

VAN GUNDY NORTH SUBDIVISION

A REPLAT OF LOTS 22, 23, 24 AND A PORTION OF LOTS 16, 17, 18, 20, 21, THE
EXCEPTION TRACT OF SOUTH FIFTH STR. SUBDIVISION AND A PARCEL IN THE NW¼ OF S23,
T1S, R1W, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW BY ALL MEN THESE PRESENTS:

The undersigned, Dean H. Van Gundy is the owner of that real property being a replat of Lots 22, 23, 24, and a portion of Lots 16, 17, 18, 20, 21, the Exception Tract of Block 1, SOUTH FIFTH STR. SUBDIVISION recorded in Book 7 at Page 19, at Mesa County Clerk and Recorder's Office on November 28, 1944, and a parcel in the Northwest Quarter of Section 23, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 23 (a 3" brass cap stamped "MESA COUNTY SURVEY MARKER-C 1/4 S23-N04807")
WHENCE the East Quarter Corner of said Section 23 (a 3 1/4" aluminum cap stamped "D-H SURVEYS INC T1S1W 1/4 23/24 18 42306") bears S89°36'03"E a distance of 2638.76 feet;
THENCE N00°01'47"W a distance of 764.61 feet to the southeast corner of said Lot 24, being the POINT OF BEGINNING;

THENCE N89°21'42"W along the southerly line of said Lot 24 a distance of 132.10 feet to the southwest corner of said Lot 24;
THENCE S00°41'38"W along the easterly line of said Lot 20 a distance of 56.84 feet;

THENCE N36°07'10"W distance of 291.80 feet to a point on the westerly line of said Lot 21;

THENCE N30°36'27"W a distance of 34.25 feet to a point on the easterly line of said tract of land described in Book 2279 at Page 718, also being the easterly line of Lot 16, Block 1 of said SOUTH FIFTH STR. SUBDIVISION;

THENCE N61°23'17"W, non-tangent with the following described curve, a distance of 181.48 feet;

THENCE along the arc of a curve to the left, having a central angle of 25°32'51", a radius of 400.00 feet, a chord bearing of N63°41'56"W a distance of 176.88 feet, and an arc distance of 178.35 feet to a point on the easterly line of a tract of land described in Book 559 at Page 271 recorded on January 10, 1962 at Mesa County Clerk and Recorder's Office;

THENCE N00°28'44"W along the easterly line of said tract of land described in Book 559 at Page 271 and the westerly line of Lot 16, Block 1 of said SOUTH FIFTH STR. SUBDIVISION, non-tangent with the last described curve, a distance of 149.04 feet;

THENCE N00°07'31"E along a westerly line of said tract of land described in Book 2279 at Page 718 a distance of 70.41 feet;

THENCE S63°32'59"E along the northeasterly line of said tract of land described in Book 2279 at Page 718 a distance of 157.99 feet;

THENCE S89°59'09"W along the southerly line of said tract of land described in Book 2279 at Page 718 a distance of 2.64 feet;

THENCE S64°01'20"E along the southwesterly line of a tract of land described in Book 1185 at Page 479 recorded February 2, 1972 in the Mesa County Clerk and Recorder's Office a distance of 20.54 feet;

THENCE S00°34'20"E along the westerly line of said Lot 17 a distance of 2.77 feet;

THENCE the following three (3) courses along the southerly line of said tract of land described in Book 1185 at Page 479:

- 1) S64°18'45"E, tangent with the following described curve, a distance of 15.87 feet;
- 2) THENCE along the arc of a curve to the left, having a central angle of 28°33'00", a radius of 220.00 feet, a chord bearing S77°28'15"E a distance of 101.04 feet, and an arc distance of 101.04 feet;
- 3) THENCE N69°08'17"E, tangent with the last described curve, a distance of 27.00 feet to a point on the easterly line of said tract of land described in Book 2279 at Page 718;

THENCE S89°59'09"E a distance of 17.00 feet to the northwest corner of said Lot 22;

THENCE N69°59'09"E along the northerly line of said Lots 22 and 23 a distance of 519.73 feet to the northeast corner of said Lot 22;

THENCE S00°44'26"W along the easterly lines of said Lots 23 and 24 a distance of 508.18 feet to the POINT OF BEGINNING.

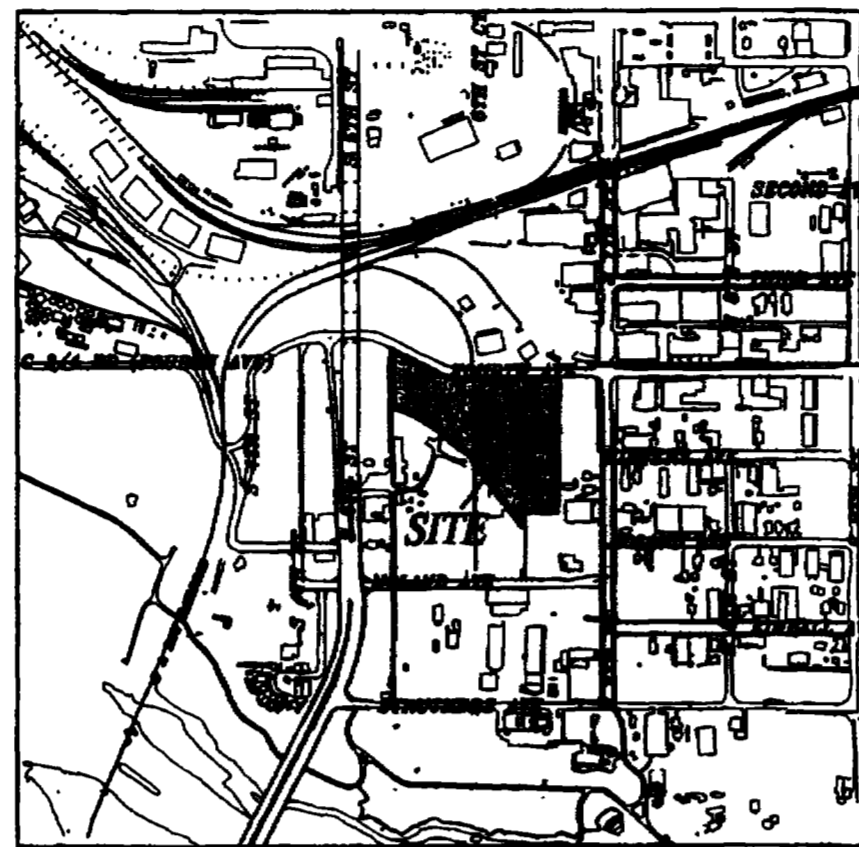
Containing 222,143 square feet (5.100 Acres) more or less.

That said owner has by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designates the same as VAN GUNDY NORTH SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on this plat as follows:

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 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.



VICINITY MAP
N.T.S.



LEGEND

- Mesa County Survey Monument
- Found Monument as described
- Set #5 Rebar with 1 1/2" Plastic Cap, IS 24942
- Easement Line
- Exception parcel per SOUTH FIFTH STR. SUBDIVISION (Owner: The City of Grand Junction, a Colorado home rule municipality)
- Section Line
- Existing railroad rail

ABBREVIATIONS

- A = Arc Distance
- Alum. = Aluminum
- Approx. = Approximate
- Ave. = Avenue
- Bk = Book
- C = Center, Chord Distance
- CB = Chord Bearing
- CGJ = City of Grand Junction
- CL = Center Line
- (CT) = Dimensions from City Monument Tie Records
- Da = Delta, Central Angle
- Find = Found
- IS = Land Surveyor
- (M) = Measured
- NO. = Number
- N.T.S. = Not To Scale
- Pg = Page
- PLS = Professional Land Surveyor
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- Pt = Point
- R = Range, Radius
- (R) = Record
- R.O.W. = Right of Way
- S = Section
- Sec. = Section
- S.F. = Square Feet
- STK = Street
- T = Township
- (TLC) = Dimensions as shown on Omega Realty Improvement Survey by Thompson-Langford Corporation, Deposit Number 2729-03
- U.M. = Ute Meridian

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 shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platting shall not burden or encumber 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.

Said owner further certifies that all lienholders, if any, are represented hereon.

Executed this 11 day of Sept, 2006.

Dean H. Van Gundy

Dean H. Van Gundy
By: _____
His: _____

State of Colorado }
County of Mesa }

The foregoing Statement of Ownership and Dedication was acknowledged

before me by Dean H. Van Gundy

of _____ as _____ this

11th day of Sept, 2006 for the aforementioned purposes.

Notary Public: _____

My commission expires: 6/21/07



GENERAL NOTES

1. Basis of bearing - the southerly line of the Northeast Quarter of Section 23, Township 1 South, Range 1 West of the Ute Meridian bears S89°36'03"E (assumed) and is monumented as shown on this survey.
2. Statute of Limitations - 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.
3. Monumentation Notice - Any person who knowingly removes, alters or defaces any public land survey monument or accessory commits a class two (2) misdemeanor pursuant to state statute 18-4-608 C.R.S.
4. There are no lienholders of record for this property.
5. Alley vacated by City Ordinance No. 3892, May 19, 2006.

SURVEYOR'S CERTIFICATE

I, Kenneth W. Carlson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of VAN GUNDY NORTH 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 statement is only applicable to the survey data hereon and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

Kenneth W. Carlson
Kenneth W. Carlson, PLS
Date: 12/30/06
For and on behalf of
Carter & Burgess, Inc.

CITY APPROVAL

This plat of VAN GUNDY NORTH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 13th day of September, 2006.

[Signature]
City Manager

[Signature]
Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa }

This plat was accepted for filing in the Office of the Clerk and Recorder of Mesa County, Colorado at 11:03

o'clock A.M., on this 19th day of September, 2006 A.D., and was recorded at Reception No.

2338566 Drawer No. 55-81 Fees 20.00 + 1.00 Book 4250 Pages 490-491

By: _____ Clerk and Recorder Deputy

LAND USE SUMMARY

Lot 1, Block 1 = 5.100 Acres +-	100.0%
Vacated Public Alley= 0.123 Acres +-	0.0%
*See General Note No. 5	
Total Acreage = 5.100 Acres	100.0%

CONVEYANCE DOCUMENTS (FOR CITY USE ONLY)

17' Alley Vacation Book 4161 Page 122

REV	REVISION DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	APPROVED BY

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

Carter & Burgess
707 Seventh Street, Suite 2300
Denver, Colorado 80202
(303) 820-5240 Fax (303) 820-4842

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY CARTER & BURGESS, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF CARTER & BURGESS SHALL BE AT THE SOLE RISK OF THE USER.

C & B	SIGNATURE	DATE
DRAWN	DCW	12/30/05
DESIGNED	DCW	12/30/05
QC REVIEW	MMM	1/10/06
APPROVED	KWC	1/10/06
CLIENT	SIGNATURE	DATE
REVIEW	CGJ	8/06
APPROVED		
CAD FILE NAME	VanGundyNPlat.dwg	

VAN GUNDY NORTH SUBDIVISION
GRAND JUNCTION
COLORADO

CLIENT PROJECT NO. _____

CARTER & BURGESS PROJECT NO. 071514

SCALE: 1"=50'

Scan: File Jo Control
SubDB: SubDB:
GJBase: St Index:
GBA: Cdot AHUT:

REPLAT
NW1/4 SECTION 23
TOWNSHIP 1 SOUTH, RANGE 1 WEST
UTE MERIDIAN
MESA COUNTY, COLORADO

REVISION: _____ DRAWING NO. VanGundyNPlat SHEET NO. 1 of 2

01316701.tif

VAN GUNDY NORTH SUBDIVISION

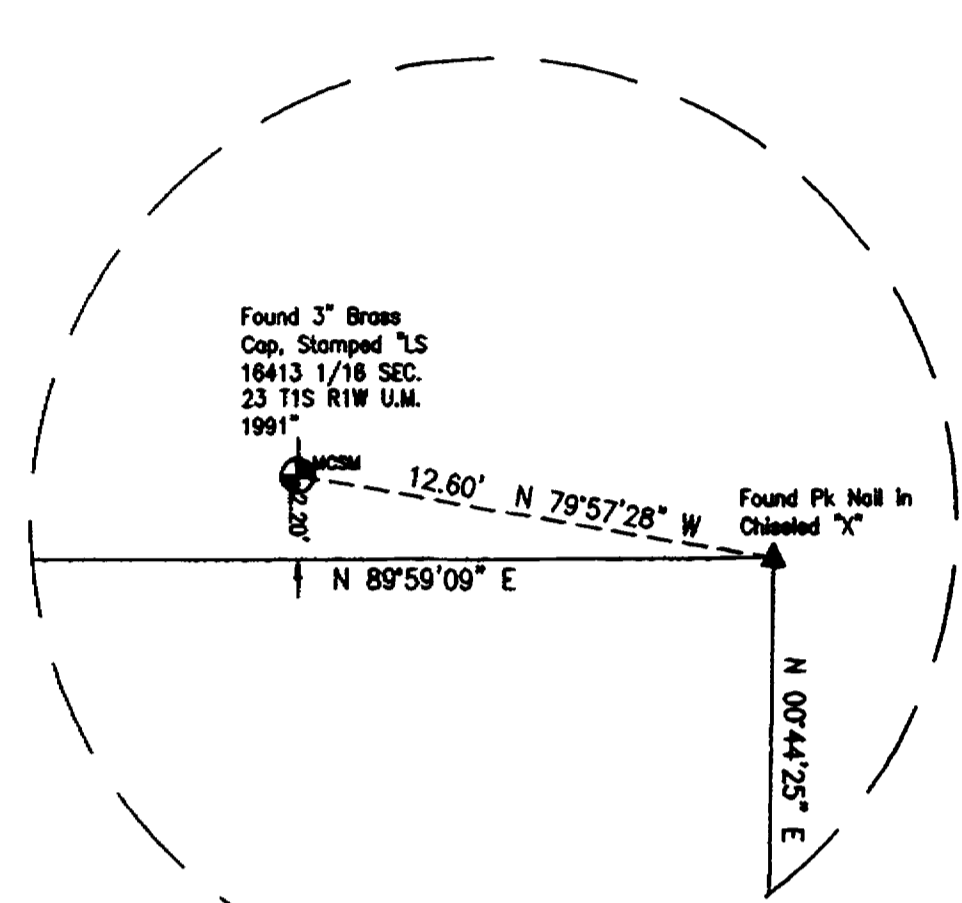
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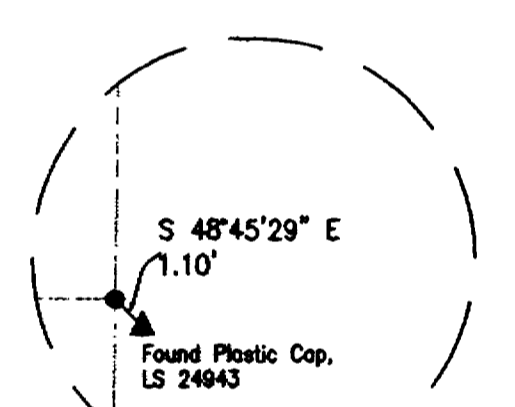
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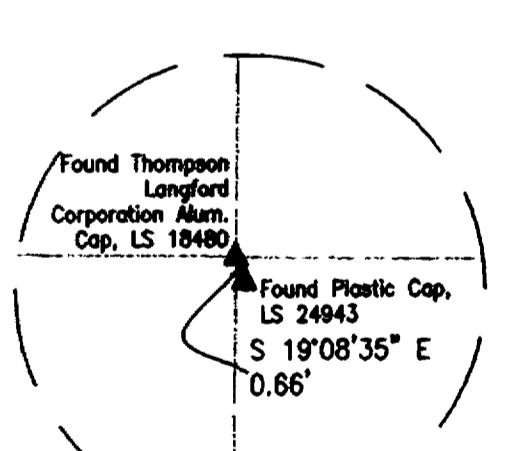
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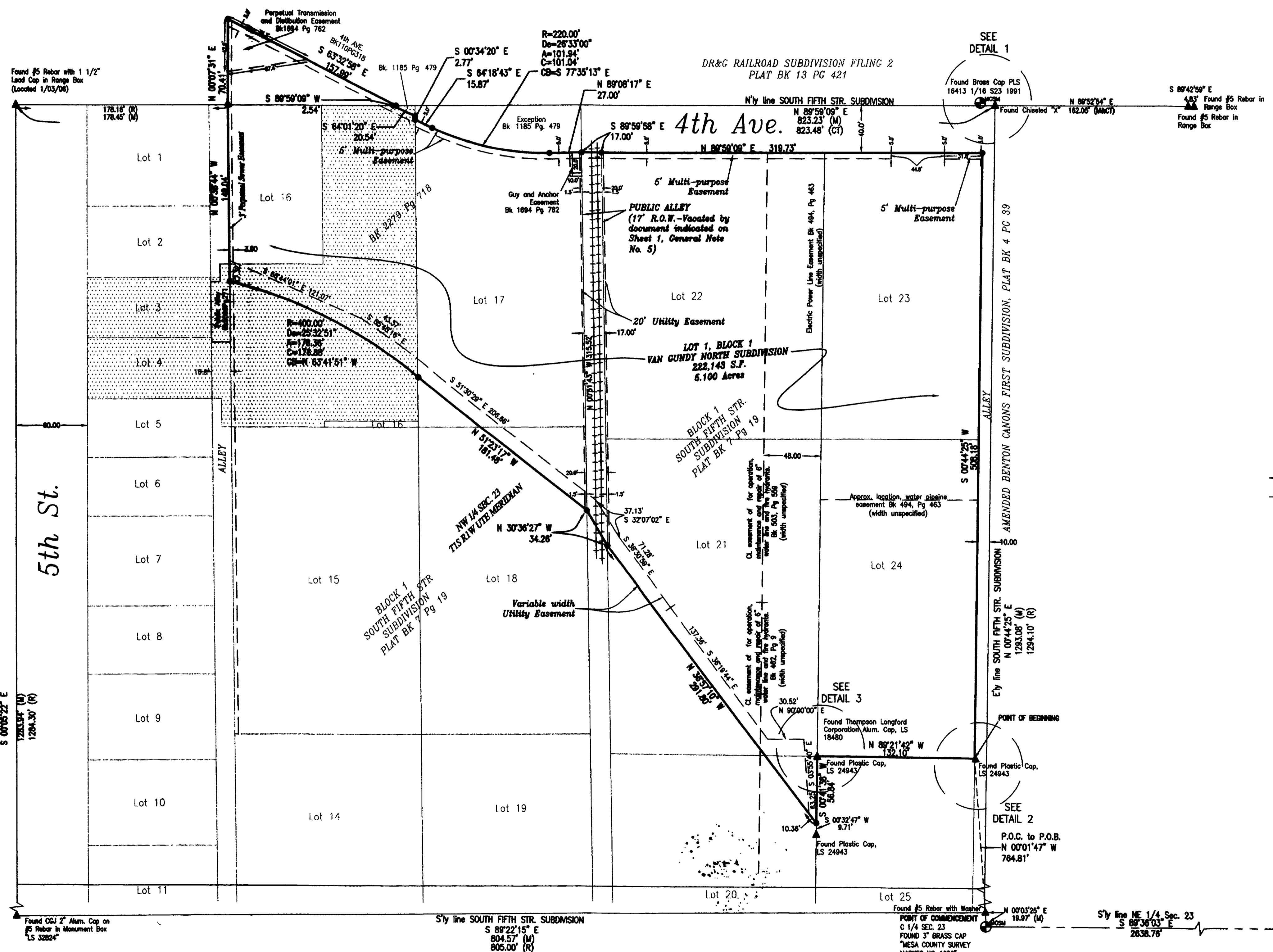
DETAIL 1
N.T.S.



DETAIL 2
N.T.S.



DETAIL 3
N.T.S.



E 1/4 Sec. 23
Found 3 1/4" Aluminum Cap
D-H SURVEYS INC. LS 42306"

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

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