

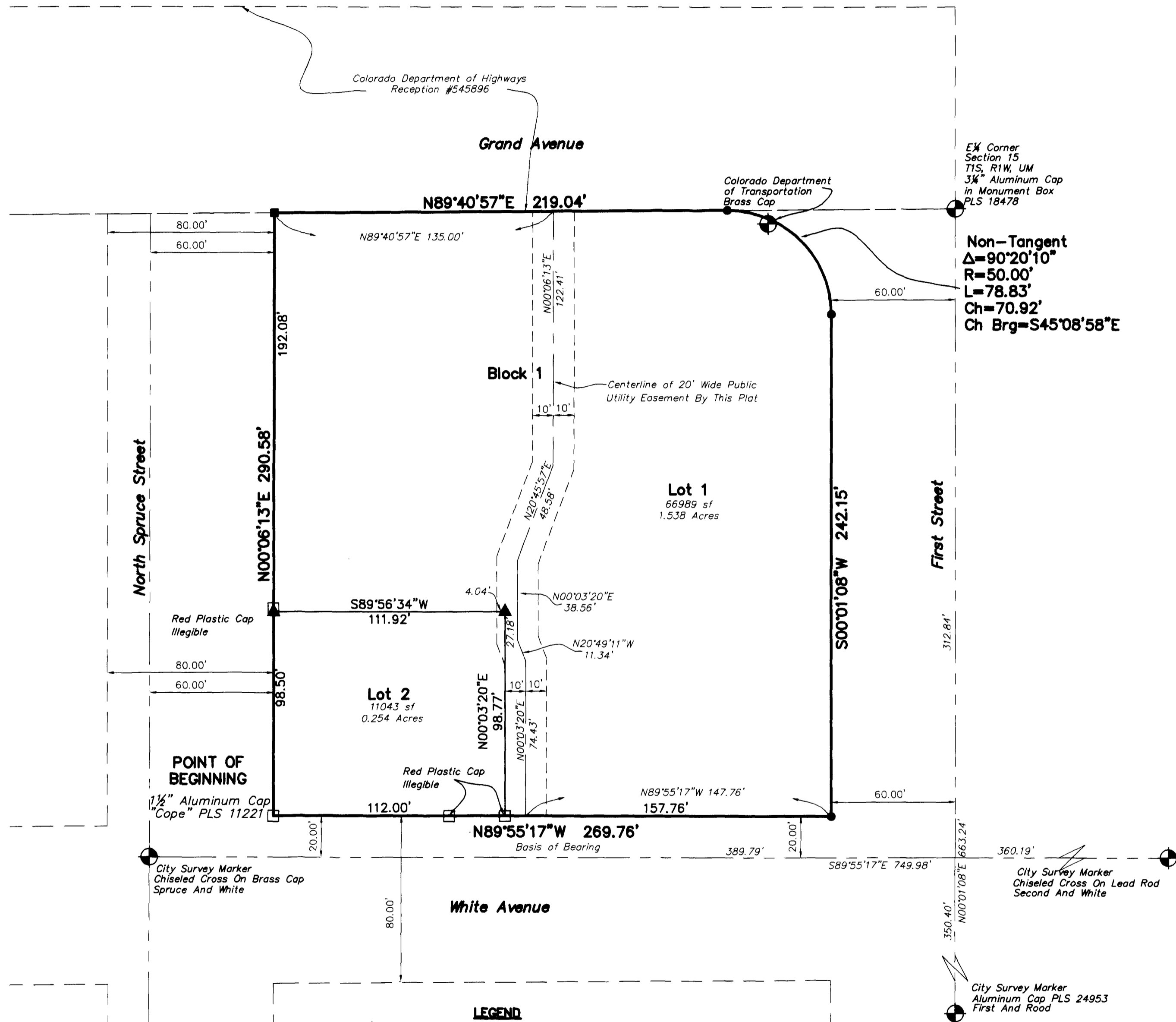
GAY JOHNSON SUBDIVISION

WILSONS SUBDIVISION OF BLOCK 2, MOBLEY'S SUBDIVISION PLAT BOOK 2, PAGE 42

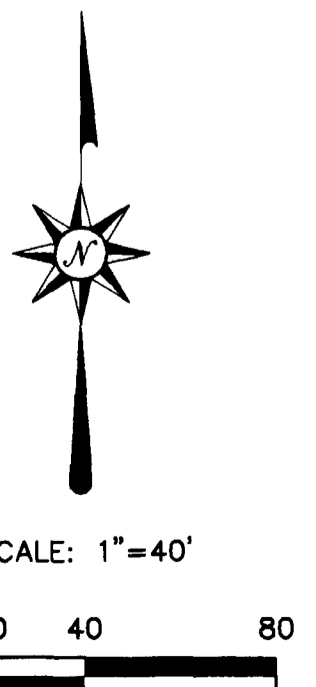
NORTHEAST QUARTER SECTION 15

TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - NAIL AND TAG, SET IN CONCRETE, PLS 27279
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
 - PER CRS-38-51-105, IN CONCRETE
 - ▲ SPIKE AND WASHER, SET IN ASPHALT, PLS 27279
 - FOUND REBAR, AS NOTED
 - DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - Ⓜ INTERSTATE HIGHWAY SYMBOL
 - Ⓢ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - ℓ SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - + MORE OR LESS
 - ° DEGREES (ANGULAR)
 - ' MINUTES (ANGULAR) OR FEET (LINEAR)
 - '' SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION



AREA SUMMARY		
LOTS	= 1.791 Acres	100.00%
TOTAL	= 1.791 Acres	100.00%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Gay Johnson's, Inc. is the owner of that real property located in part of the Northeast Quarter (NE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being described as follows: (Original Warranty Deeds: Book 952, Page 972, Book 956, Page 833, Book 974, Page 238, Book 974, Page 240, Book 2368, Page 505, and Book 5015, Page 972, Mesa County records)

A replat of all of Wilson's Subdivision of Block 2 of Mobley's Addition to the City of Grand Junction as recorded in Plat Book 2, Page 42, Mesa County records and being more particularly described as follows:

BEGINNING at the Southwest corner of in Wilson's Subdivision of Block 2 of Mobley's Addition to the City of Grand Junction as recorded in Plat Book 2, Page 42, Mesa County records; thence North 00°06'13" East, a distance of 290.58 feet, along the West line of said Wilson's Subdivision, also being the East right-of-way line of Spruce Street; thence North 89°40'57" East, a distance of 219.04 feet, along the North line of said Wilson's Subdivision, also being the South right-of-way line of Grand Avenue; thence along a non-tangent curve to the right, having a delta angle of 90°20'10", a radius of 50.00 feet, an arc length of 78.83 feet, a chord length of 70.92 feet, and a chord bearing of South 45°08'58" East, as granted to the Colorado Department of Highways in Book 685, Page 91, Mesa County records; thence South 00°01'08" West, a distance of 242.15 feet, along the East line of said Wilson's Subdivision, also being the West right-of-way line of First Street; thence North 89°55'17" West, a distance of 269.76 feet, along the South line of said Wilson's Subdivision, also being the North right-of-way line of White Avenue, to the POINT OF BEGINNING.

Said parcel having an area of 1.791 Acres, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as GAY JOHNSON SUBDIVISION a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Utility 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, equivalent other public utility providers and appurtenant facilities.

All 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.

Owners hereby declare there are no lienholders of record to herein described real property.

IN WITNESS WHEREOF, said owner, Gay Johnson's, Inc., has caused their name to be hereunto subscribed this 2nd day of May A.D. 2011.

for: *[Signature]* V.P.
for: Gay Johnson's, Inc.

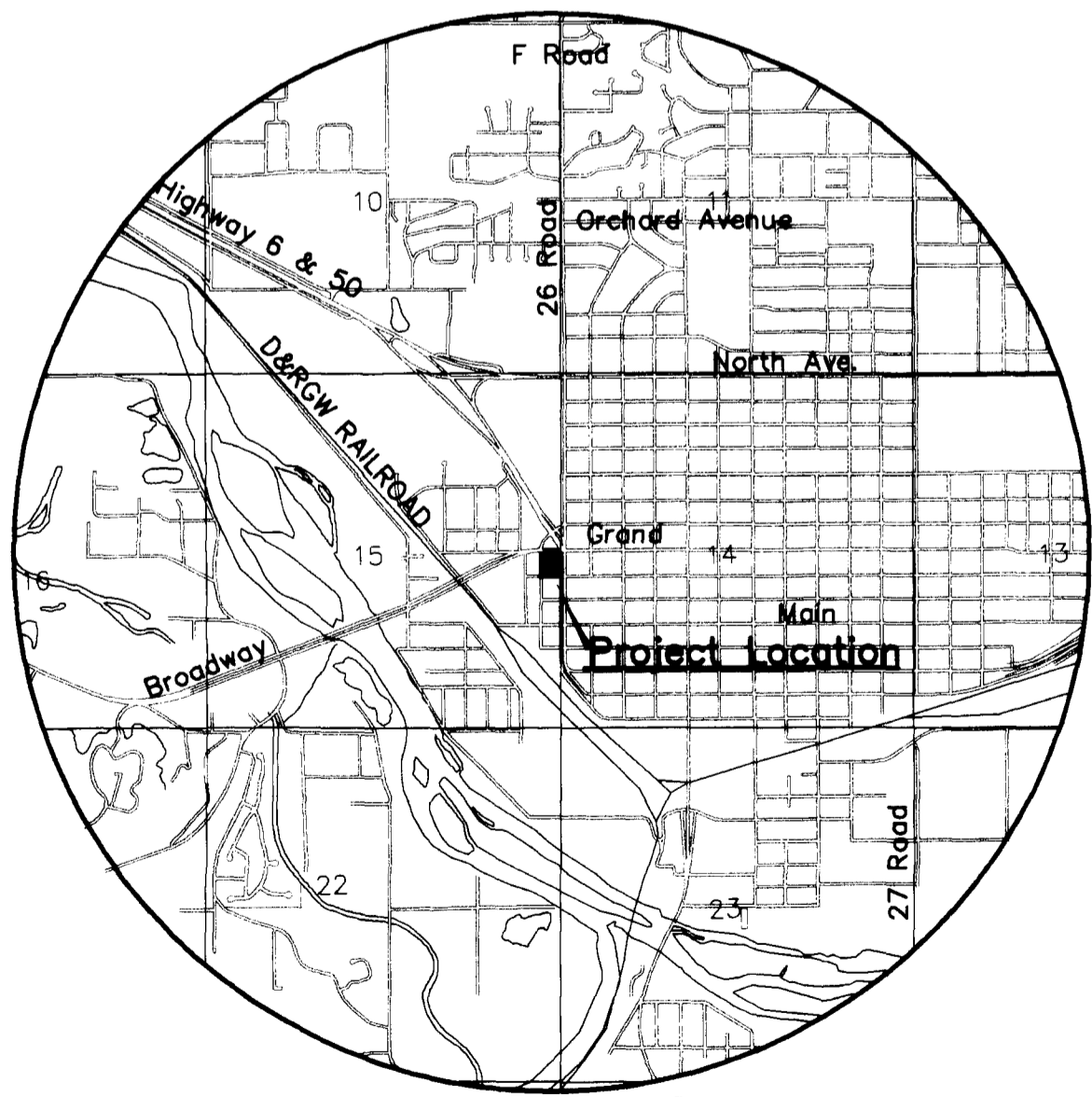
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by *Douglas A. Canine V.P.* for *Gay Johnson's, Inc.* this 2nd day of *May*, A.D., 2011.

Witness my hand and official seal:

[Signature]
Notary Public
My Commission Expires 07/29/2014



VICINITY MAP
Not to Scale

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of GAY JOHNSON SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

We, *ABSTRACT & TITLE OF MESA COUNTY, INC.* 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 *GAY JOHNSON'S, INC.*; 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: *5/3/11* by: *Barbara A. Higgins* Name And Title
John Blumstein
for: *ABSTRACT & TITLE OF MESA COUNTY, INC.* Name Of Title Company

GENERAL NOTES

Basis of bearings is the South line of Wilson's Subdivision of Block 2 of Mobley's Addition to the City of Grand Junction as recorded in Plat Book 2, Page 42, Mesa County records which bears North 89°55'17" West, a distance of 269.76 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Monuments on this line are platted Survey Markers.

All lined units shown hereon in U.S. Survey feet.

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

Easement and Title Information provided by Abstract and Title Company of Mesa County, Inc., Policy No. *00924208 C*, dated April 14, 2010. *00925117 C*, DATED APRIL 26, 2011 *[Signature]*

FOR CITY USE ONLY

Book	Page	Title
<i>5156</i>	<i>505</i>	<i>Alley Right-of-Way Vacation</i>

CITY OF GRAND JUNCTION APPROVAL

This plat of GAY JOHNSON SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this *3rd* day of *MAY*, A.D., 2011.

City Manager *[Signature]*

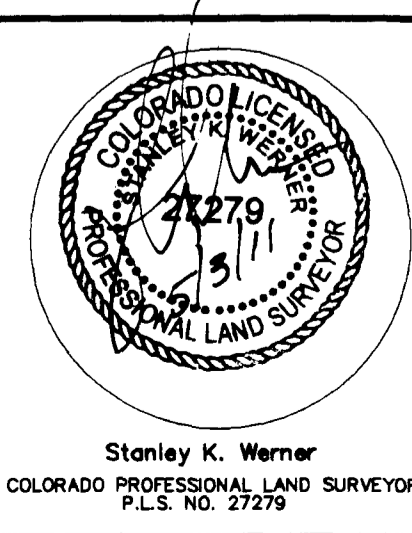
Mayor *[Signature]*

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at *1:40* o'clock *p*.M., *May 11*, A.D., 2011, and was duly recorded in Book *5156* Page(s) No. *504*
Reception No. *2572008* Drawer No. *yy-41* Fees: *\$16.00 \$1.00*

[Signature]
Clerk and Recorder
By: *[Signature]*
Deputy



GAY JOHNSON SUBDIVISION
WILSONS SUBDIVISION
OF BLOCK 2, MOBLEY'S SUBDIVISION
NORTHEAST QUARTER SECTION 15
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 10-102	SURVEYED	DRAWN	CHK'D	SHEET OF
DATE: January, 2011	<i>rsk/dj/kt</i>	<i>rsk</i>	<i>skw</i>	1 1

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.