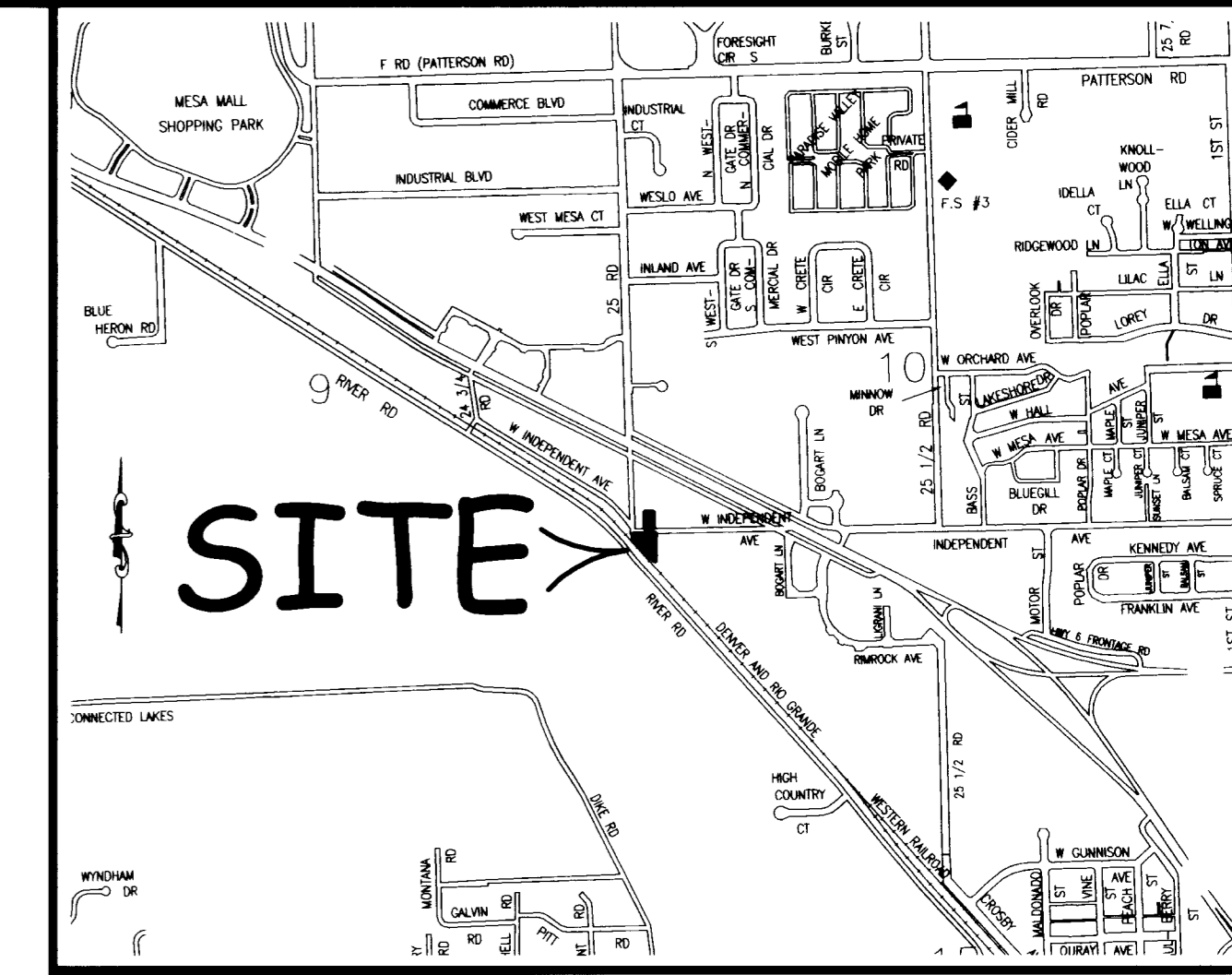


PARKWAY VIADUCT SUBDIVISION

REPLAT OF LOT 1, WEST INDEPENDENT MINOR SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 349, AND A PARCEL OF LAND AS DESCRIBED IN BOOK 3861, PAGE 148, ALL IN THE SOUTHWEST QUARTER (SW1/4) SECTION 10, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
SHEET 1 OF 2



VICINITY MAP (NOT-TO-SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, City of Grand Junction, owner of that certain real property located in the Southwest Quarter (SW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

Lot 1, West Independent Minor Subdivision, as recorded in Plat Book 16, Page 349, in the office of the Mesa County, Colorado Clerk and Recorder, together with:

A parcel of land as described in Book 3861, Page 148, as recorded in said office of the Mesa County, Colorado Clerk and Recorder:

CONTAINING 1.195 Acres, more or less, as described.

SAID OWNER has by these presents laid out, platted and subdivided the above-described real property, as shown hereon and designated the same as PARKWAY VIADUCT SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following Dedication 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 Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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 the easements shown and described above include the right of reasonable 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. The owner of said lands hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement(s).

Said owner further certifies that there are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 16 day of December A.D., 2009

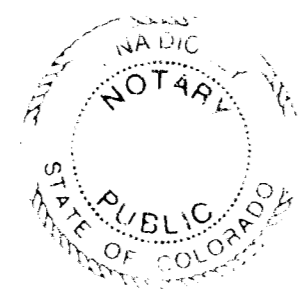
Bruce Hill
Bruce Hill, Mayor
City of Grand Junction

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Bruce Hill, Mayor, this 16 day of December A.D., 2009.
Witness my hand and Official Seal:

Nina Mickey
Notary Public



My Commission Expires: 06-27-13

CITY APPROVAL

This Plat of PARKWAY VIADUCT SUBDIVISION, a subdivision of a portion of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and accepted this 14 day of December, A.D., 2009.

Laurie Kadrich
Laurie Kadrich, City Manager

Bruce Hill
Bruce Hill, City Mayor

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY that this instrument was filed for recording in my office at 2:29 o'clock P.M., this 30th day of December A.D., 2009, and is duly recorded in Book No. 4960 at pages 616 and 617, Reception No. 2517615, Drawer No. XX-64
Fees: \$ 20⁰⁰ & 1⁰⁰ s.c.

Janice Rich
Clerk and Recorder

Carol Zinke-Rose
Deputy Clerk

GENERAL NOTES

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.

The Basis of Bearings is the North line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian and is assumed to bear N 89°57'09" E. The NW corner of the SW 1/4 SW 1/4 of said Section 10 being a 2 3/4" brass Mesa County Survey Marker and the NE corner of the SW 1/4 SW 1/4 of said Section 10 being represented by a 2 1/2" Aluminum cap, marked WC, 45.0 feet on-line west of said corner, stamped LS 17485.

Note: Property corners located during this survey that were within 0.25 ± feet of the calculated point were accepted as being "in position" and noted hereon as "found".

Easement and Title Information a result of record deed research at the Mesa County Clerk and Recorder's Office.

This document has been deemed to be of sufficient clarity for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of said Office to create a scanned image which is of comparable quality to the original document.

FOR CITY USE

Book _____ Page _____ Document _____

SURVEYOR'S CERTIFICATION

I, Peter T. Krick, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 32824, do hereby certify that the accompanying plat of PARKWAY VIADUCT SUBDIVISION, a subdivision of a portion of the City of Grand Junction, has been prepared under my direct supervision and represents a field survey of same. This plat, to the best of my knowledge and belief, conforms to the requirements for subdivision plats specified by the City of Grand Junction and the applicable laws of the State of Colorado. This statement does not represent a warranty as to ownership, lienholders, or quality of title, either expressed or implied.

By: Peter T. Krick
Peter T. Krick, PLS No. 32824

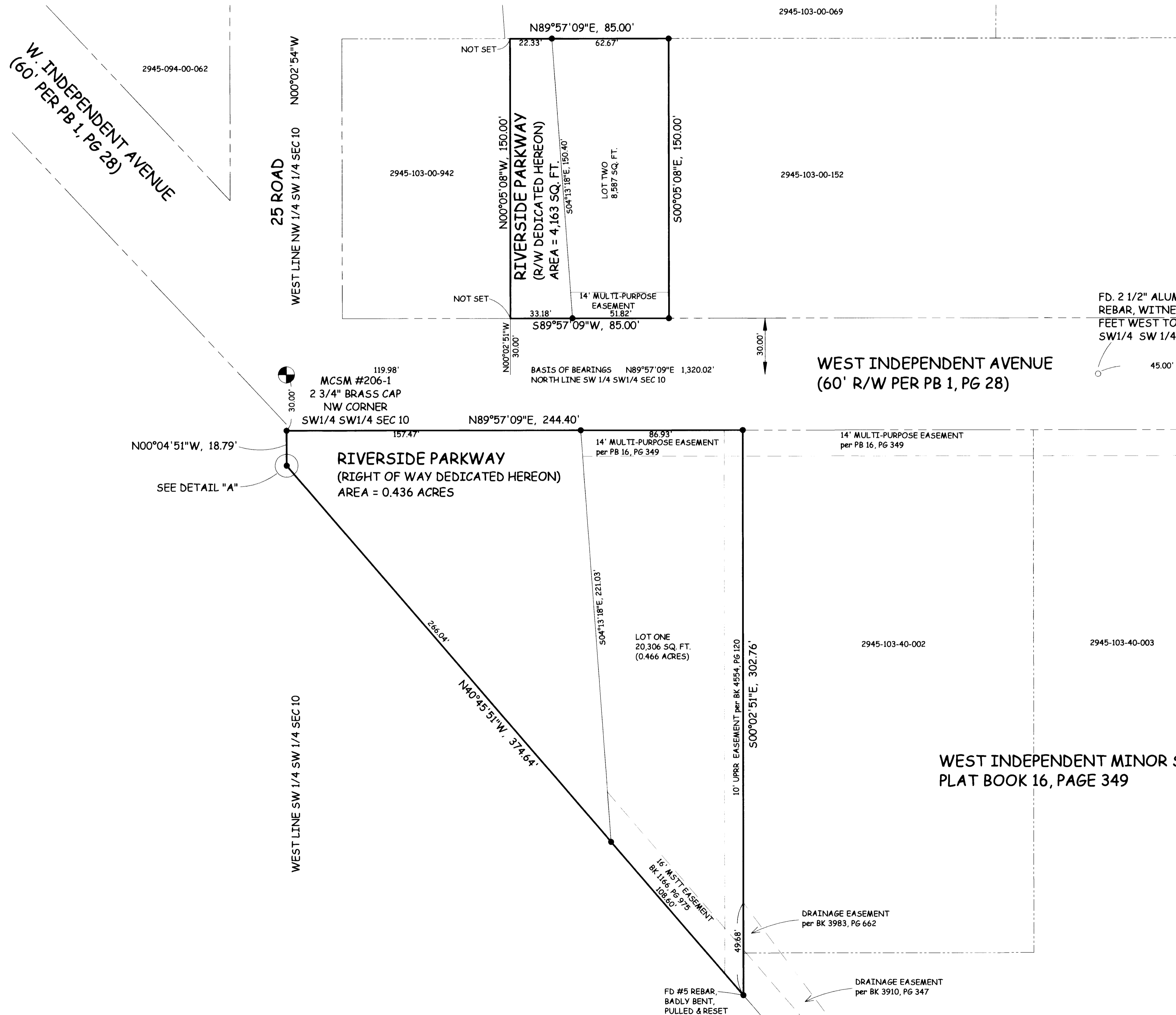


Date: 12-14-09

PARKWAY VIADUCT SUBDIVISION

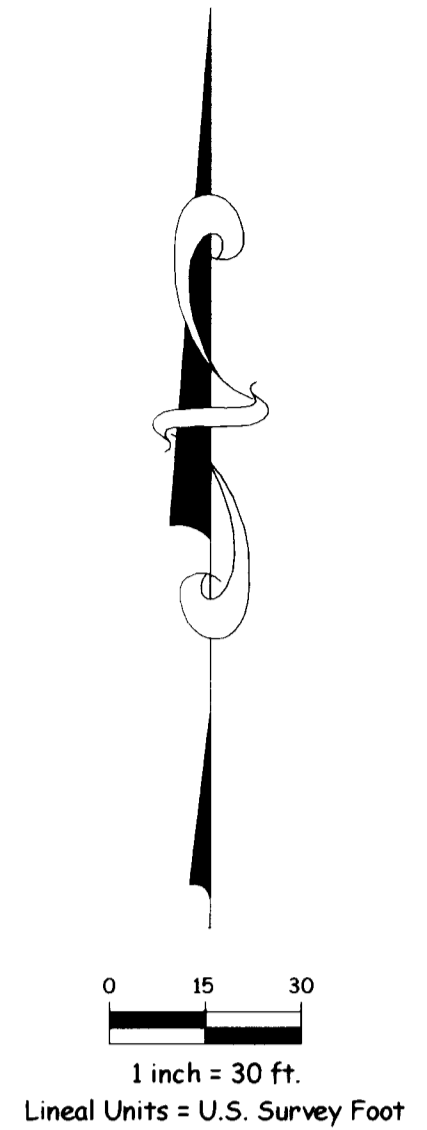
REPLAT OF LOT 1, WEST INDEPENDENT MINOR SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 349, AND A PARCEL OF LAND AS DESCRIBED IN BOOK 3861, PAGE 148, ALL IN THE SOUTHWEST QUARTER (SW1/4) SECTION 10, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

SHEET 2 OF 2



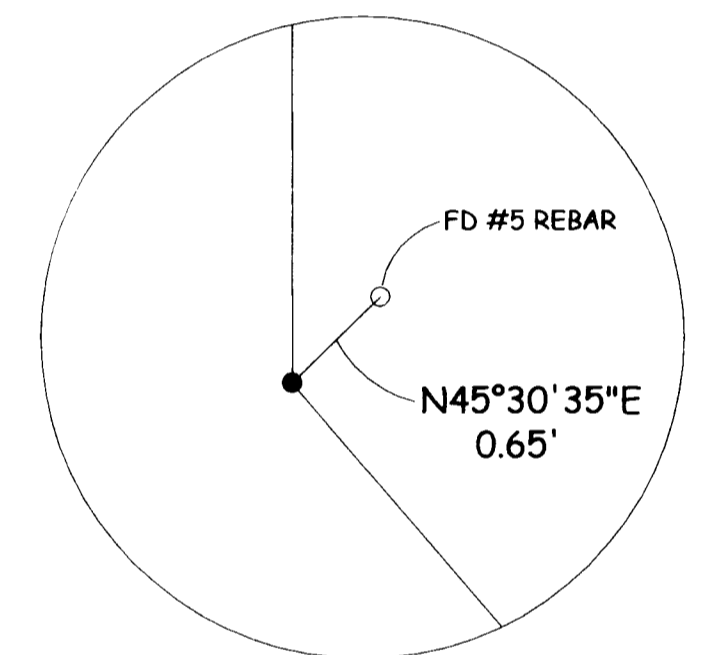
AREA TABULATION

PARCELS = 0.664 ACRES
 R/W = 0.531 ACRES
 TOTAL AREA = 1.195 ACRES



LEGEND OF SYMBOLS

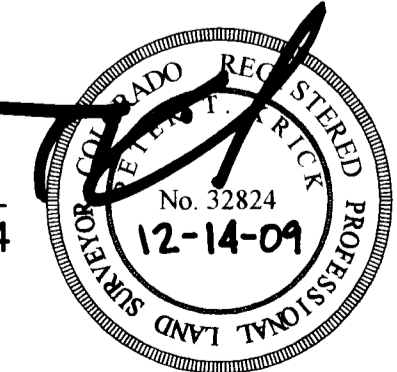
- FOUND ALIQUOT CORNER, AS DESCRIBED
- SET 5/8" REBAR AND ORANGE PLASTIC CAP, PLS 32824, EMBEDDED IN CONCRETE
- FOUND MONUMENT AS NOTED



ABBREVIATIONS

- | | |
|--|--|
| R = RADIUS | FD = FOUND |
| AL = ARC LENGTH | CONC. = CONCRETE |
| CA = CENTRAL ANGLE | ALUM. = ALUMINUM |
| CB = CHORD BEARING | LS = LAND SURVEYOR |
| CL = CHORD LENGTH | R/W = RIGHT OF WAY |
| COR = CORNER | MCSM = MESA COUNTY SURVEY MONUMENT |
| TWP = TOWNSHIP | RGE = RANGE |
| RGE = RANGE | UM = UTE PRINCIPAL MERIDIAN |
| PLS = PROFESSIONAL LAND SURVEYOR | N = NORTH, S = SOUTH, E = EAST, W = WEST |
| FT = FEET | PB = PLAT BOOK |
| SQ. FT. = SQUARE FEET | BLM = BUREAU OF LAND MANAGEMENT |
| BLM = BUREAU OF LAND MANAGEMENT | MSTT = MOUNTAIN STATES TELEPHONE & TELEGRAPH |
| MSTT = MOUNTAIN STATES TELEPHONE & TELEGRAPH | UPRR = UNION PACIFIC RAILROAD COMPANY |

By: Peter T. Krick, PLS No. 32824
 Date: 12-14-09



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DRAWN BY: MG DATE: 6/19/2009
 CHECKED BY: PTK DATE: 6/19/2009
 APPROVED BY: _____ DATE: _____



PUBLIC WORKS AND PLANNING ENGINEERING DIVISION

PARKWAY VIADUCT SUBDIVISION
 SW 1/4 SEC 10, TWP 1S, RGE 1W, U.M.

SHEET NO. 2 OF 2