

ELAM II SUBDIVISION

A REPLAT OF LOTS 11, 12 AND 13, BLOCK 6 GARFIELD PARK SUBDIVISION, RECEPTION NUMBER 444756 AND LOTS 8, 9 AND 10, SOUTH GARFIELD PARK, RECEPTION NUMBER 539508 IN THE SE1/4 SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Mesa State College, a body corporate, and The State of Colorado, acting by and through the Trustees of Mesa State College for the use and benefit of Mesa State College are the owners of a parcel of land being that certain tract of land in the SE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3643 at Page 50, Book 3671 at Page 377, Book 4071 at Page 755, Book 4076 at Page 868 and in Book 4233 at Page 973 of the Mesa County real property records, and being more particularly described as follows:

Lots 11 through 13 in Block 6 of Garfield Park Subdivision, Reception Number 444756, together with Lots 8 through 10 of South Garfield Park, Reception Number 539508, together with all that part of Texas Avenue and two alleys vacated, the perimeter of which parcel is more particularly described as follows:

Commencing at a City Monument for the S.E. Corner of Block 6 in Garfield Park Subdivision, Reception Number 444756, Mesa County Records, whence a City Monument for the S.W. Corner of said Block 6 bears S89°51'33"W for a distance of 647.53 feet; thence N89°49'58"E for a distance of 10.00 feet to a 5/8-inch rebar and alloy cap (PLS 18469) on the westerly line of Elam Subdivision and the Point of Beginning; thence the following courses and distances:

1. S00°47'16"W on said westerly line for a distance of 39.86 feet;
2. S89°50'45"W for a distance of 72.73 feet;
3. S00°09'15"E for a distance of 142.55 feet;
4. S89°47'38"W for a distance of 100.37 feet to an iron rod and washer (PLS 18469) for the N.E. Corner of Lot 33 in said South Garfield Park;
5. Leaving said boundary of Elam Subdivision, N00°14'52"W for a distance of 17.88 feet to the northerly line of an eighteen foot alley;
6. S89°48'38"W, on said northerly line, for a distance of 49.95 feet to the S.E. Corner of Lot 7 of said South Garfield Park;
7. N00°09'15"W, on the easterly line of said Lot 7, for a distance of 124.69 feet to the southerly right-of-way line of Texas Avenue;
8. N89°51'33"E, on said southerly line, for a distance of 16.22 feet;
9. N00°11'37"W, along the easterly line of Lot 14 in Block 6 of said Garfield Park Subdivision, for a distance of 205.03 feet to the boundary of said Elam Subdivision;
10. N89°52'40"E, on said boundary, for a distance of 207.93 feet;
11. S00°03'39"E for a distance of 164.95 feet to the Point of Beginning.

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

That there are no lienholders of record.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 5th day of August A.D., 2008

By Tim Foster, President,
For: Mesa State College, a body corporate, and The State of Colorado, acting by and through the Trustees of Mesa State College for the use and benefit of Mesa State College.

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 5th day of August A.D., 2008 by Tim Foster, President for Mesa State College

My commission expires: SUSAN J. FAIRTE
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 7/30/2010

WITNESS MY HAND AND OFFICIAL SEAL:
Susan J. Fairte
Notary Public

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	1.45	100.0%
TOTAL	1.45	100.0%

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 11:22 o'clock A.M., this 3rd day of September A.D., 2008 and is duly recorded as Reception Number 2455622 in Book 4721, Page 540 through 541 inclusive. Drawer No. WW-29
Janice Rich Clerk and Recorder
Gunny Baughman Deputy
Fees \$ 200 / 100

No Covenants, Conditions and Restrictions established.

TITLE CERTIFICATION

LAND TITLE GUARANTEE COMPANY
We, Meridian Land Title, LLC, 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, a body corporate and The State of Colorado, acting by and through the Trustees of Mesa State College for the use and benefit of 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: AUGUST 26, 2008 by: L.D.H.
for Meridian Land Title, LLC LAWRENCE D. VENT/EXAMINER
LAND TITLE GUARANTEE COMPANY

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 28 day of August A.D. 2008
Mayor Craig Palmer City Manager Gene M. Kistner

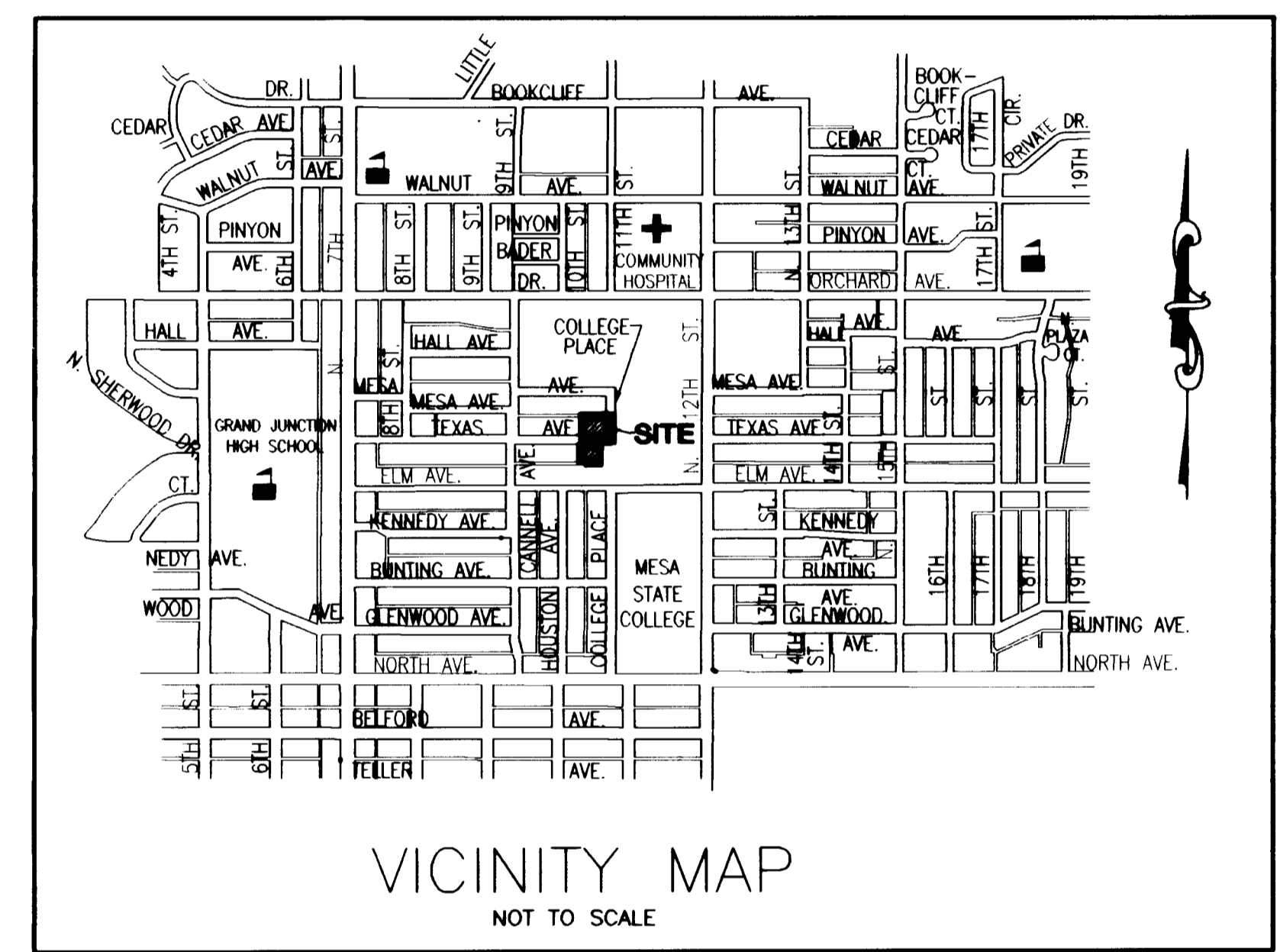
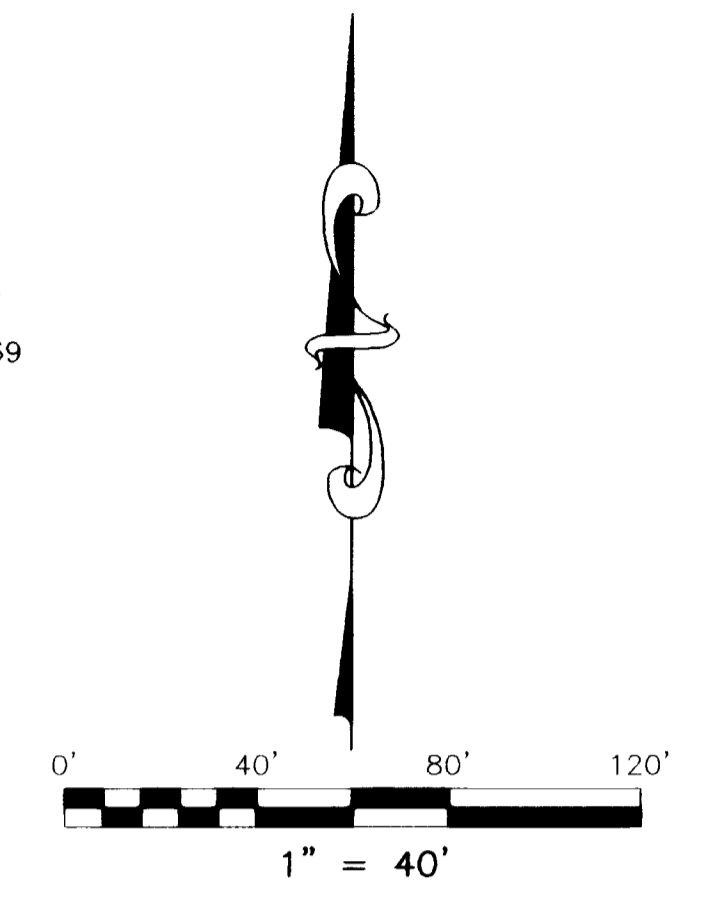
FOR CITY OF GRAND JUNCTION USE
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:
Vacation of Streets & Alleys together with retention of Utility and Access Easements recorded in Book 4721 at Page 502, Ordinance Number 4106.

GENERAL NOTES:

1. Title information from Mesa County real property records and from Meridian Land Title Inc. File No. 73244, effective date June 24, 2005.
2. The Basis of bearings is derived from the plat of Elam Subdivision, Reception Number 2261431. A bearing of S89°51'33"W for a distance of 647.53 feet between a City Monument at the S.E. Corner of Block 6, Garfield Park Subdivision and a City Monument at the S.W. Corner of said Block 6 is the basis of bearings for this subdivision plat. This bearing is also relative to Mesa County Local Coordinate System.
3. The purpose of this plat is to consolidate several lots and vacated public rights-of-way into one lot.

LEGEND

- ◆ CITY MONUMENT
- ⊗ FOUND REBAR & CAP PLS-18469
- ⊙ FOUND PK NAIL & TAG PLS-18469
- ⊗ SET REBAR & CAP PLS-18469
- AVE AVENUE
- PLS PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R RANGE
- R.O.W. RIGHT-OF-WAY
- ST STREET
- DR DRIVE
- CT COURT
- T TOWNSHIP
- U.M. UTE MERIDIAN

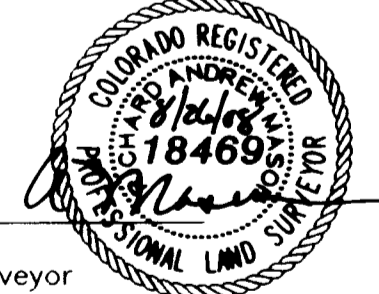


SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ELAM II SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 26 day of August, 2008

Richard A. Mason
Registered Professional Land Surveyor
No. 18469

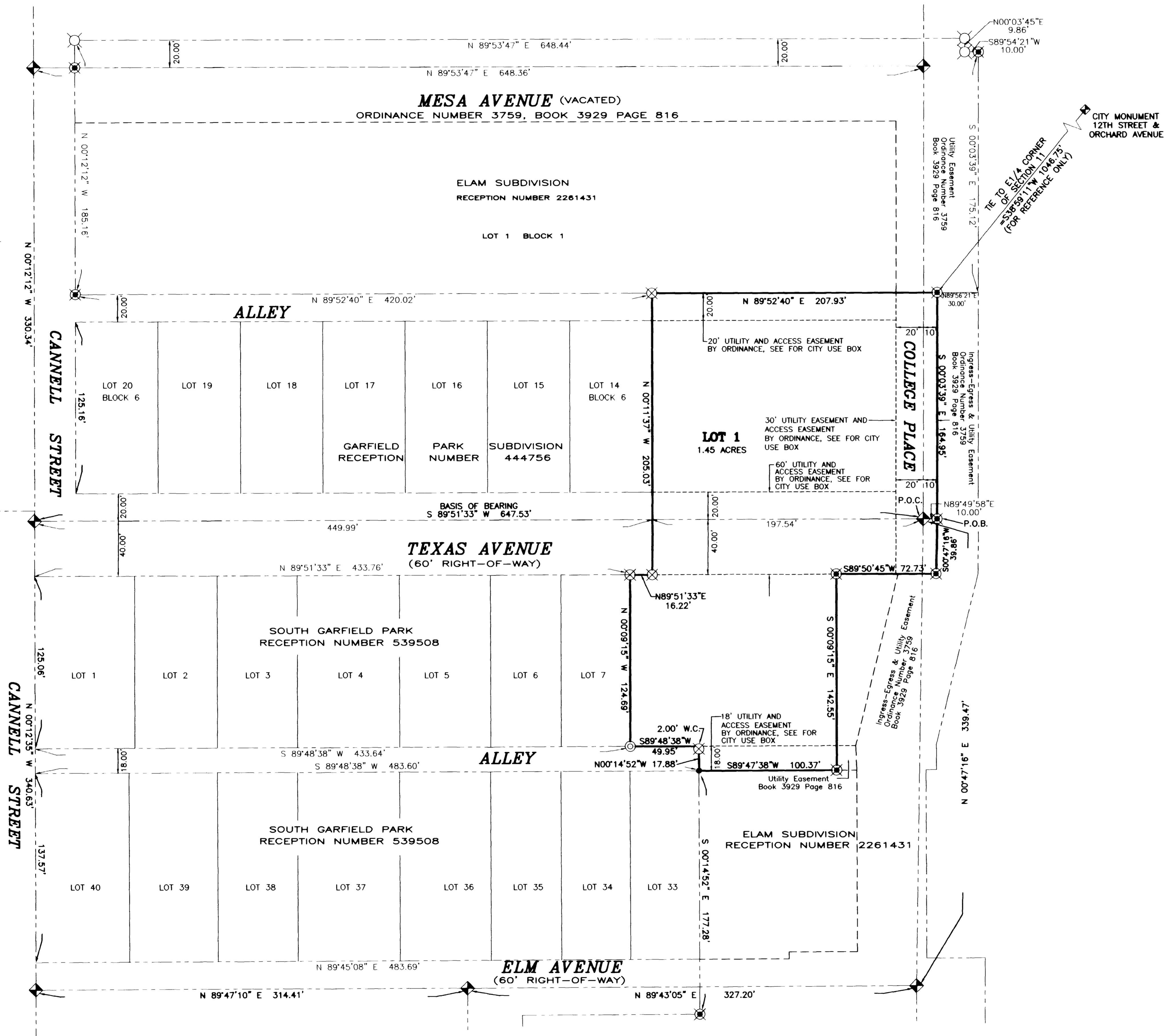


	File Name: C:\PROJECTS\6096\6096PLAT.DWG			
	ELAM II SUBDIVISION			
IN THE SE1/4 OF SECTION 11 T1S, R1W, OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO				
Designed	Checked	RAM	Proj# 6096	Sheet 1
Drawn	Date 4/26/08	Rv		Of 2

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

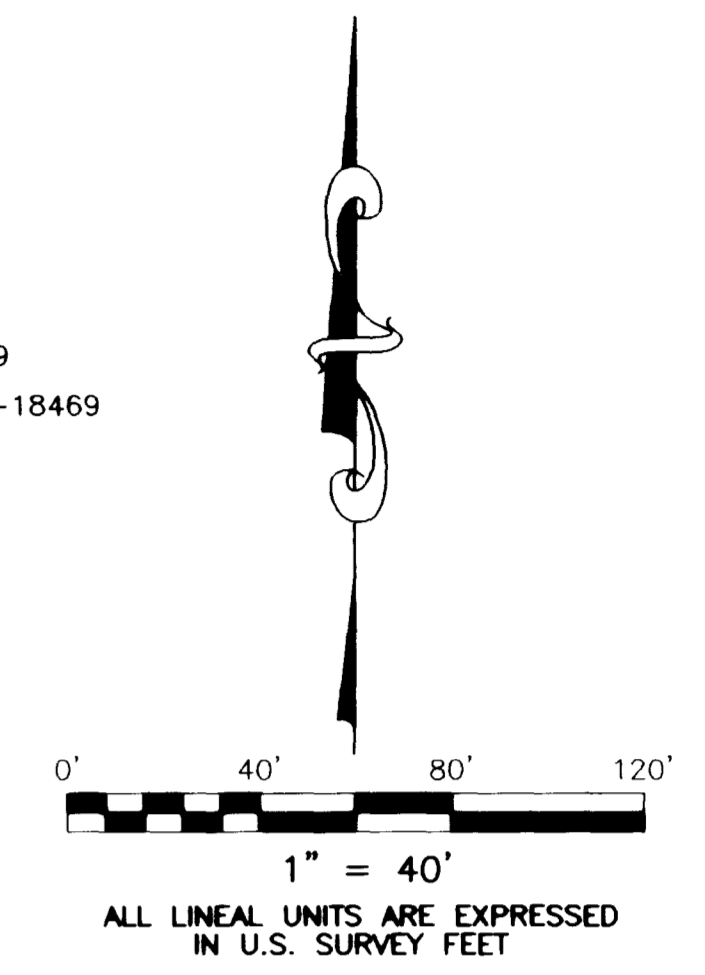
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- ⊗ FOUND IRON ROD & WASHER LS-18469
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- ⊗ SET PK & WASHER IN CONCRETE LS-18469
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