

MURDOCK MINOR SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 36, T1N, R2W UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That the undersigned Scott Murdock and Carol J. Murdock as Joint Tenants are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the South 1/2 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, as described in Book 2263, Page 50 at the office of the County Recorder of said Mesa County, being described as follows

Commencing at a Mesa County survey marker for the East 1/4 Corner of said Section 36 from whence a Mesa County survey marker for the Northeast Corner of said Section 36 bears N00°02'40"W, with all bearings contained herein being relative thereto thence S89°58'36"W 1322.83 feet to the East 1/4 Corner of said Section 36, thence along the East line of the West 1/2 of the Southeast 1/4 of said Section 36, S00°02'09"E 640.10 feet to the southerly right-of-way line of River Road and the POINT OF BEGINNING, thence continuing along the East line of the West 1/2 of the Southeast 1/4 of said Section 36, S00°02'09"E 470.46 feet to the northerly right-of-way line of Interstate Highway 70, thence along said northerly right-of-way line S53°01'49"W 173.78 feet to the beginning of a curve to the right, having a radius of 2764.81 feet and a chord which bears S88°01'42"W 1709.64 feet, thence continuing along said northerly right-of-way, 1738.12 feet along the arc of said curve, through a central angle of 36°01'10" to the easterly right-of-way line of a drainage ditch known as Persigo Wash, said point being 50 feet perpendicular to the centerline of said Wash, thence leaving the the northerly right-of-way of said Interstate Highway 70, along a line parallel with and 50 feet perpendicular to the existing centerline of said Persigo Wash, N62°44'53"E 1773.14 feet to the southerly right-of-way line of said River Road, thence leaving the easterly line of said Persigo Wash, along the southerly right-of-way line of said River Road S56°40'05"E 324.18 feet to the East line of the West 1/2 of the Southeast 1/4 of said Section 36 and the POINT OF BEGINNING

Said description contains 21.24 acres more or less

That said owners have caused the said real property to be laid out and surveyed as the Murdock Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado

That said owner does hereby dedicate and set apart that real property shown and labeled as dedicated multi-purpose easement on the accompanying plat to the City of Grand Junction for the use of the public utilities as a perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting and grade structures. Said easement includes the right of ingress and egress on, along, over, under and through and across by the beneficiaries their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easement utilizes the same in a reasonable and prudent manner. Furthermore, the owners of lots hereby platted shall not burden nor overburden said easement by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

IN WITNESS WHEREOF said owners, Scott Murdock and Carol J. Murdock have caused their names to be hereunto subscribed this 12 day of December A.D., 1996

Scott Murdock
Scott Murdock

Carol J. Murdock
Carol J. Murdock

(STATE OF COLORADO)
() §
(COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12 day of December A.D., 1996, by Scott Murdock and Carol J. Murdock

My Commission expires 12-15-97
Witness my hand and official Seal

Debra Bond
Notary Public

CITY OF GRAND JUNCTION APPROVAL

This plat of Murdock Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 17th day of December A.D., 1996

Shari A. Cohen
City Manager

Jinfa Cepman
President of Council

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO)
() §
(COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 12 09 o'clock P M., this 19th day of December A.D., 1996, and is duly recorded in Plat Book No 15 Page 224+225 Reception No 1782328, Drawer No CC121

Fee \$20.00

Alisa Humick Deputy
Monika Todd Clerk and Recorder

SURVEYOR'S CERTIFICATE

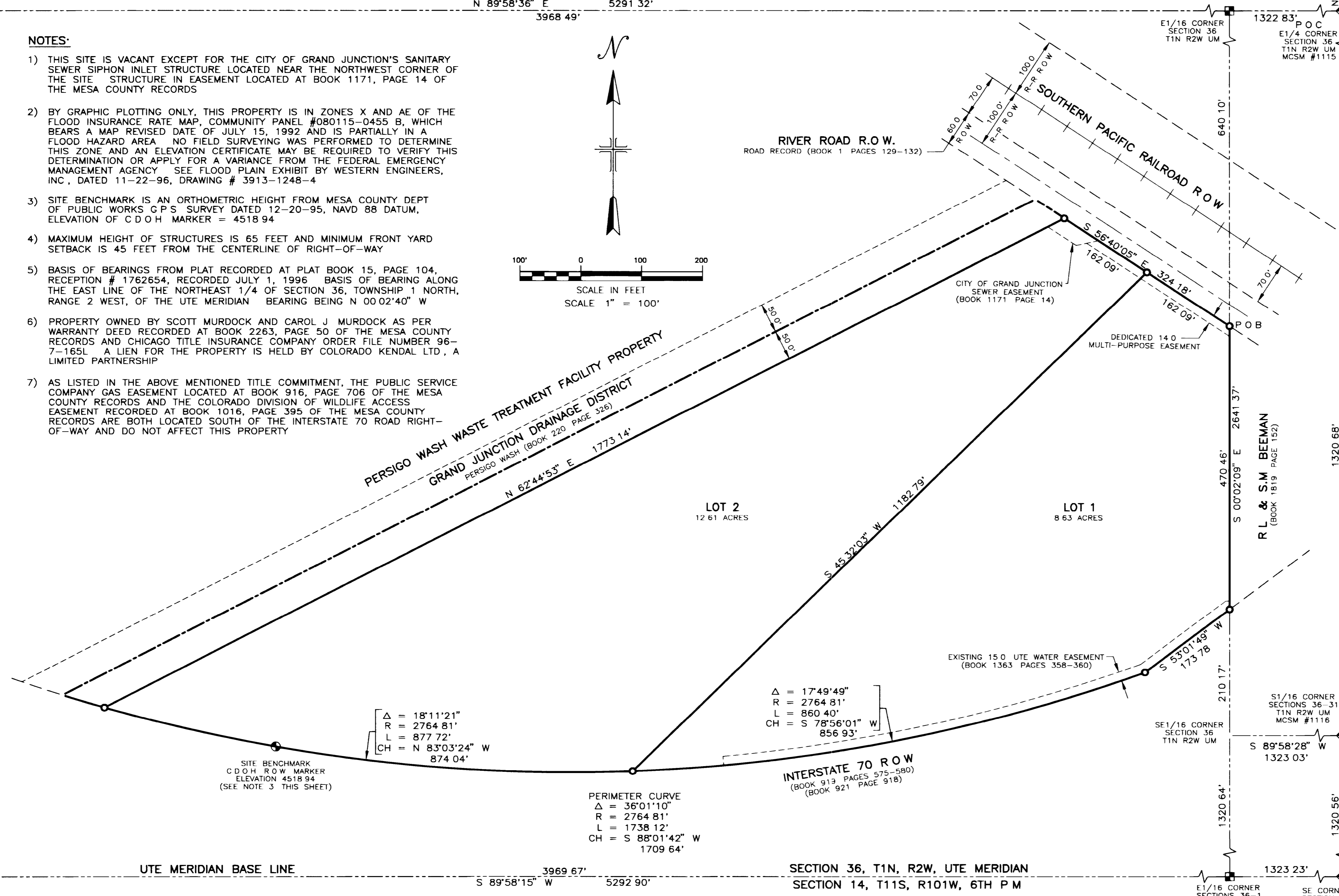
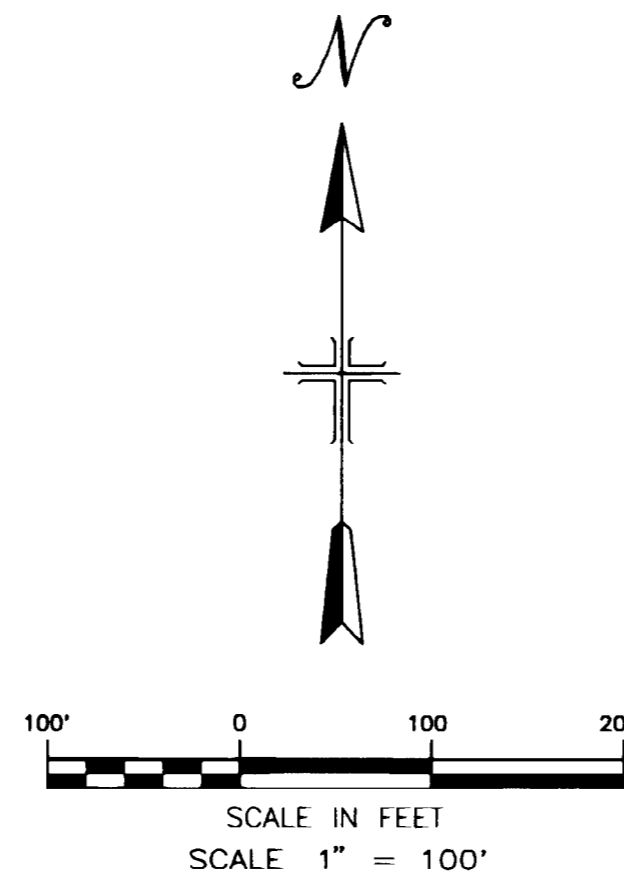
I, Michael J. Helmer, a registered professional land surveyor in the state of Colorado, do hereby certify that the survey of Murdock Minor Subdivision, was actually made upon the ground using normal standards of care under my direct supervision and responsibility. I further certify that this land survey plat was prepared in accordance with the Colorado Revised Statutes for minimum standards for land surveys and plats. Also, to the best of my knowledge this map conforms to applicable survey and platting requirements as listed in the Zoning and Development code of the City of Grand Junction as adopted on May 3, 1995

Michael J. Helmer
Colorado Registered Professional Land Surveyor No 29041
Date 12-6-96

Doc 142

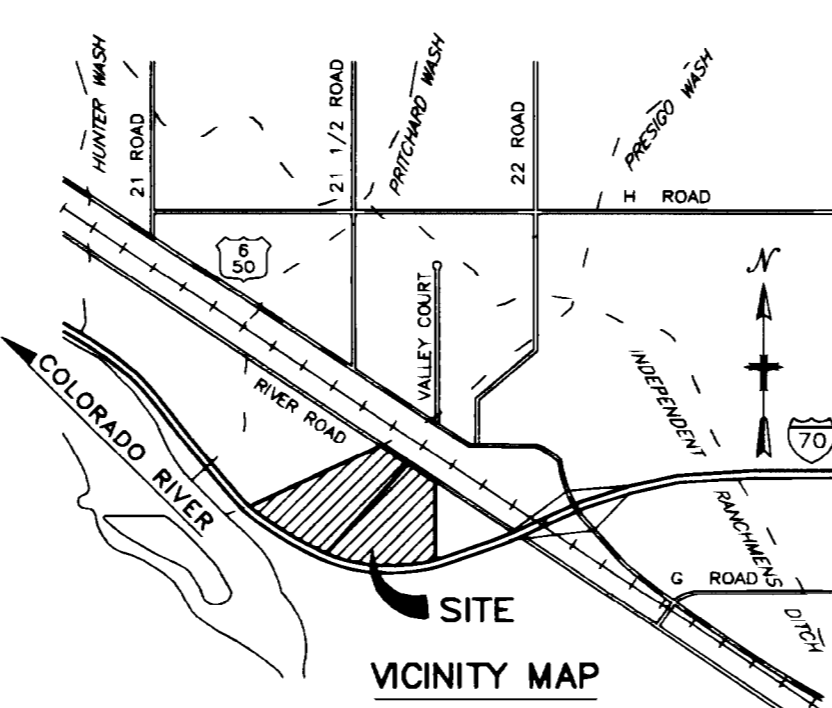
NOTES:

- THIS SITE IS VACANT EXCEPT FOR THE CITY OF GRAND JUNCTION'S SANITARY SEWER SIPHON INLET STRUCTURE LOCATED NEAR THE NORTHWEST CORNER OF THE SITE. STRUCTURE IN EASEMENT LOCATED AT BOOK 1171, PAGE 14 OF THE MESA COUNTY RECORDS
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #080115-0455 B, WHICH BEARS A MAP REVISED DATE OF JULY 15, 1992 AND IS PARTIALLY IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SEE FLOOD PLAIN EXHIBIT BY WESTERN ENGINEERS, INC., DATED 11-22-96, DRAWING # 3913-1248-4
- SITE BENCHMARK IS AN ORTHOMETRIC HEIGHT FROM MESA COUNTY DEPT OF PUBLIC WORKS GPS SURVEY DATED 12-20-95, NAVD 88 DATUM, ELEVATION OF C D O H MARKER = 4518.94
- MAXIMUM HEIGHT OF STRUCTURES IS 65 FEET AND MINIMUM FRONT YARD SETBACK IS 45 FEET FROM THE CENTERLINE OF RIGHT-OF-WAY
- BASIS OF BEARINGS FROM PLAT RECORDED AT PLAT BOOK 15, PAGE 104, RECEPTION # 1762654, RECORDED JULY 1, 1996. BASIS OF BEARING ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN BEARING BEING N 00°02'40" W
- PROPERTY OWNED BY SCOTT MURDOCK AND CAROL J. MURDOCK AS PER WARRANTY DEED RECORDED AT BOOK 2263, PAGE 50 OF THE MESA COUNTY RECORDS AND CHICAGO TITLE INSURANCE COMPANY ORDER FILE NUMBER 96-7-165L. A LIEN FOR THE PROPERTY IS HELD BY COLORADO KENDAL LTD., A LIMITED PARTNERSHIP
- AS LISTED IN THE ABOVE MENTIONED TITLE COMMITMENT, THE PUBLIC SERVICE COMPANY GAS EASEMENT LOCATED AT BOOK 916, PAGE 706 OF THE MESA COUNTY RECORDS AND THE COLORADO DIVISION OF WILDLIFE ACCESS EASEMENT RECORDED AT BOOK 1016, PAGE 395 OF THE MESA COUNTY RECORDS ARE BOTH LOCATED SOUTH OF THE INTERSTATE 70 ROAD RIGHT-OF-WAY AND DO NOT AFFECT THIS PROPERTY



ACREAGE SUMMARY

| | |
|-----------------|-------------|
| LOT 1 | 8.63 ACRES |
| LOT 2 | 12.61 ACRES |
| TOTAL SITE AREA | 21.24 ACRES |



LEGEND

- PROPERTY LINE
- SOUTHERN PACIFIC RAILROAD LINE
- - - EXISTING EASEMENT LINE
- - - RIGHT-OF-WAY LINE (R.O.W.)
- SECTION LINE
- SET SECTION MONUMENT (L.S. 29041)
- SET #5 REBAR
- BENCHMARK (C.D.O.H. R.O.W. MARKER)
- ⊙ FOUND B.L.M. (G.L.O.) BRASS CAP
- ◆ FOUND MESA COUNTY SURVEY MARKER
- CALCULATED POSITION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY

MONUMENT NOTE:
MINOR SUBDIVISION PERIMETER BOUNDARY MONUMENTS ARE SET IN OR REHABILITATED WITH CONCRETE

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.

NOTES:
1) The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.
2) Western Engineers, Inc. strictly prohibits entities other than Western Engineers from making additions, deletions, revisions, edits or reproductions of documents or digital files which have been prepared by and/or stamped and signed by Western Engineers, Inc.

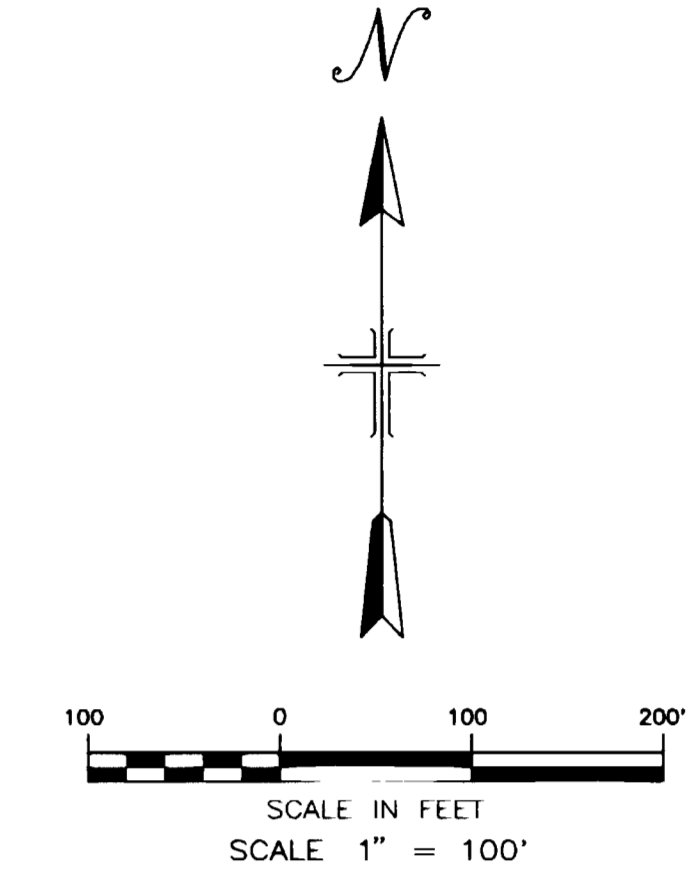
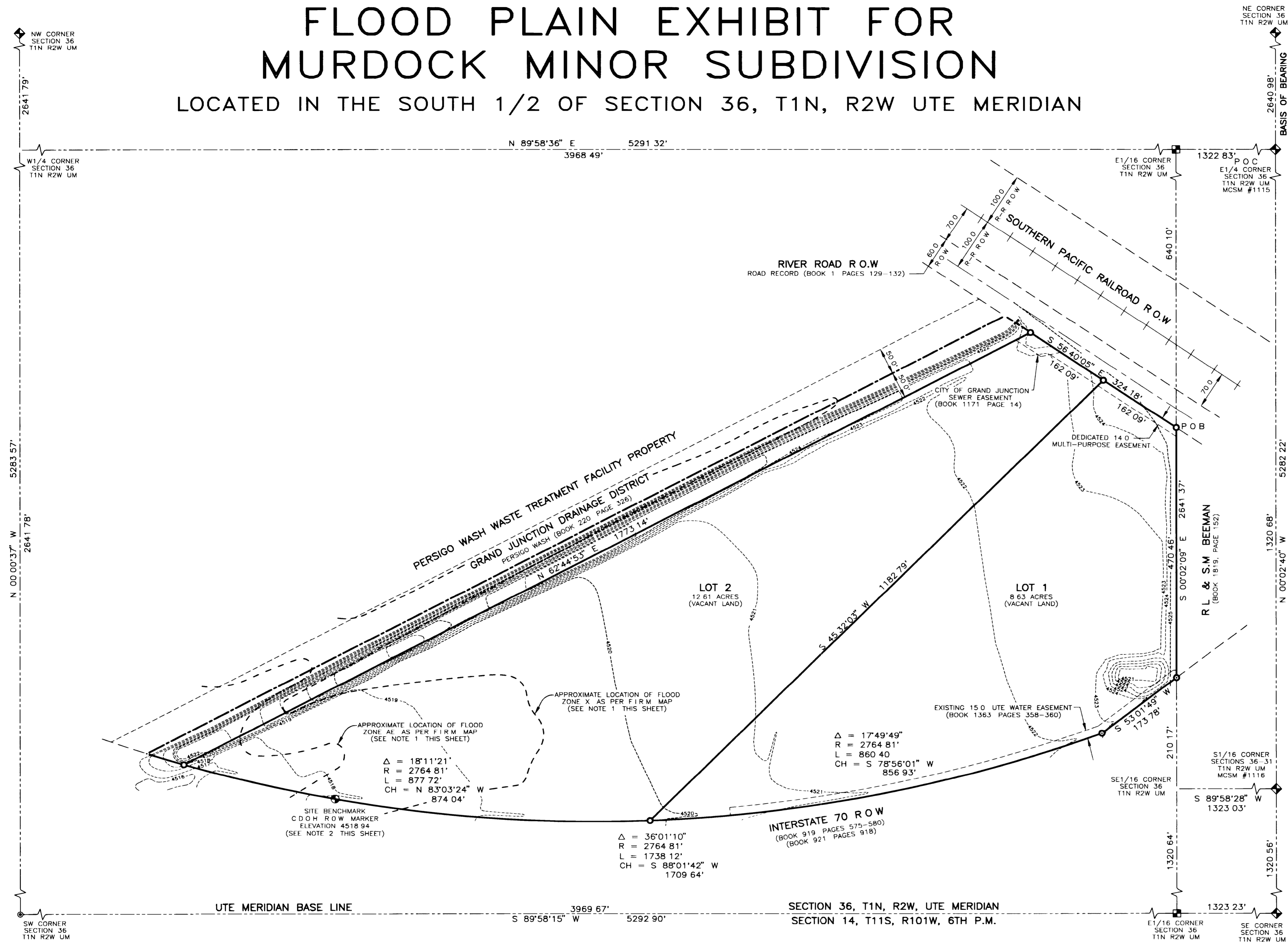
WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYERS
2150 Hwy 6 & 50 Grand Junction CO (970)242-5202

PLAT FOR
MURDOCK MINOR SUBDIVISION
LOCATED IN THE SOUTH 1/2 OF
SECTION 36, T1N, R2W, UTE MERIDIAN
CITY OF GRAND JCT., MESA COUNTY, COLORADO

| | | | | | |
|----------|----------|--------------|-------------|---------|-------|
| SURVEYED | M J H | DRAWN | T O A | CHECKED | M J L |
| DATE | 11-22-96 | WEI DWG. NO. | 3913-1248-3 | | |

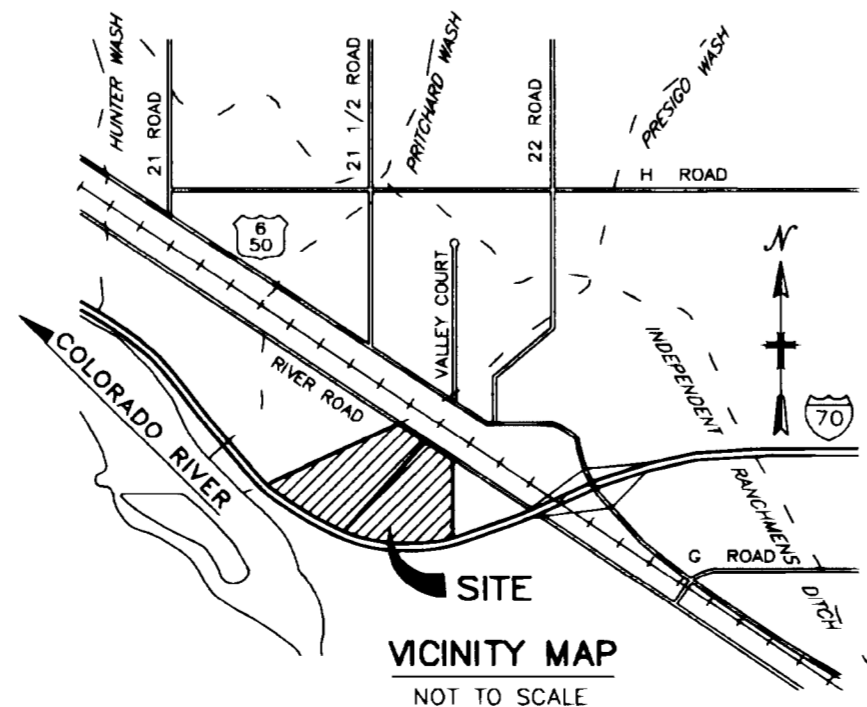
FLOOD PLAIN EXHIBIT FOR MURDOCK MINOR SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 36, T1N, R2W UTE MERIDIAN



LEGEND

| | |
|--------|------------------------------------|
| | PROPERTY LINE |
| | SOUTHERN PACIFIC RAILROAD LINE |
| | EXISTING EASEMENT LINE |
| | RIGHT-OF-WAY LINE (R.O.W.) |
| | SECTION LINE |
| | ZONE X FLOOD PLAIN LINE |
| | ZONE AE FLOOD PLAIN LINE |
| | SET SECTION MONUMENT (L.S. 29041) |
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| | BENCHMARK (C.D.O.H. R.O.W. MARKER) |
| | FOUND MESA COUNTY SURVEY MARKER |
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| | CALCULATED POSITION |
| POC | POINT OF COMMENCEMENT |
| POB | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |



- NOTES.**
- 1) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #080115-0455 B, WHICH BEARS A MAP REVISED DATE OF JULY 15, 1992 AND IS PARTIALLY IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD PLAIN LINES AS SHOWN WERE DIGITIZED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP.
 - 2) SITE BENCHMARK IS AN ORTHOMETRIC HEIGHT FROM MESA COUNTY DEPT OF PUBLIC WORKS G.P.S. SURVEY DATED 12-20-95, NAVD 88 DATUM, ELEVATION OF C.D.O.H. MARKER = 4518.94.
 - 3) BOUNDARY INFORMATION FROM PLAT FOR MURDOCK MINOR SUBDIVISION BY WESTERN ENGINEERS, INC., DATED 11-22-96, W.E.I. DRAWING NUMBER 3913-1248-4.

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.

NOTE: Western Engineers, Inc. strictly prohibits entities other than Western Engineers from making additions, deletions, revisions, edits or reproductions of documents or digital files which have been prepared by and/or stamped and signed by Western Engineers, Inc.

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|--|--------|-------------|----------|
| WESTERN ENGINEERS, INC. | | | |
| CONSULTING ENGINEERS / LAND SURVEYORS 2150 Hwy 6 & 30 Grand Junction, CO 81502-3202 | | | |
| FLOOD PLAIN EXHIBIT FOR | | | |
| MURDOCK MINOR SUBDIVISION | | | |
| LOCATED IN THE SOUTH 1/2 OF | | | |
| SECTION 36, T1N, R2W, UTE MERIDIAN | | | |
| CITY OF GRAND JCT., MESA COUNTY, COLORADO | | | |
| SURVEYED | M.J.H. | DRAWN | T.O.A. |
| CHECKED | M.J.L. | DATE | 11-22-96 |
| WEI DWG. NO. | | 3913-1248-4 | |