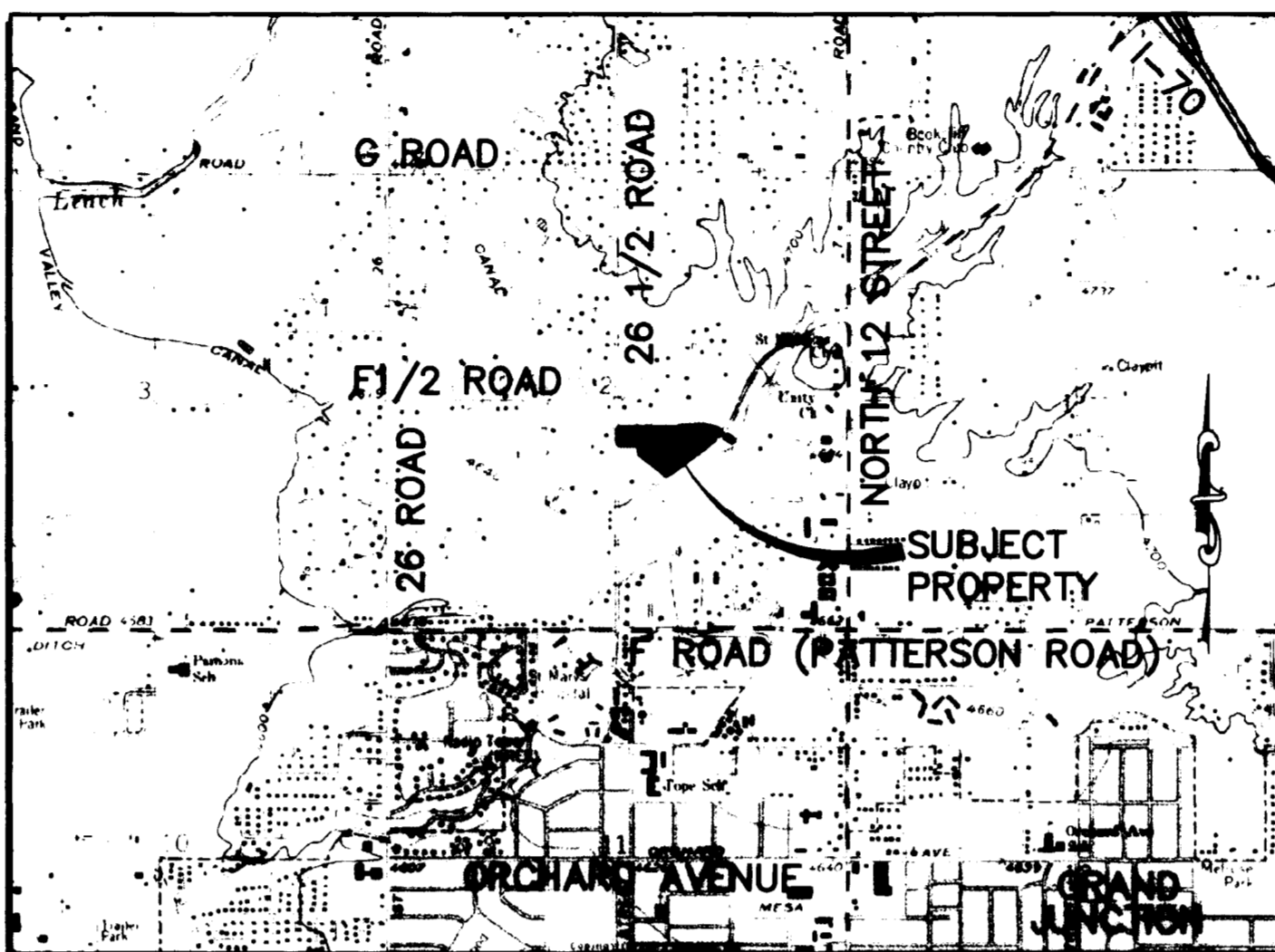


# LOGAN CREEK SUBDIVISION

A RESUBDIVISION OF LOT 1, FOURSQUARE MINOR SUBDIVISION, PLAT BOOK 14 AT PAGE 290 AND GRAND VALLEY HIGHLINE CANAL TRACTS SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO SHEET 1 OF 2

CITY OF GRAND JUNCTION USE	
Warranty Deed	Reception 2392769
Easement	Reception 2392773
Easement	Reception 2392774



VICINITY MAP  
SCALE: 1" = 2000'

### SHEET INDEX

SHEET 1 NOTES, CHARTS AND CERTIFICATIONS  
SHEET 2 BOUNDARY AND MONUMENTS

### CITY APPROVAL

THIS PLAT OF LOGAN CREEK SUBDIVISION, A PLAT OF A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 17th DAY OF July, A.D., 2007.  
By: *Janice Rich* CITY MANAGER  
*Sharon Bridgeway* MAYOR

LAND USE SUMMARY		
TOTAL LOT AREA	6.878 ACRES±	78.50%
TOTAL TRACT AREA	1.440 ACRES±	16.43%
TOTAL PUBLIC RIGHT-OF-WAY AREA	0.444 ACRES±	5.07%
TOTAL AREA	8.762 ACRES±	100.00%

### TITLE CERTIFICATION

WE, MERIDIAN LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL, A RELIGIOUS CORPORATION OF CALIFORNIA, THE FOURSQUARE CHURCH. 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 22, 2007 BY: *Jason R. Neil*  
NAME AND TITLE: LAWRENCE D VENT/EXAMINER  
MERIDIAN LAND TITLE GUARANTEE COMPANY

### SURVEYOR'S CERTIFICATE

I, JASON R NEIL, DO HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF LOGAN CREEK SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 17th DAY OF JUNE, A.D. 2007.



### CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 9:42 AM ON THE 22th DAY OF JUNE, A.D., 2007, AND IS DULY RECORDED IN BOOK 4477, PAGE 698-699 AS RECEPTION NO. 2392768. DRAWER TR-133  
Fees: 207.1

ATTEST: *Janice Rich* CLERK AND RECORDER  
*Sharon Bridgeway* DEPUTY

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING A PART OF THAT REAL PROPERTY AS SHOWN ON THE ACCOMPANYING PLAT, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, FOURSQUARE MINOR SUBDIVISION THEREOF RECORDED ON OCTOBER 28, 1994 IN PLAT BOOK 14 AT PAGE 290 AS RECEPTION NO. 1699442 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND CONTAINING 7.480 ACRES, MORE OR LESS.

TOGETHER WITH: CANAL TRACT B

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO; SAID PARCEL BOUNDARY BEING SOUTHERLY OF THE CENTERLINE OF THE GRAND VALLEY HIGHLINE CANAL, WESTERLY OF HORIZON DRIVE, EASTERLY OF 26 1/2 ROAD, NORTHERLY OF LOT 1, FOURSQUARE SUBDIVISION THEREOF RECORDED AS RECEPTION NO. 1699442 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 2; THENCE S00°01'20"W ALONG THE WESTERLY BOUNDARY OF SAID SE 1/4 A DISTANCE OF 311.26 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY S89°44'00"E A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 26 1/2 ROAD SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, FOURSQUARE SUBDIVISION RECORDED OCTOBER 28, 1994 AS RECEPTION NO.1699442 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE, THE POINT OF BEGINNING; THENCE N00°01'20"E A DISTANCE OF 42.89 FEET TO A POINT IN THE CENTERLINE OF GRAND VALLEY HIGHLINE CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

- 1) S87°13'45"E A DISTANCE OF 69.89 FEET
- 2) N89°50'41"E A DISTANCE OF 143.70 FEET
- 3) N89°15'23"E A DISTANCE OF 244.92 FEET
- 4) N89°23'42"E A DISTANCE OF 223.79 FEET
- 5) N87°57'00"E A DISTANCE OF 187.62 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AT BOOK 3695 PAGE 712 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1) N87°50'12"E A DISTANCE OF 162.94 FEET
- 2) S77°31'18"E A DISTANCE OF 17.48 FEET
- 3) S76°48'39"E A DISTANCE OF 69.51 FEET
- 4) S63°08'07"E A DISTANCE OF 63.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF HORIZON DRIVE AS RECORDED AT BOOK 3604, PAGE 480 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,096.30 FEET AND A CENTRAL ANGLE OF 2°31'13", A DISTANCE OF 48.22 FEET (CHORD BEARS S38°19'02"W A DISTANCE OF 48.22 FEET) TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES:

- 1) N57°52'19"W A DISTANCE OF 49.98 FEET
- 2) N77°09'25"W A DISTANCE OF 57.91 FEET
- 3) N87°04'30"W A DISTANCE OF 59.57 FEET
- 3) S85°38'44"W A DISTANCE OF 240.53 FEET
- 4) N89°44'00"W A DISTANCE OF 745.60 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 1.194 ACRES, MORE OR LESS.

TOGETHER WITH: CANAL TRACT C

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO; SAID PARCEL BOUNDARY BEING EASTERLY OF HORIZON DRIVE, NORTHERLY OF LOT 3, FOURSQUARE SUBDIVISION THEREOF RECORDED AS RECEPTION NO. 1699442, SOUTHERLY OF THE CENTERLINE OF THE GRAND VALLEY HIGHLINE CANAL AND WESTERLY OF THE CENTERLINE OF THE INDEPENDENT RANCHMEN'S DITCH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 AS RECORDED AT SAID RECEPTION NO. 1699442; THENCE S57°52'19"E A DISTANCE OF 90.71 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID HORIZON DRIVE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 3, THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,186.31 FEET AND A CENTRAL ANGLE OF 2°08'50", A DISTANCE OF 44.34 FEET (CHORD BEARS N37°56'19"E A DISTANCE OF 44.34 FEET) TO A POINT IN THE CENTERLINE OF SAID GRAND VALLEY HIGHLINE CANAL; THENCE LEAVING SAID RIGHT-OF-WAY S56°17'19"E ALONG SAID CENTERLINE A DISTANCE OF 84.15 FEET TO A POINT IN THE CENTERLINE OF SAID INDEPENDENT RANCHMEN'S DITCH; THENCE LEAVING SAID CENTERLINE OF THE GRAND VALLEY HIGHLINE CANAL S22°48'29"W ALONG SAID CENTERLINE OF THE INDEPENDENT RANCHMEN'S DITCH A DISTANCE OF 42.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 3; THENCE LEAVING SAID CENTERLINE N57°52'19"W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 95.47 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.088 ACRES, MORE OR LESS.

TOTAL ACRES OF ALL PARCELS = 8.762 ACRES, MORE OR LESS.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS LOGAN CREEK SUBDIVISION, A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO.

1. THE FOLLOWING RIGHT-OF-WAY OF LEVI COURT IS DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

2. TRACT A IS DEDICATED TO THE CITY OF GRAND JUNCTION AS A PERPETUAL EASEMENT FOR THE INSPECTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF DETENTION AND DRAINAGE FACILITIES AND APPURTENANCES THERE TO. THE CITY OF GRAND JUNCTION IS DEDICATED REASONABLE INGRESS/EGRESS ACCESS TO THE DRAINAGE/DETENTION EASEMENT AREA. THE OWNER AND/OR THE PROPERTY OWNERS' ASSOCIATION, IF ONE EXISTS, IS NOT RELIEVED OF ITS RESPONSIBILITY TO INSPECT, INSTALL, OPERATE, MAINTAIN, AND REPAIR THE DETENTION AND DRAINAGE FACILITIES.

3. 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.

4. THE 20' UTILITY EASEMENT ALONG THE NORTHERLY BOUNDARY OF LOTS 2-5 IS HEREBY DEDICATED TO THE LOGAN CREEK HOME OWNERS ASSOCIATION FOR UTILITIES, IRRIGATION AND DRAINAGE.

5. THE TRAIL EASEMENT SHOWN HEREON IS DEDICATED TO THE CITY OF GRAND JUNCTION AS A PERPETUAL EASEMENT FOR THE USE OF THE PUBLIC FOREVER, SUBJECT TO THE RULES AND REGULATIONS OF SAID CITY. FOR PURPOSES INCLUDING BUT NOT LIMITED TO, CONSTRUCTING, INSTALLING, MAINTAINING AND REPAIRING A TRAIL AND APPURTENANT FACILITIES AND FOR INGRESS, EGRESS AND ACCESS FOR THE PUBLIC WITH ACCOMPANYING PETS, IF ANY, FOR USE AS PEDESTRIANS, AND/OR WITH WHEELCHAIRS (MOTORIZED AND NONMOTORIZED), BICYCLES, MOTORIZED BICYCLES (A VEHICLE HAVING TWO OR THREE WHEELS, CYLINDER CAPACITY NOT EXCEEDING 50 C.C., AND AN AUTOMATIC TRANSMISSION WHICH DOES NOT EXCEED THIRTY MILES PER HOUR), ELECTRIC SCOOTERS (AN ELECTRIC POWERED VEHICLE HAVING TWO OR THREE WHEELS AND DOES NOT EXCEED THIRTY MILES PER HOUR), AND OTHER NONMOTORIZED FORMS OF TRANSPORTATION FOR COMMUTING AND RECREATIONAL PURPOSES.

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 IMPEDE THE USE OF THE EASEMENT AND/OR PREVENT THE REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

NOTE: THERE ARE NO LIENHOLDERS OF RECORD.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 20th DAY OF June, A.D., 2007.

OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL  
By: *James C. Scott, Jr.* Pastor, Secretary/Treasurer  
*James C. Scott, Jr.* Vice President, Co

STATE OF CALIFORNIA )  
COUNTY OF MESA ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF

June, A.D., 2007, by *James C. Scott, Jr.* and *James C. Scott, Jr.* OF THE INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL.

MY COMMISSION EXPIRES: December 31, 2007

WITNESS MY HAND AND SEAL: *Daniela Peña*

NOTARY PUBLIC

HIGH COUNTRY ENGINEERING, INC.



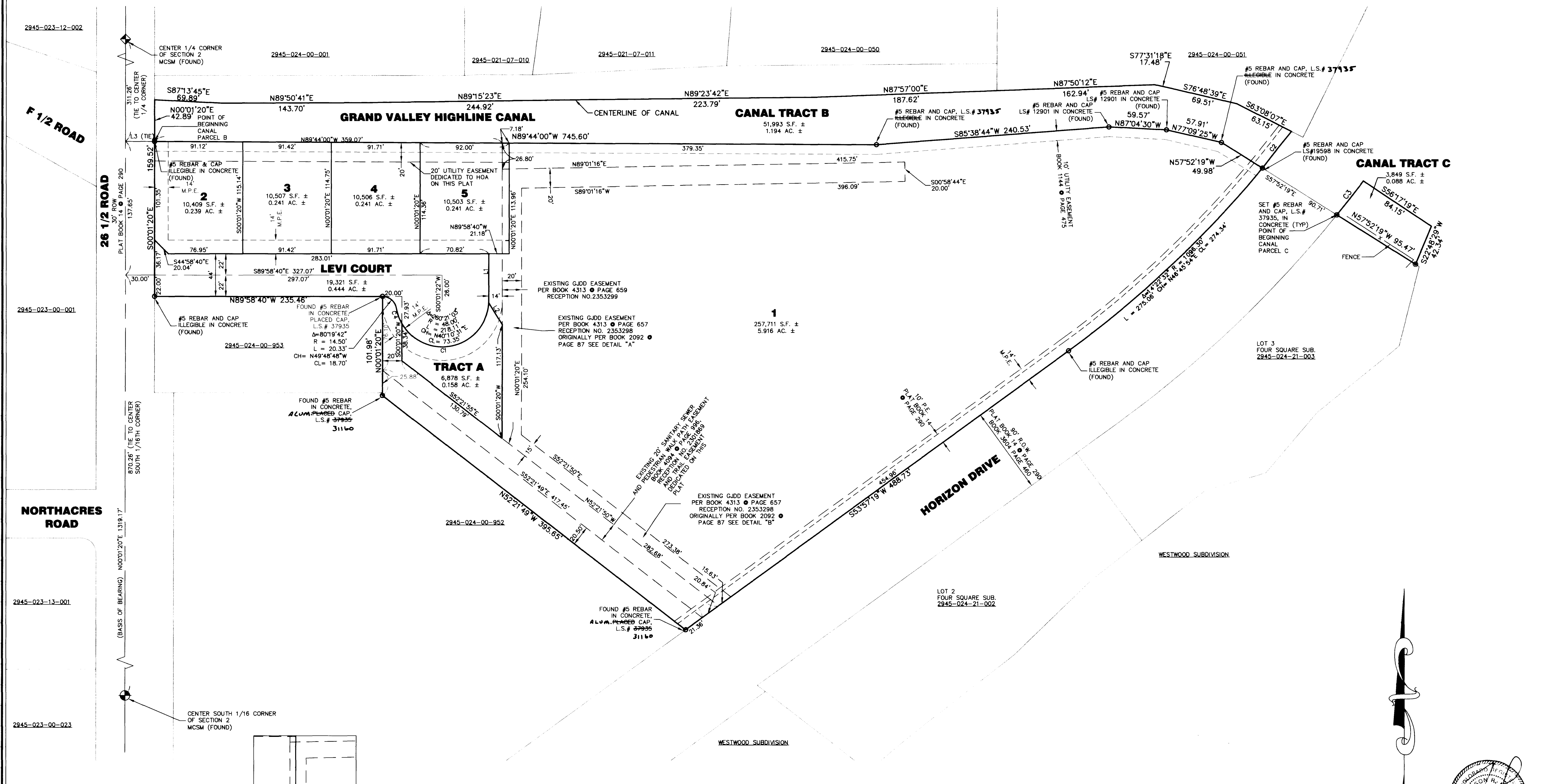
ENNIS CONSULTING & INVESTMENTS, LLC.  
641 HORIZON DRIVE, GRAND JUNCTION CO 81506

LOGAN CREEK SUBDIVISION  
SOUTH EAST 1/4 OF SECTION 2

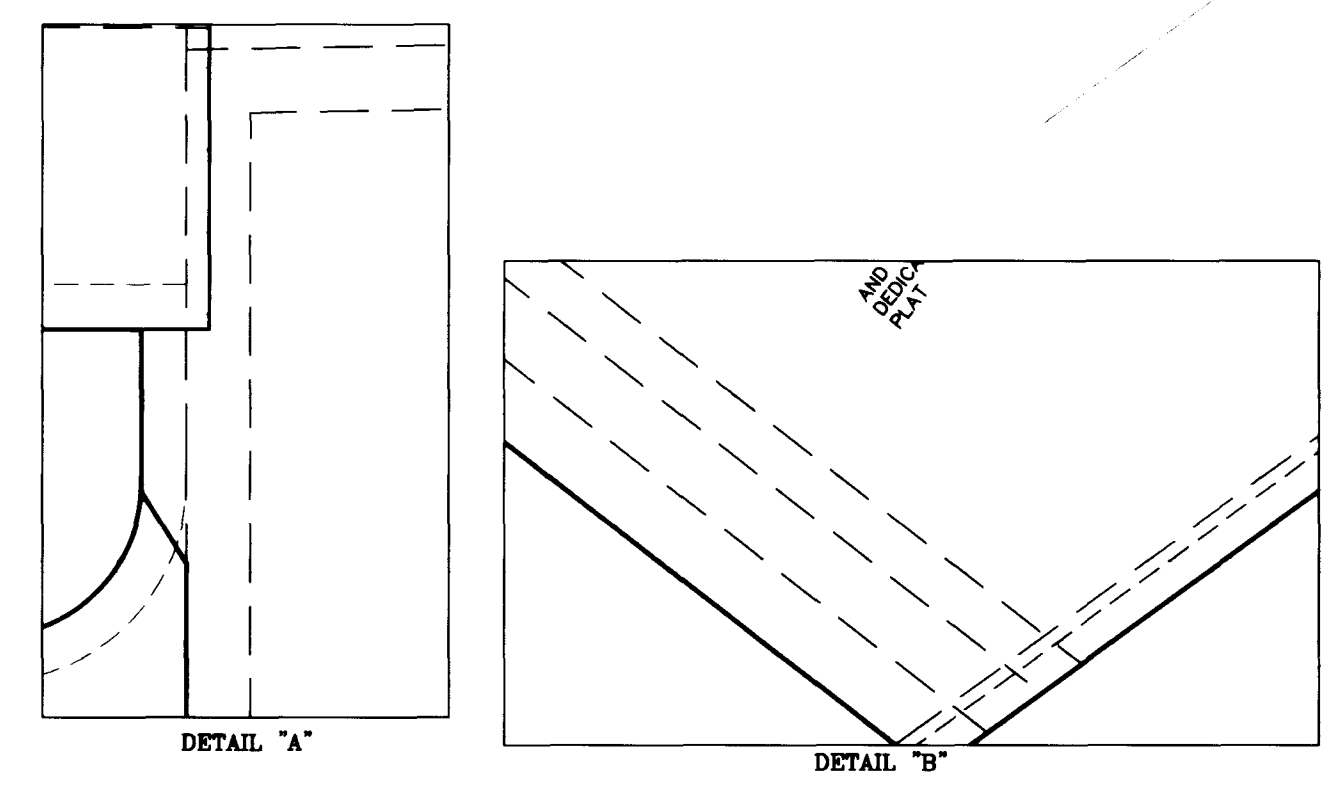
PROJECT NO.  
2051046.00

# LOGAN CREEK SUBDIVISION

A RESUBDIVISION OF LOT 1, FOURSQUARE MINOR SUBDIVISION, PLAT BOOK 14, PAGE 290  
 AND GRAND VALLEY HIGHLINE CANAL TRACTS SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN  
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO  
 SHEET 2 OF 2



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.

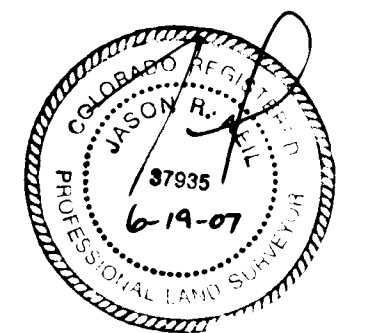
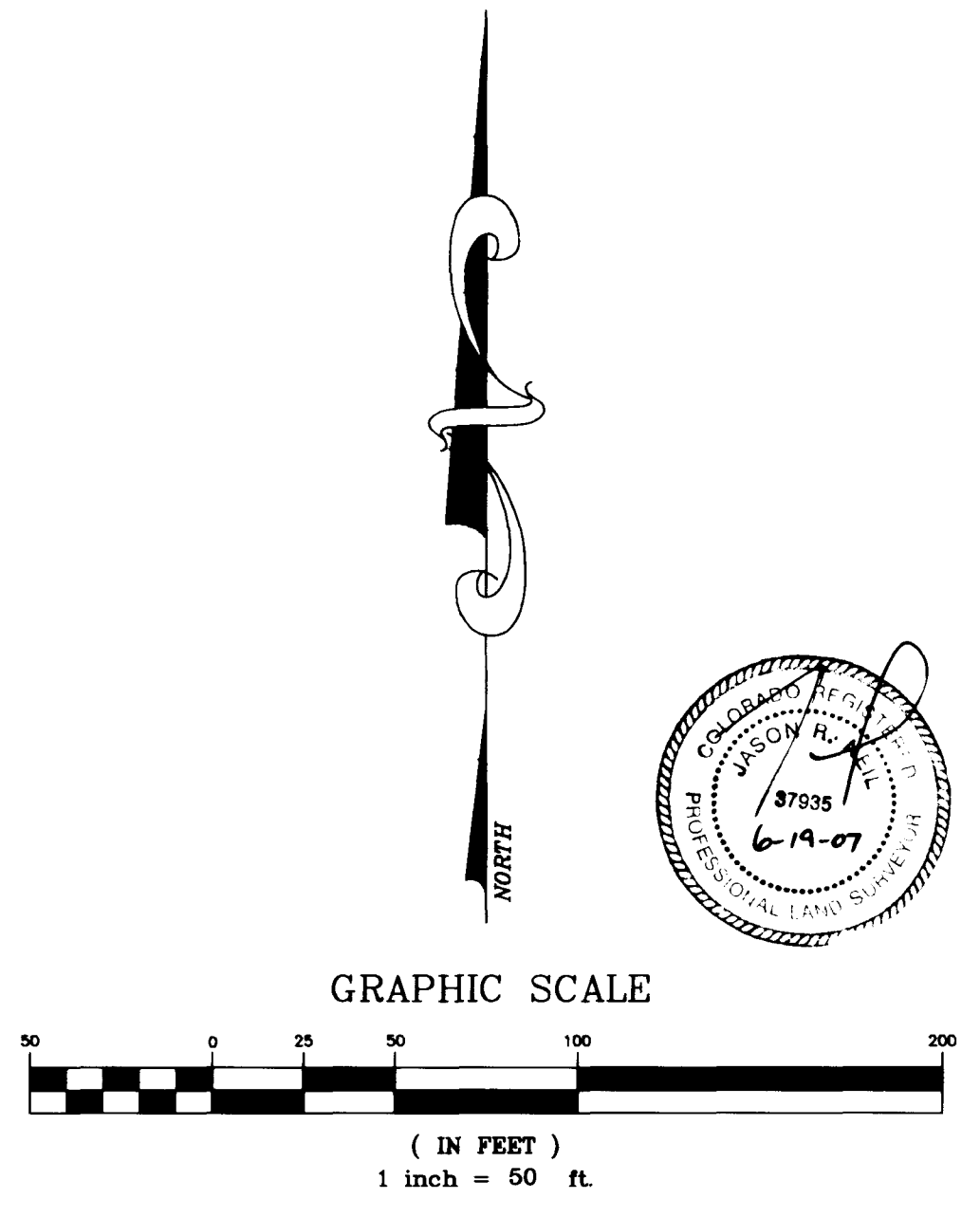


LINE	LENGTH	BEARING
L1	50.40	N00°01'20"E
L2	26.58	S31°54'09"E
L3 (TIE)	30.00	S89°44'00"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	48.00	123.35	147°14'27"	163.30	N76°30'13"E	92.10
C2	1,096.30	48.33	2°31'13"	24.11	S38°19'02"W	48.22
C3	1,186.31	44.34	2°08'30"	22.17	N37°56'19"E	44.34
C4	48.00	16.95	20°13'37"	8.56	S19°45'46"E	16.86

M.P.E.	MULTIPURPOSE EASEMENT
P.E.	PEDESTRIAN EASEMENT
S.F.	SQUARE FEET
AC	ACRES
GDD	GRAND JUNCTION DRAINAGE DISTRICT NUMBER
SEC.	SECTION
MCSM	MESA COUNTY SURVEY MONUMENT
WC	WITNESS CORNER
LS	LAND SURVEYOR
(TYP)	TYPICAL
FT.	FEET
R.O.W.	RIGHT-OF-WAY



CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 934-06700 IN METRO DENVER  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR FILL UNDERGROUND MEMBER UTILITIES

DRAWN BY: JKA  
 CHECKED BY: JRN  
 DATE: 6/11/07  
 FILE: FLAT

NO. DATE REVISION BY

PROJECT NO. 2051046.00

2 OF 2

ENNIS CONSULTING & INVESTMENTS, LLC  
 641 HORIZON DRIVE, GRAND JUNCTION CO 81506  
 LOGAN CREEK SUBDIVISION  
 SOUTH EAST 1/4 OF SECTION 2  
 CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO

HIGH COUNTRY ENGINEERING, INC.  
 14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112  
 PHONE (303) 925-0544 FAX (303) 925-0547  
 1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 945-8878 FAX (970) 945-2855  
 WWW.HCENG.COM