

CHULUOTA SUBDIVISION

A REPLAT OF PART OF LOT 2, BLOCK 9, RICHARD D. MOBLEY'S SUBDIVISION IN GRAND JUNCTION

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS: Spenrup and Associates, Inc., A Colorado Corporation and the City of Grand Junction are the owners of a parcel of land being that certain tract of land in the SE1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 2188 at Page 755, in Book 2193 at Page 313, Book 2170 at Pages 738-741 and in Book 902 at Page 906-907 of the Mesa County real property records, and being more particularly described as follows:

All that part of Lot 2 in Block 9 of Richard D. Mobley's First Subdivision to the Town of Grand Junction, recorded in Plat Book 1 Page 22 of the Mesa County property records, being in the SE1/4 of Section 15, Township One South, Range One West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, the perimeter of which part is more particularly described as follows:

Commencing at the Center 1/4 Corner of said Section 15, (a 2-1/2" aluminum cap stamped "Mesa County Survey Marker C1/4-S15-LS-32824-2003"), whence the Center East Sixteenth Corner of said Section 15, (a brass cap stamped "E1/16-S15-LS-343-2280") bears N89°39'43"E a distance of 1323.38 feet (Basis of bearing Mesa County LCS); thence S49°38'29"E a distance of 1602.89 feet to a point on the southerly right-of-way line of West Main Street and the point of beginning; thence N89°59'39"E for a distance of 96.66 feet to the easterly line of Lot 2; thence S00°02'55"E on said easterly line, for a distance of 165.00 feet to the centerline of a vacated alley; thence S00°02'55"E, continuing on said easterly line, for a distance of 83.80 feet to a point on the northerly line of that certain parcel recorded in Book 2126 at Page 925 in the Office of the Mesa County Clerk and Recorder; thence N89°53'10"W, on said northerly line, for a distance of 141.83 feet to the easterly right-of-way line of Chuluota Avenue; thence N00°06'50"E, on said easterly right-of-way line for a distance of 83.50 feet to said centerline of a vacated alley; thence, N00°06'50"E, continuing on said easterly right-of-way line, for a distance of 165.00 feet to the southerly right-of-way line of West Main Street; thence N89°59'39"E for a distance of 44.47 feet to the beginning.

[containing 0.81 acres more or less]

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

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements are 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 utility providers and appurtenant facilities.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

That there are no lienholders of record.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 10th day of MARCH A.D., 2006

John Spenrup President
By John Spenrup for Spenrup and Associates, Inc., A Colorado Corporation

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 10th day of MARCH A.D., 2006, by John Spenrup for Spenrup and Associates, Inc., A Colorado Corporation

My commission expires: 5/11/2006

WITNESS MY HAND AND OFFICIAL SEAL.
Lin Woodmansee
Notary Public

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 17th day of MARCH A.D., 2006

Kelly Arnold
By: Kelly Arnold, City Manager for the City of Grand Junction

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 17th day of March A.D., 2006, by Kelly Arnold, City Manager for the City of Grand Junction

My commission expires: 3/13/09

WITNESS MY HAND AND OFFICIAL SEAL.
Debra M. Kemp
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:47 o'clock A.M., this 20th day of March A.D., 2006, and is duly recorded as Reception Number 2307525 in Book 4116, Page 510 through 510 inclusive. Drawer No. RR-128

Clerk and Recorder Deputy Fees 10.00 + 1.00

No Covenants, Conditions and Restrictions established.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 20th day of March A.D. 2006

Mayor: *Ed Hill* City Manager: *John Spenrup*

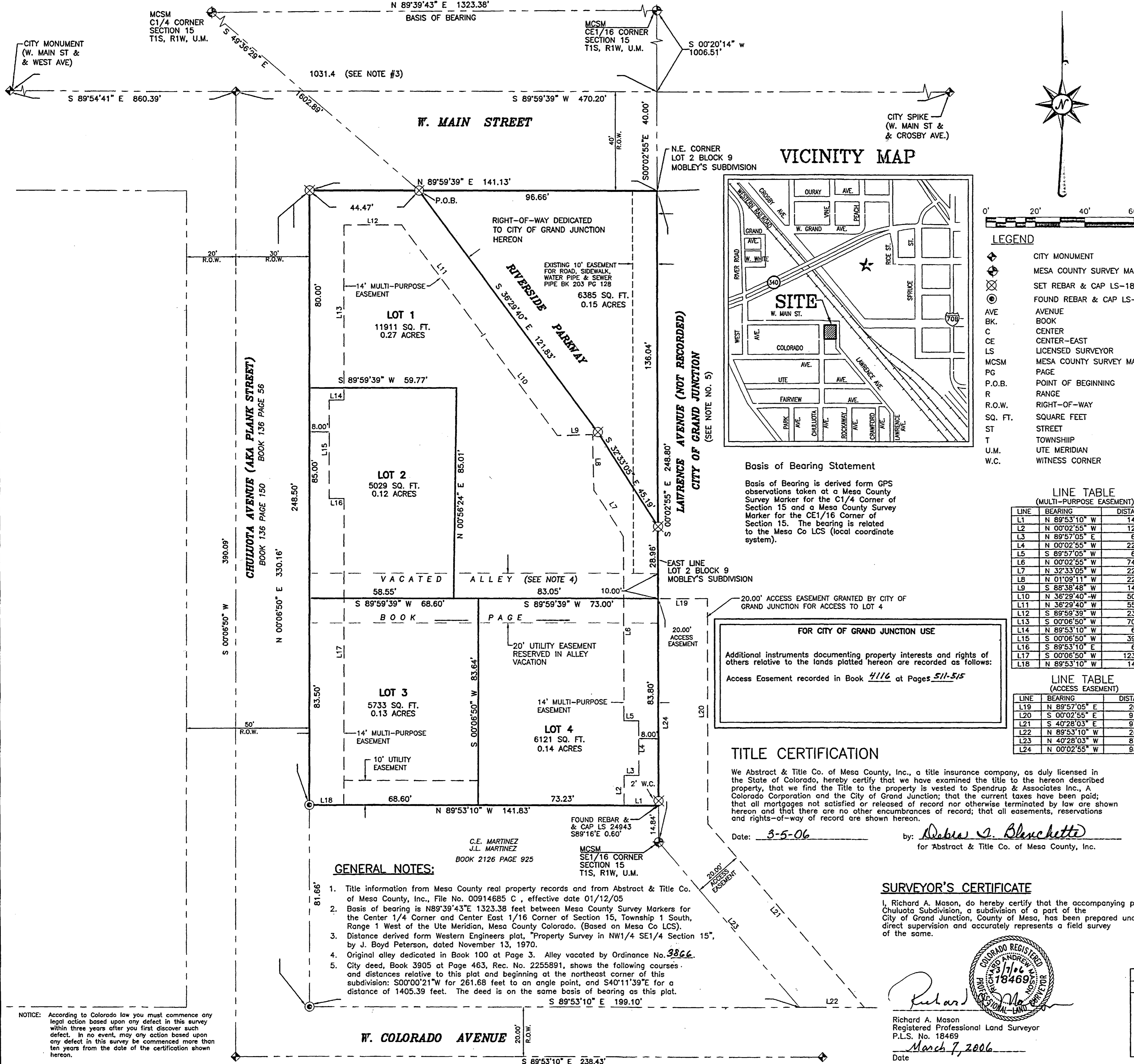
File Name: C:\PROJECTS\4017A\4017A-PLAT.DWG

CHULUOTA SUBDIVISION

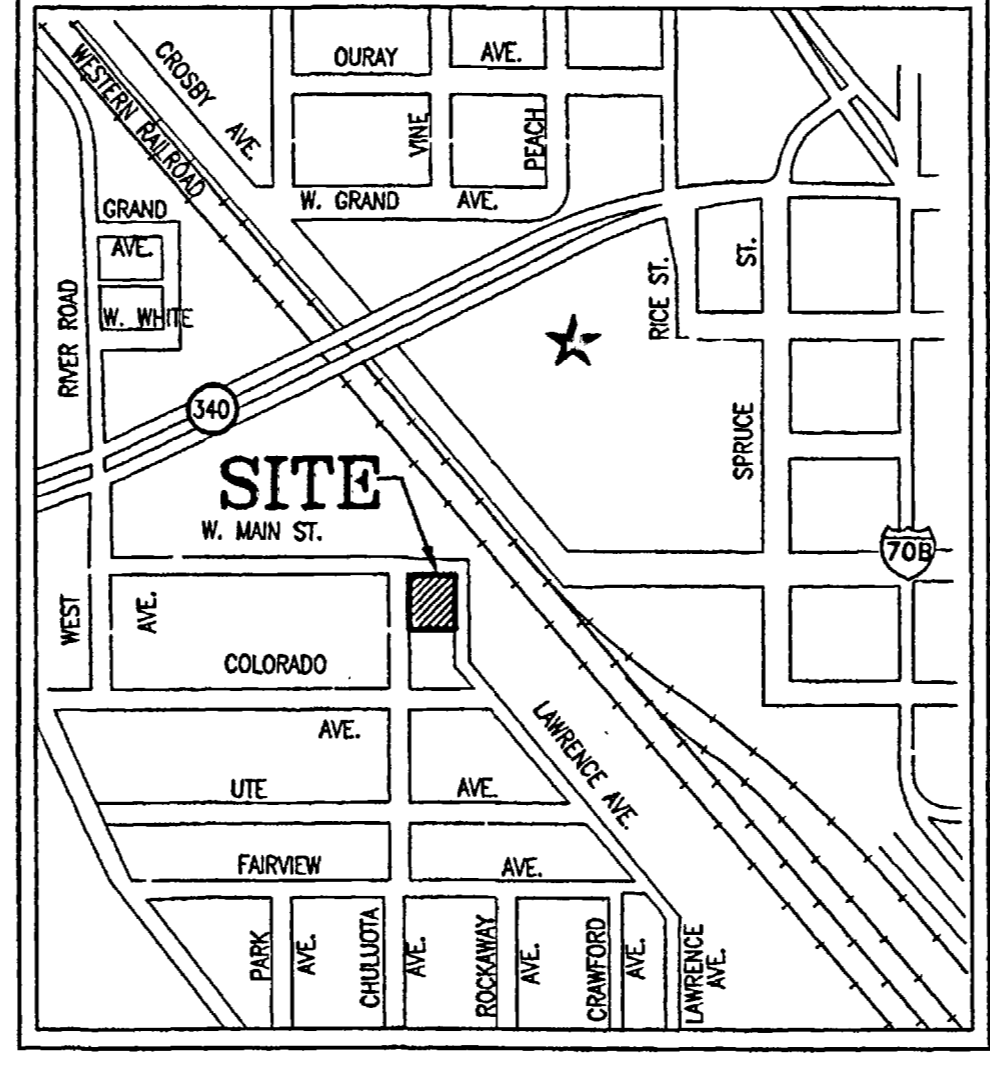
IN THE SE1/4 OF SECTION 15
T1S, R1W OF THE UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

Designed	Checked	RAM	Proj#	4017A	Sheet	1
Drawn	Date	03/06/06	By:		Of	1

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



VICINITY MAP



Basis of Bearing Statement

Basis of Bearing is derived from GPS observations taken at a Mesa County Survey Marker for the C1/4 Corner of Section 15 and a Mesa County Survey Marker for the CE1/16 Corner of Section 15. The bearing is related to the Mesa Co LCS (local coordinate system).

LINE TABLE (MULTI-PURPOSE EASEMENT)

LINE	BEARING	DISTANCE
L1	N 89°53'10" W	14.00'
L2	N 00°02'55" W	12.25'
L3	N 89°57'05" E	6.00'
L4	N 00°02'55" W	22.00'
L5	S 89°57'05" W	6.00'
L6	N 00°02'55" W	74.39'
L7	N 32°33'05" W	22.28'
L8	N 01°09'11" W	22.41'
L9	S 88°38'48" W	14.31'
L10	N 36°29'40" W	50.51'
L11	N 36°29'40" W	55.56'
L12	S 89°58'39" W	23.45'
L13	S 00°06'50" W	70.92'
L14	N 89°53'10" W	6.00'
L15	S 00°06'50" W	39.90'
L16	S 89°53'10" E	6.00'
L17	S 00°06'50" W	123.71'
L18	N 89°53'10" W	14.00'

LINE TABLE (ACCESS EASEMENT)

LINE	BEARING	DISTANCE
L19	N 89°57'05" E	20.00'
L20	S 00°02'55" E	91.28'
L21	S 40°28'03" E	97.74'
L22	N 89°53'10" W	26.33'
L23	N 40°28'03" W	87.97'
L24	N 00°02'55" W	98.64'

TITLE CERTIFICATION

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 Spenrup & Associates Inc., A Colorado Corporation and the City of Grand Junction; 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: 3-5-06 by: *Debra S. Blanchette*
for Abstract & Title Co. of Mesa County, Inc.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Chuluota 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.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date: March 7, 2006

GENERAL NOTES:

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., File No. 00914685 C, effective date 01/12/05
- Basis of bearing is N89°39'43"E 1323.38 feet between Mesa County Survey Markers for the Center 1/4 Corner and Center East 1/16 Corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County Colorado. (Based on Mesa Co LCS).
- Distance derived from Western Engineers plat, "Property Survey in NW1/4 SE1/4 Section 15", by J. Boyd Peterson, dated November 13, 1970.
- Original alley dedicated in Book 100 at Page 3. Alley vacated by Ordinance No. 3866.
- City deed, Book 3905 at Page 463, Rec. No. 2255891, shows the following courses and distances relative to this plat and beginning at the northeast corner of this subdivision: S00°00'21"W for 261.68 feet to an angle point, and S40°11'39"E for a distance of 1405.39 feet. The deed is on the same basis of bearing as this plat.

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.