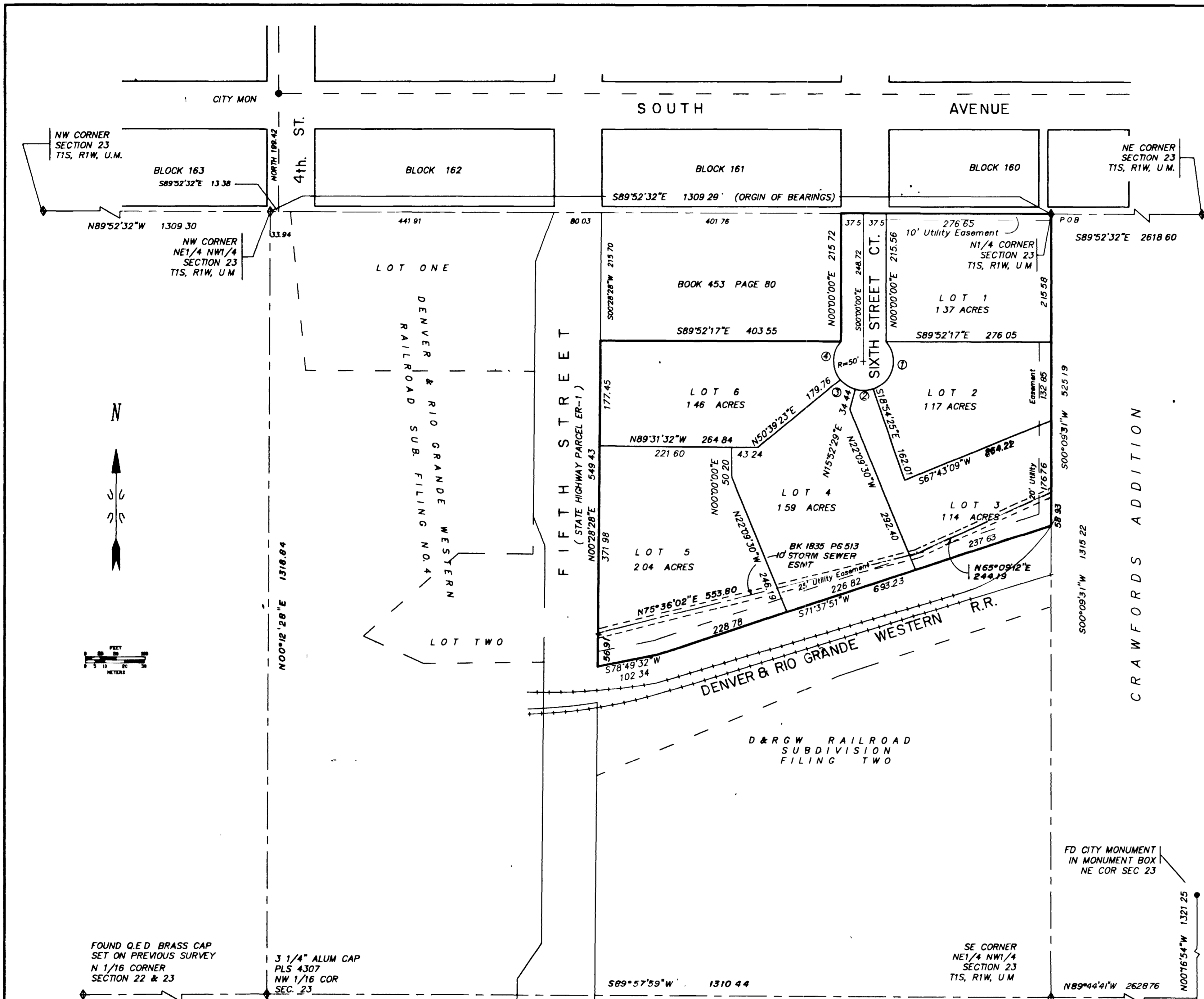


AMENDED PLAT
D & R G W RAILROAD SUBDIVISION
FILING SIX



DEDICATION
KNOW ALL MEN BY THESE PRESENTS That the undersigned, THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation, is the owner of that real property situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado and being a part of the NE 1/4 NW 1/4 Section 23, Township 1 South, Range 1 West, Ute Meridian as shown on the accompanying plat thereof, said real property being described as follows

Considering the North line of Section 23, T1S, R1W, U.M. to bear S89°52'30"E and all other bearings contained herein to be relative thereto,
Beginning at the NE 1/4 corner of Section 23, T1S, R1W, U.M., said corner being 2618.60 feet N89°52'32"W of the NE corner of Section 23, T1S, R1W, U.M., thence S00°09'51"W 525.19 feet along the East line of the NE 1/4 NW 1/4 Sec 23 to a point being 8.5 feet south of the centerline of a railroad spur; thence along a line that is 8.5 feet south and parallel with said spur the following two (2) courses and distances: (1) S71°37'51"W 638.23 feet, (2) S78°49'32"W 102.34 feet to the east right-of-way for Fifth Street, thence N00°28'28"E 549.43 feet along the east right-of-way line for Fifth Street to the SW corner of that parcel of land described in Book 453 Page 80 of the Mesa County Clerk and Recorder's Office, thence S89°52'17"E 403.55 feet to the SE corner of that parcel of land described in Book 453 Page 80, thence N00°00'00"E 215.72 feet to the North line of Section 23, thence S89°52'32"E 351.65 feet to the point of beginning, containing 9.29 Acres

That the said owners have caused the said real property to be laid out and surveyed as AMENDED PLAT D & R G W RAILROAD SUBDIVISION FILING NO SIX, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines

Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING NO SIX, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police and emergency vehicles. Also the areas shown as private open space are dedicated to the owners of the property within said AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING NO SIX, for recreational and esthetic purposes as determined appropriate by said owners

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21st day of November A.D. 1992
THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY A DELAWARE CORPORATION
S. David Steel
S. DAVID STEEL, VICE PRESIDENT

STATE OF COLORADO)
CITY OF DENVER) SS
COUNTY OF DENVER)
The foregoing instrument was acknowledged before me this 21st day of November A.D. 1992
by S. DAVID STEEL, VICE PRESIDENT
Witness my hand and official seal. My commission expires May 10, 1993
Donald F. Lusk
Notary Public
1515 ARAPAHO DRIVE CO 80202
Address

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) SS
I, hereby certify that this instrument was filed in my office at 10:01 o'clock AM on this 18th day of OCTOBER A.D. 1992, and is duly recorded in Plat Book 14, Page 14. Reception 1584004 Drawer # 212
Monica Ladd Clerk of Recorder
Samuel D. Brown Deputy
Fees \$ 10.00

CITY APPROVAL
THIS PLAT OF AMENDED PLAT D & R G W RAILROAD SUBDIVISION, FILING NO SIX, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 18 DAY OF Oct. A.D. 1992
David Cleban CITY MANAGER
James D. Harts CHAIRMAN, PLANNING COMMISSION
Donald Brantley DIRECTOR OF DEVELOPMENT

SURVEYORS CERTIFICATE
I, Max E. Morris, certify that the accompanying plat of AMENDED PLAT D & R G W RAILROAD SUBDIVISION FILING NO SIX, a Subdivision of a part of the city of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Zoning and Development code and applicable laws of the State of Colorado
Max E. Morris
MAX E. MORRIS, Q.E.D. SURVEYING SYSTEMS, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. NO 16413
DATE 11/01/92

AMENDED PLAT
D & R G W RAILROAD SUBDIVISION FILING SIX
SITUATED IN THE NE 1/4 NW 1/4 SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, GRAND JUNCTION, COLORADO
FINAL PLAT

LEGEND & NOTES
◆ Recovered Mesa County Brass Cap
◆ 2 1/2" Iron pipe w/Brass Cap set L.S. 16413
○ set no. 5 re-bar w/cap L.S. 16413
└ Set no. 5 re - bar at all lot corners
Boundary corners set in concrete
Survey oriented with found monuments
Bearings based on S89°52'32"E along the North line of Sec 23

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

AREA SUMMARY
LOTS = 8 760 ACRES 94%
ROAD = 0.531 ACRES 6%
TOTAL = 9.291 ACRES 100%
C 1/4 COR SEC 23

CURVE TABLE

DELTA ANGLE	RADIUS	ARC	CHORD
1. 112°30'04"	50.00	98.18	N14°50'33"E 83.15
2. 34°46'54"	50.00	30.35	N88°29'02"E 29.99
3. 34°47'07"	50.00	30.36	S56°43'48"E 29.89
4. 80°44'53"	50.00	70.47	S01°02'02"W 64.78