

Bishop of Pueblo
1246 Grand Avenue
Pueblo, CO 81003

Joanne Bell
946 Bookcliff Avenue
Grand Junction, CO 81501

Bethesda Care Centers
1955 N. Union Blvd.
Colorado Springs, CO 80909

Frederick A. Schumann
2323 N. 7th Street
Grand Junction, CO 81504

Glenn Ross Kempers
1001 Wellington Avenue
Grand Junction, CO 81501

Western CO Surgeon Center Assoc
P.O. Box 2919
Grand Junction, CO 81502

F & S Investments
P.O. Box 3025
Grand Junction, CO 81502

Gregg K. Omura
P.O. Box 3025
Grand Junction, CO 81502

Carl A. Lepisto
P.O. Box 3025
Grand Junction, CO 81502

A-C Investments
P.O. Box 3025
Grand Junction, CO 81502

Ross/Maruca Investments
P.O. Box 3025
Grand Junction, CO 81502

Scott Investments
P.O. Box 3025
Grand Junction, CO 81502

John C. & June C. Colosimo
P.O. Box 3025
Grand Junction, CO 81502

Richard A. Janson
P.O. Box 3025
Grand Junction, CO 81502

W & S Investments
P.O. Box 3025
Grand Junction, CO 81502

William J. Frank
P.O. Box 3025
Grand Junction, CO 81502

Terry D. Fine
P.O. Box 3025
Grand Junction, CO 81502

Village Fair
P.O. Box 518
Grand Junction, CO 81502

Hilltop Rehabilitation Hos.
1100 Patterson Road
Grand Junction, CO 81501

Ronald & Geraldine Walters
545 Totavi Street
Los Alamos, NM 87544

Loft Partnership
950 Northern Way
Grand Junction, CO 81501

James & Keota Burke
636 26 Road
Grand Junction, CO 81501

Irving Biers
P.O. Box 248
Snowmass, CO 81654

H. Steven & Judy A. Weimer
603 26 3/4 Road
Grand Junction, CO 81501

Noel B. Norris &
Henry J. Faussone
3318 B Crestview Way
Grand Junction, CO 81501

Federal National Mortgage
1000 W. Temple Street
Los Angeles, CA 90074

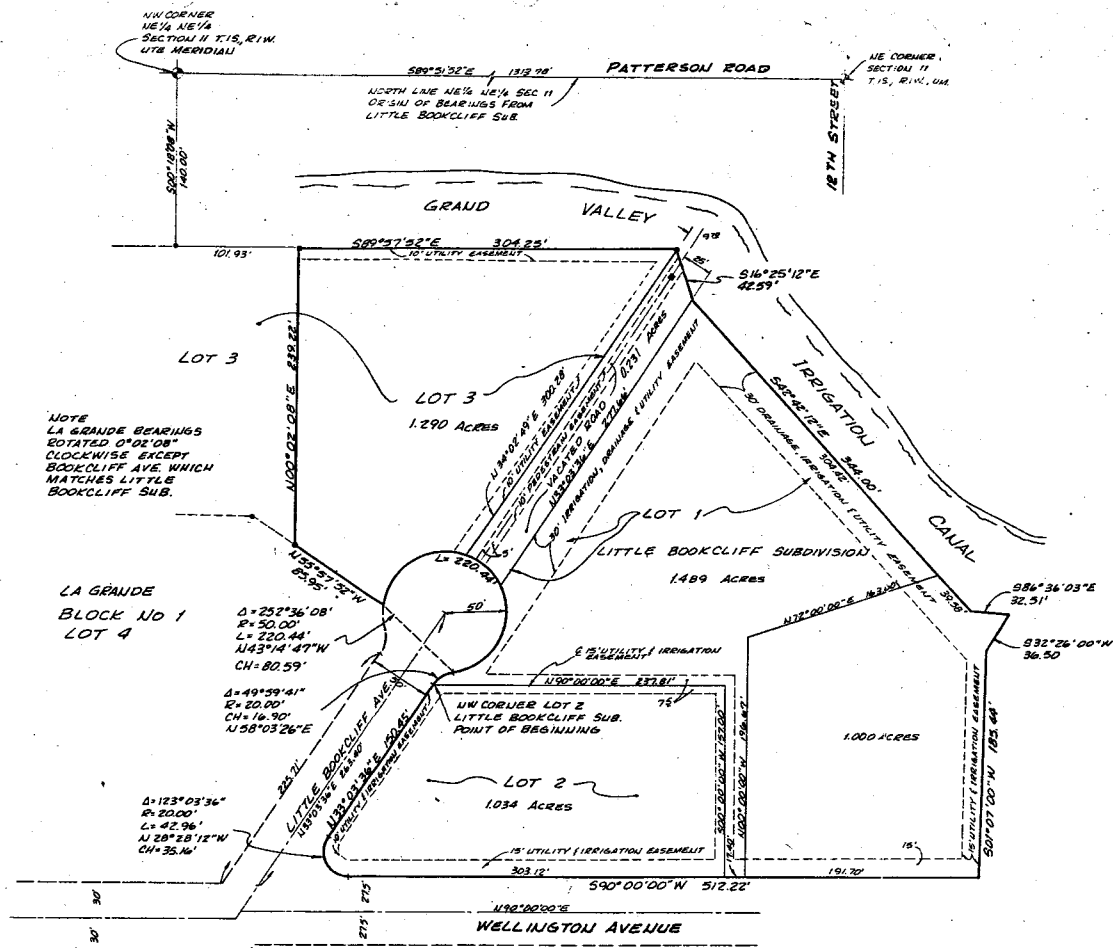
Ronald E. & R. Ryan
1101 Patterson Road
Grand Junction, CO 81501

Don H. Hutchison
2709 Midway
Grand Junction, CO 81501

Intrawest Bank
4th & Main Street
Grand Junction, CO 81501

Wellington V
2754 Compass Drive, Suite #377
Grand Junction, CO 81501

EXHIBIT E



NOTE
LA GRANDE BEARINGS
ROTATED 0°02'08"
CLOCKWISE ANGLE
BOOKCLIFF AVE. WHICH
MATCHES LITTLE
BOOKCLIFF SUB.

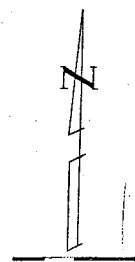
LA GRANDE
BLOCK No 1
LOT 4

$\Delta = 257^{\circ}36'08''$
 $R = 50.00'$
 $L = 220.44'$
 $N 43^{\circ}14'47'' W$
 $CH = 80.59'$

$\Delta = 49^{\circ}59'41''$
 $R = 20.00'$
 $CH = 16.30'$
 $N 58^{\circ}03'26'' E$

$\Delta = 123^{\circ}03'36''$
 $R = 20.00'$
 $L = 42.96'$
 $N 28^{\circ}28'12'' W$
 $CH = 35.16'$

- LEGEND
- ⊕ MESA COUNTY BRASS CAP
 - #5 REBAR & MONUMENT CAP SET L.S. 9960
 - FOUND CORNER



LEGAL DESCRIPTION

A tract of land located the City of Grand Junction, County of Mesa, State of Colorado and being all of Lots 1 and 2 Little Bookcliff Subdivision as per map recorded in Book 12, Page 210 of maps in the office of the Clerk and Recorder of said county and a portion of Lot 3, Block No. 1, La Villa Grande as per map recorded in Book 11, Page 182 of maps in the office of said Clerk and Recorder, and a portion of the vacated right-of-way of Little Bookcliff Avenue.

Beginning at the N.W. corner of said Lot 2, Little Bookcliff Subdivision and considering the North line NE1/4ME1/4 of Section 11, Township 1 South, Range 1 West of the Tenth Meridian to bear S99°57'52"E with all other bearings contained herein relative thereto;

Thence along the arc of a curve to the right whose radius is 20.00 feet whose central angle is 49°59'41" and whose long chord bears N60°03'26"E 15.50 feet;

Thence along the arc of a curve to the left whose radius is 50.00 feet, whose central angle is 257°36'08" and whose long chord bears N43°14'47"W 80.59 feet to a point on the southerly line of Lot 3, Block No. 1 of said La Villa Grande;

Thence S55°57'52"W along said southerly line a distance of 35.95 feet;

Thence N00°02'08"E 239.22 feet to a point on the northerly line of said Lot 2, Block No. 1, La Villa Grande;

Thence S59°57'52"E 304.25 feet to the NE corner of said Lot 3, Block 1, La Villa Grande;

Thence S18°25'12"E 42.59 feet to the most northerly corner Lot 1, Little Bookcliff Subdivision;

Thence along the boundary of Lots 1 and 2, Little Bookcliff Subdivision by the following seven (7) courses and distances

- (1) S42°42'12"E 344.00 feet;
- (2) S86°36'03"E 32.51 feet;
- (3) S32°25'00"W 35.50 feet;
- (4) S01°07'00"W 185.44 feet;
- (5) S90°00'00"W 512.22 feet;
- (6) Along the arc of a curve to the right whose radius is 20.00 feet, whose central angle is 123°03'36" and whose long chord bears N28°28'12"W 35.16 feet;
- (7) S21°03'36"E 150.45 feet to the point of beginning containing 5.044 acres.

Subject to Easements and Rights-of-Way of Record.

Surveyor's Certificate

I, James T. Patty Jr., do hereby certify that the accompanying plat has been prepared under my direction from surveys by others and is correct to the best of my knowledge and belief.

James T. Patty Jr. Date June 21, 1984
Registered Land Surveyors
Colorado Registration No. 9960

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six (6) 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 (10) years from the date of the certification shown hereon.

ROLLAND ENGINEERING GRAND JUNCTION, CO.	NO.	DATE	REVISION	BY

LOTS 1 AND 2 LITTLE BOOKCLIFF SUBDIVISION AND LOT 3 BLOCK 1 LA VILLA GRANDE

#21 05

REVIEW SHEET SUMMARY

FILE NO. (2 of 2) #21-84 TITLE HEADING Right-of-Way Vacation DUE DATE 7/13/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Right-of-Way Vacation

Petitioner: P-H Management V. Wellington Location: A portion of Little Bookcliff Drive

Phase: N/A

PETITIONER ADDRESS 2754 Compass Drive, Ste. 377 Grand Junction, CO 81501

ENGINEER Dillon-Hunt, P.C. 804 Grand Avenue Grand Junction, CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/6/84	Public Works	None.
7/10/84	Mtn. Bell	None.
7/10/84	Fire Dept.	The Grand Junction Fire Department has no objections to this R.O.W. vacation/dedication.
7/12/84	Public Service	Gas: No Objections. Electric: Continue Thirty (30) foot "Drainage, Irrigation & Utility Easement" to Norhterly Corner of Lot 1 as indicated on Sheet 1 of 3.
7/12/84	Transportation Engineer	I do not see any problems with the R.O.W. vacation and dedication.
7/12/84	City Engineer	Developer should be required to construct the cul de sac to City Standards when development occurs or before Lots 1 or 3 are sold. Pedestrian path should be paved prior to construction on either lot 1 or 3. I agree that this is the most reasonable solution to solve the existing surveying problem and recommend approval. Developer will be expected to meet drainage detention requirements upon development of lots 1 and 3.
7/16/84	City Planning	This Dept. has no objections to the ROW vacation as long as all other review agency comments are resolved. A rededication of an utility easement with the ROW Vacation will occur with the ordinance itself. Note:good complete application - all issues discussed to this department's satisfaction.

MOTION: "MR. CHAIRMAN, I MOVE THAT WE FORWARD THIS ITEM, #21-84 (2 of 2) FOR VACATION OF RIGHT-OF-WAY TO CITY COUNCIL PENDING RESOLUTION OF STAFF COMMENTS AND PARTICULARLY THE REDEDICATION OF THE PROPERTY AS SHOWN ON THE MAP AS WELL AS PROPER OWNERSHIP OF THE LAND TO THE WEST BEING RESOLVED."

Mailed 7/16/84

FS:REVIEW/ROW:101

Page 1 of 1

File No.: 21-84

Title Heading: Right of Way Vacation

Activity: Right of Way Vacation

Petitioner: P-H Management, EHT, V Wellington, 2754 Compass Drive, Suite 377, Grand Junction, Colorado, 81501

Engineer: Dillon-Hunt, P.C., 804 Grand Avenue, Grand Junction, Colorado, 81501

AGENCY

RESPONSE

Public Works:

None

Mountain Bell:

None

Fire Department:

None

Public Service:

All easements shall be extended to satisfy Public Service requirements.

Transportation

Engineer:

None

City Engineer:

a. A cul-de-sac shall be constructed when development occurs or before Lots 1 or 3 are sold. The pedestrian path shall be paved prior to or during construction on either Lot 1 or 3.
b. Drainage detention requirements shall meet city standards as Lots 1 and 2 are developed.

City Planning:

None

END

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 30 1984



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643

MEMORANDUM

TO: Paul Malinowski, Director
Grand Junction Housing Authority

FROM: Bob Goldin *BG/tt*
Senior City Planner

DATE: March 13, 1985

RE: Right-Of-Way Request

In regards to your request, the City of Grand Junction would accept your right-of-way as public as long as the right-of-way was built to City standards. The City Engineering Department has those standards available for your review.

The City Engineering Department would inspect the dedication request prior to acceptance. If all concerns were met, the City would then accept and maintain the right-of-way as a dedicated public street.

You would have to request dedication of that portion you are anticipating on utilizing, since the right-of-way in question would be required and when accepted, would be recorded. I don't foresee any problems with the intent as you have described.

I hope this letter clarifies the issues for you regarding public right-of-way. Good luck - one more time.

BG/tt

xc: File #21-84