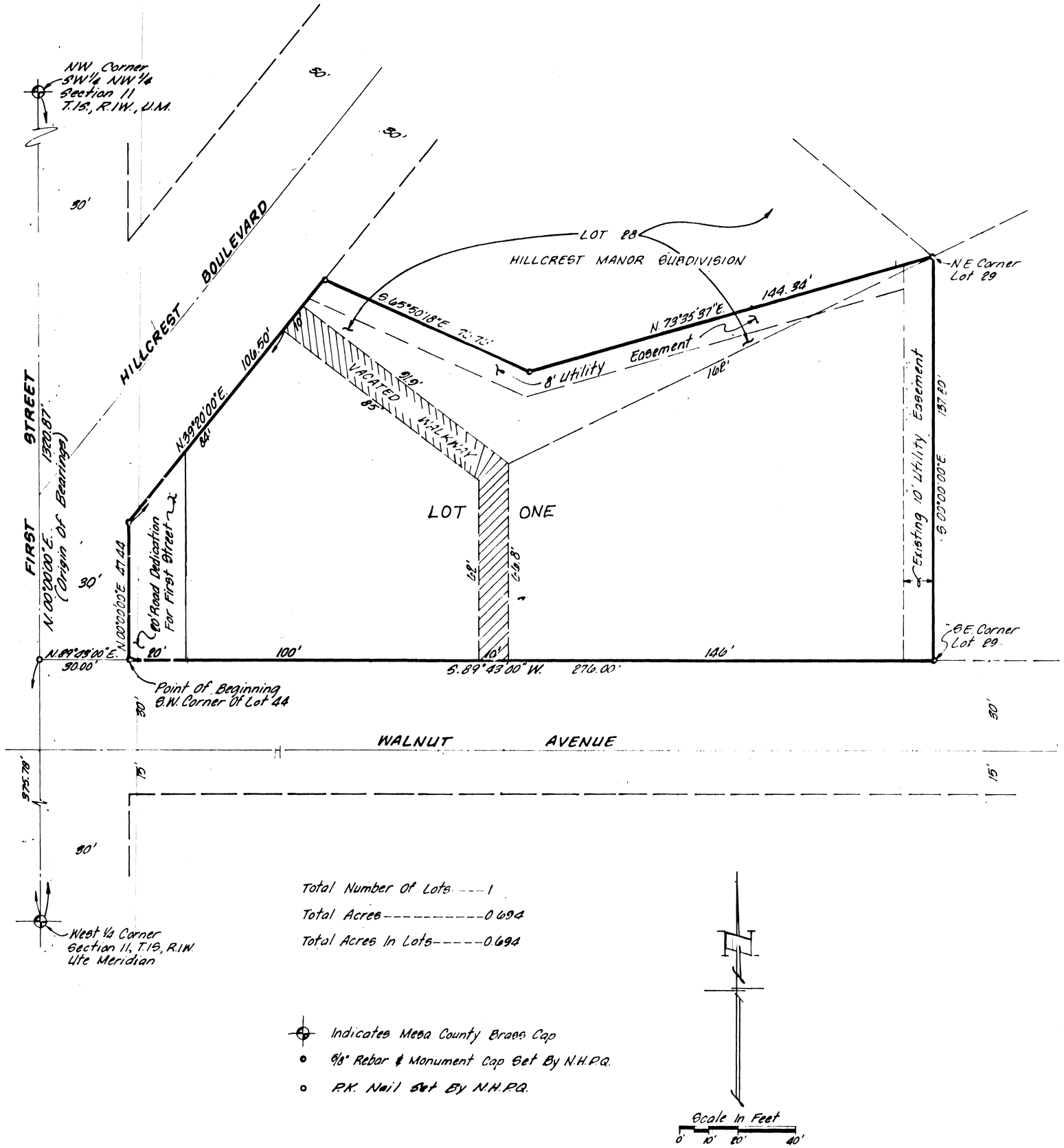
FIRST AND WALNUT SUBDIVISION



Total Number Of Lots ---- 1

Total Acres ---------- 0.694

Total Acres In Lots ----- 0.694

Indicates Mesa County Brass Cap

5/8" Rebar & Monument Cap Set By N.H.P.Q.

P.K. Nail Set By N.H.P.Q.

Scale In Feet

0' 10' 20' 40'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Andrew H. Christensen, Willford D. Moses, Samuel W. Kelly, David G. Summers, are the Owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being all of Lots 29 and 44 and a part of Lot 28 of Hillcrest Manor Subdivision located in the Northwest Quarter (NW1/4) of Section 11, Township 1 South, Range 1 West, Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 44; Thence North 00°00'00" East along the West line of said Lot 44 a distance of 47.44 feet; Thence North 39°20'00" East 106.50 feet; Thence South 65°50'18" East 76.76 feet; Thence North 73°35'37" East 144.34 feet to the Northeast Corner of said Lot 29; Thence South 00°00'00" East 137.80 feet to the Southeast Corner of said Lot 29; Thence South 89°43'00" West 276.00 feet to the Point of Beginning, containing 0.694 acres.

That the said Owners have caused the said real property to be laid out and surveyed as First and Walnut Subdivision, a subdivision of a part of the County of Mesa, City of Grand Junction.

In WITNESS WHEREOF, said Owners, Andrew H. Christensen, Willford D. Moses, Samuel W. Kelly, David G. Summers, have caused their names to be hereunto subscribed this 17th day of March, A.D., 1976.

Andrew H. Christensen — Willford D. Moses

Samuel W. Kelly — David G. Summers

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 17th day of March, A.D., 1976, by Andrew H. Christensen, Willford D. Moses, Samuel W. Kelly and David G. Summers.

My commission expires: January 13, 1980

Witness my hand and official seal. Yvonne Charlson, Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

1110884

I hereby certify that this instrument was filed in my office at 10:20 o'clock A.M., June 21, A.D., 1976, and is duly recorded in Book 11, Page 206.

Earl Sawyer, Clerk and Recorder — By: _____ Deputy

Fee 10.00

CITY APPROVAL

This plat of First and Walnut Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 19th day of May, A.D., 1976, by:

K. H. Pelim, Utilities Coordinating Committee — Lawrence Ingwersen, President of Council — James E. Wysocki, Grand Junction City Manager

Donald E. Warner, Director of Development — Levi Lucero, Grand Junction City Planning Commission, Chairman — Ronald P. Rish, P.E., Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Gordon W. Bruchner, do hereby certify that the accompanying plat of First and Walnut, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

Gordon W. Bruchner, Professional Engineer and Registered Land Surveyor, Colo. Reg. No. 8873

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1973, 30-51-101-102.

BY: Roger C. Head, Mesa County Surveyor — Date: 6-14-76

The owners, Andrew H. Christensen, Willford D. Moses, Sammuel W. Kelly and David G. Summers, do hereby dedicate and set apart all streets as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property labeled as utility easements on the accompanying plat for the installation and maintenance of utilities.

Revised - May 1976

FIRST AND WALNUT SUBDIVISION

PREPARED BY
NELSON, HALEY, PATTERSON, & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO — MARCH 1976

B.L. Shaw.

01047101 MF