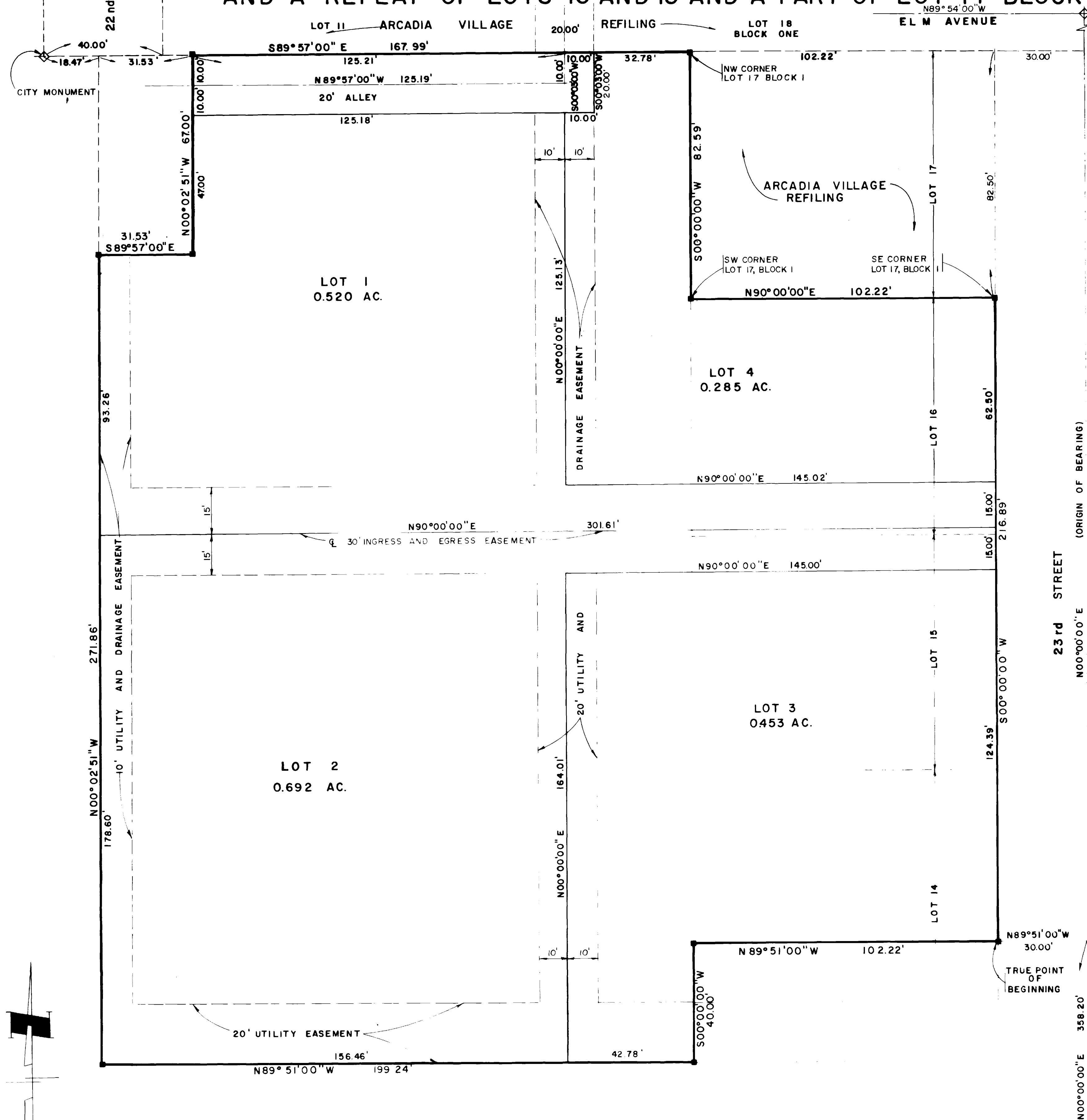


TWENTY-THIRD STREET SUBDIVISION AND A REPLAT OF LOTS 16 AND 15 AND A PART OF LOT 14, BLOCK I, ARCADIA VILLAGE REFILEING



LEGEND

- ◆ Indicates City Monument
- Indicates Found Pin And Cap
- A 5/8" Rebar And Monument Cap At All Lot Corners.

AREA QUANTITIES

Total Acres in Lots	1.950 Ac. or 96.9%
Total Acres in Alley R.O.W.	0.062 Ac. or 3.1%
Total Acres	2.012 Ac. or 100%
Total Number of Lots	4

NORTH AVENUE
N 89° 51' 00" W
CITY MONUMENT
SE CORNER
SW 1/4 SE 1/4
SECTION 12
T.1S., R.1W., U.M.

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned Buttolph Construction Co., William H. Buttolph, president, Aerial A. Buttolph, Secretary and Charles L. Wiman are the owners of that real property situated in the City of Grand Junction, State of Colorado and lying in a part of the SW 1/4 Sec 12, T.1S., R.1W., Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Southeast Corner (S.E. Cor.) SW 1/4 Sec 12, T.1S., R.1W., Ute Meridian as shown on the accompanying plat thereof; Thence N. 89° 51' 00" W 30.00 feet to the TRUE POINT OF BEGINNING. Thence continuing N. 89° 51' 00" W 102.22 feet; Thence S. 00° 00' 00" W 40.00 feet; Thence N. 89° 51' 00" W 199.24 feet; Thence N. 00° 02' 51" W 271.86 feet; Thence S. 89° 57' 00" W 31.53 feet; Thence N. 00° 02' 51" W 67.00 feet to a point on the South line of Lot 11, Block 1 of Arcadia Village Refiling as recorded in the office of Mesa County Clerk and Recorder. Thence S. 89° 57' 00" W 167.69 feet to the Northwest Corner (N.W. Cor.) of Lot 17, Block 1 of said Arcadia Village Refiling; Thence S. 00° 00' 00" W 82.59 feet to the Southwest Corner (S.W. Cor.) of said Lot 17, Block 1; Thence N. 00° 00' 00" W 102.22 feet to the Southeast Corner (S.E. Cor.) of said Lot 17, Block 1; Thence S. 00° 00' 00" W 216.89 feet to the TRUE POINT OF BEGINNING. The above tract of land contains 2.012 Acres.

That said owners do hereby dedicate and set apart the alley as shown on the accompanying plat to the use of the public and public utilities forever and hereby dedicate to the utility companies those portions of said real property, which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer lines, with further right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said owners Buttolph Construction Co., William H. Buttolph, president and Aerial A. Buttolph, Secretary and Charles L. Wiman have caused their names to be hereunto subscribed this 5th day of DECEMBER, A.D., 1977.

William H. Buttolph
William H. Buttolph, President
Buttolph Construction Co.

Aerial A. Buttolph
Aerial A. Buttolph, Secretary
Buttolph Construction Co.

Charles L. Wiman
Charles L. Wiman

STATE OF COLORADO)
COUNTY OF MESA)
I, the foregoing instrument was acknowledged before me this 5th day of DECEMBER, A.D., 1977 by William H. Buttolph, president and Aerial A. Buttolph, secretary of Buttolph Construction Co., and Charles L. Wiman.

My commission expires Aug. 9th 1981
Witness my hand and official seal.

Thomas A. Sage
Notary Public

This plat of Twenty-Third Street Subdivision and replat of lots 16 and 15 and a part of lot 14, Block 1 Arcadia Village Refiling, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and recorded on 18th day of JANUARY, 1978.

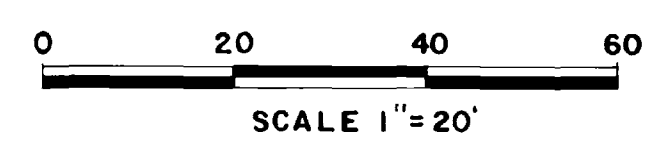
City Manager
City Engineer
City Planning Commission
Director of Development

Ronald P. Risk
Grand Junction City Engineer

Notary Public

I hereby certify that this instrument was filed in my office at _____ o'clock _____, this _____ day of _____, A.D., 1977 and is duly recorded in Plat book _____, Page _____.

James J. Patsy, Jr.
Notary Public



TWENTY-THIRD STREET SUBDIVISION
PARAGON ENGINEERING, INC.
P.O. BOX 2872, 825 ROOD AVE., GRAND JUNCTION, COLO., 81501, PHONE 243-8977
NOV. 1977