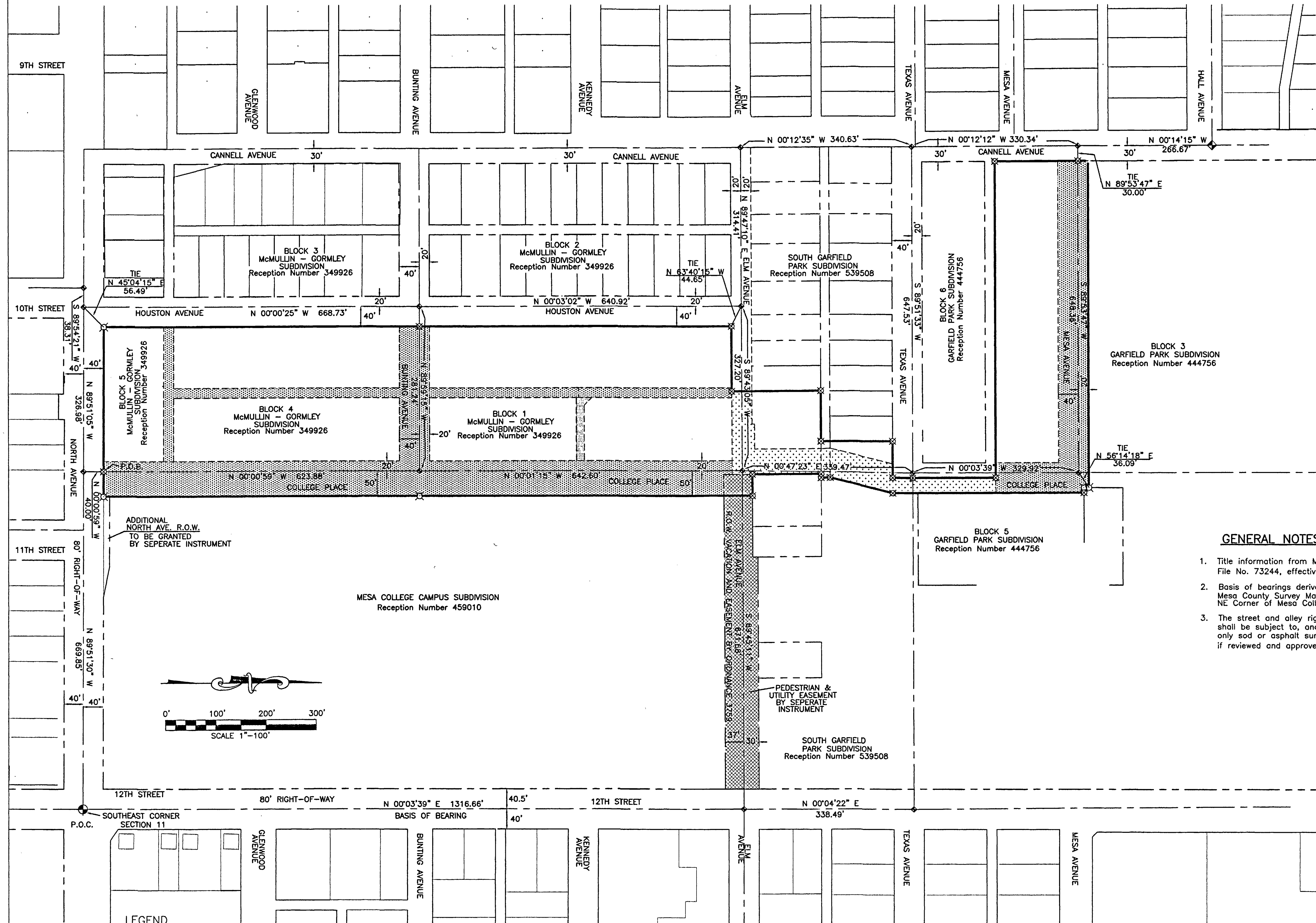


ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\4042\4042PLAT.DWG			
ELAM SUBDIVISION DEDICATION & OWNERSHIP			
SE 1/4 SECTION 11 T.1S., R.1W. UTE MERIDIAN City of Grand Junction, Mesa County, Colorado			
Designed RAM	Checked RAM	Proj 4042	Sheet 1
Drawn JLG	Date 6/14/05	Rv.	3

ELAM SUBDIVISION

(Being a replat of Lots 1-48, inclusive, Block One; Lots 1-36, inclusive, Block Four; Lots 1-10, inclusive, Block 5 all in McMullin - Gormley Sub-Division, Reception Number 349926; Lots 11, 31 and 32, and part of Lot 12, inclusive, in South Garfield Park, Reception Number 539508; Lots 1-10, Block 6 of Garfield Park Subdivision, Reception Number 444756; a portion of the vacated right-of-way for College Place in Mesa College Campus, Reception Number 459010; and a portion of the street and alley right of way vacated by Ordinance Number 3759)



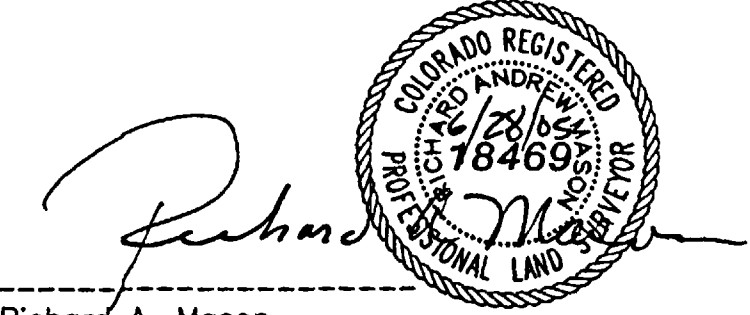
- UTILITY EASEMENT
- PEDESTRIAN & UTILITY EASEMENT
- INGRESS / EGRESS & UTILITY EASEMENT
- INGRESS EGRESS EASEMENT

GENERAL NOTES:

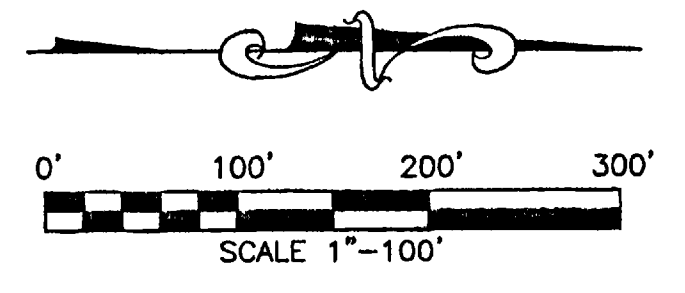
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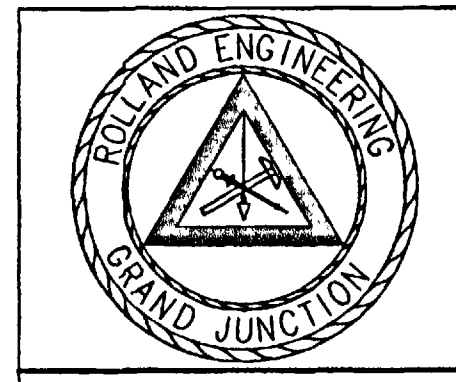
Richard A. Mason
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- ### LEGEND
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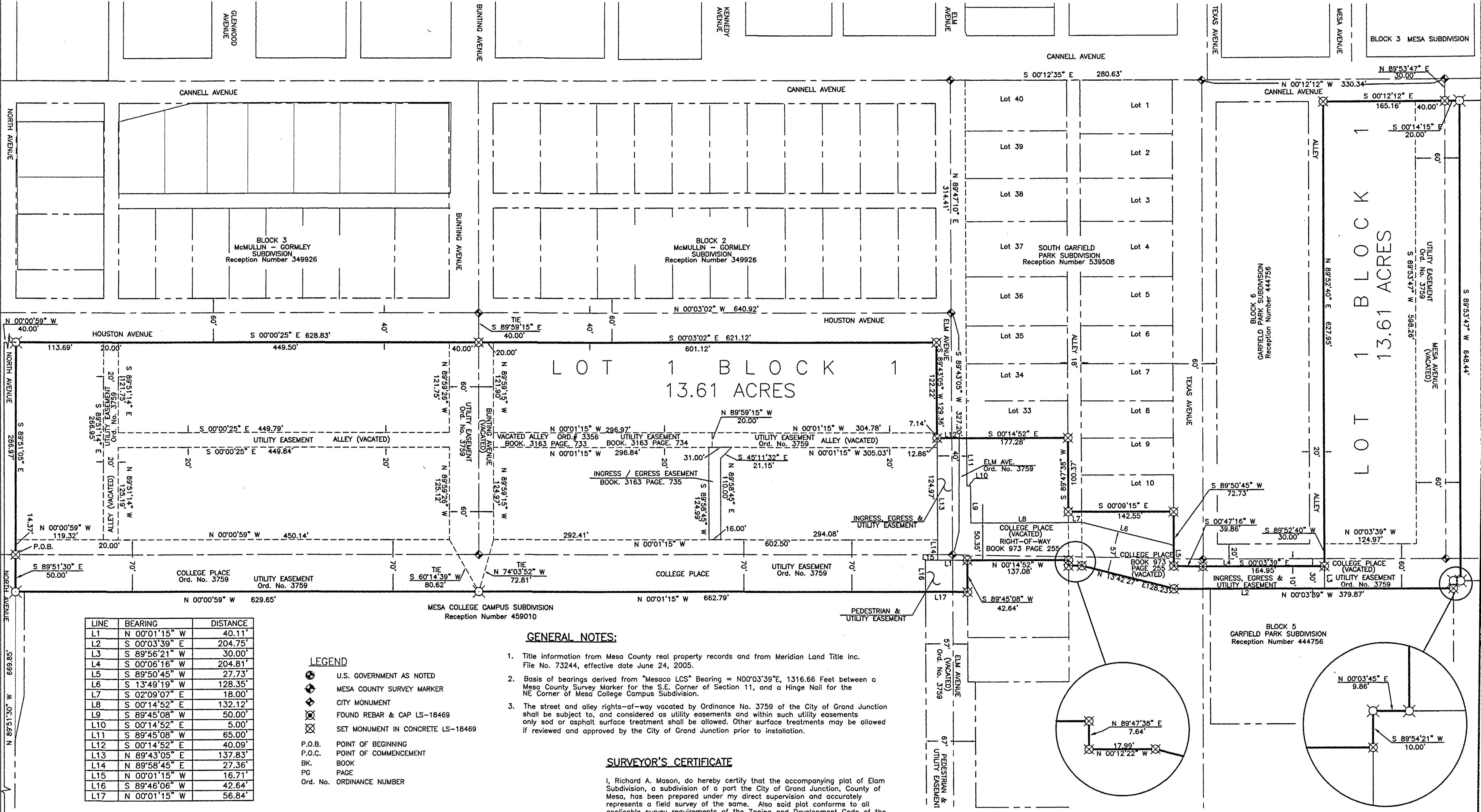


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405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\4042\4042PLAT.DWG			
ELAM SUBDIVISION EASEMENTS MAP & PREVIOUS SUBDIVISION LINES SE 1/4 SECTION 11 T.1S., R.1W. UTE MERIDIAN City of Grand Junction, Mesa County, Colorado			
Designed RAM	Checked RAM	Proj# 4042	Sheet 2
Drawn JLG	Date 6/14/05	Rv: 	3 rd

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LINE	BEARING	DISTANCE
L1	N 00°01'15" W	40.11'
L2	S 00°03'39" E	204.75'
L3	S 89°56'21" W	30.00'
L4	S 00°06'16" W	204.81'
L5	S 89°50'45" W	27.73'
L6	S 13°49'19" W	128.35'
L7	S 02°09'07" E	18.00'
L8	S 00°14'52" E	132.12'
L9	S 89°45'08" W	50.00'
L10	S 00°14'52" E	5.00'
L11	S 89°45'08" W	65.00'
L12	S 00°14'52" E	40.09'
L13	N 89°43'05" E	137.83'
L14	N 89°58'45" E	27.36'
L15	N 00°01'15" W	16.71'
L16	S 89°46'06" W	42.64'
L17	N 00°01'15" W	56.84'

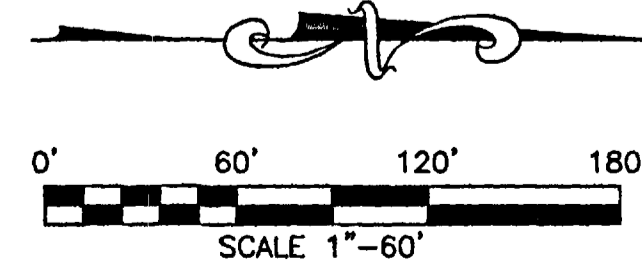
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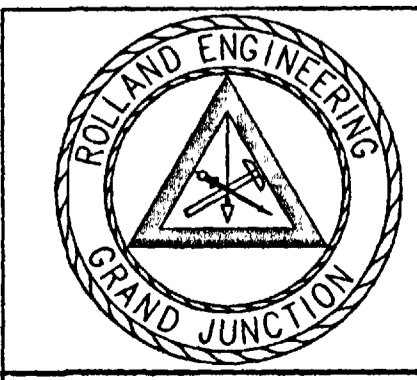
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ELAM SUBDIVISION SUBDIVISION GEOMETRY

SE 1/4 SECTION 11
T.1S., R.1W. UTE MERIDIAN
City of Grand Junction,
Mesa County, Colorado

Designed	RAM	Checked	RAM	Proj	4042	Sheet	3
Drawn	JLG	Date	6/14/05	Rev			3 rd

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Grand Jct, CO 81503
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