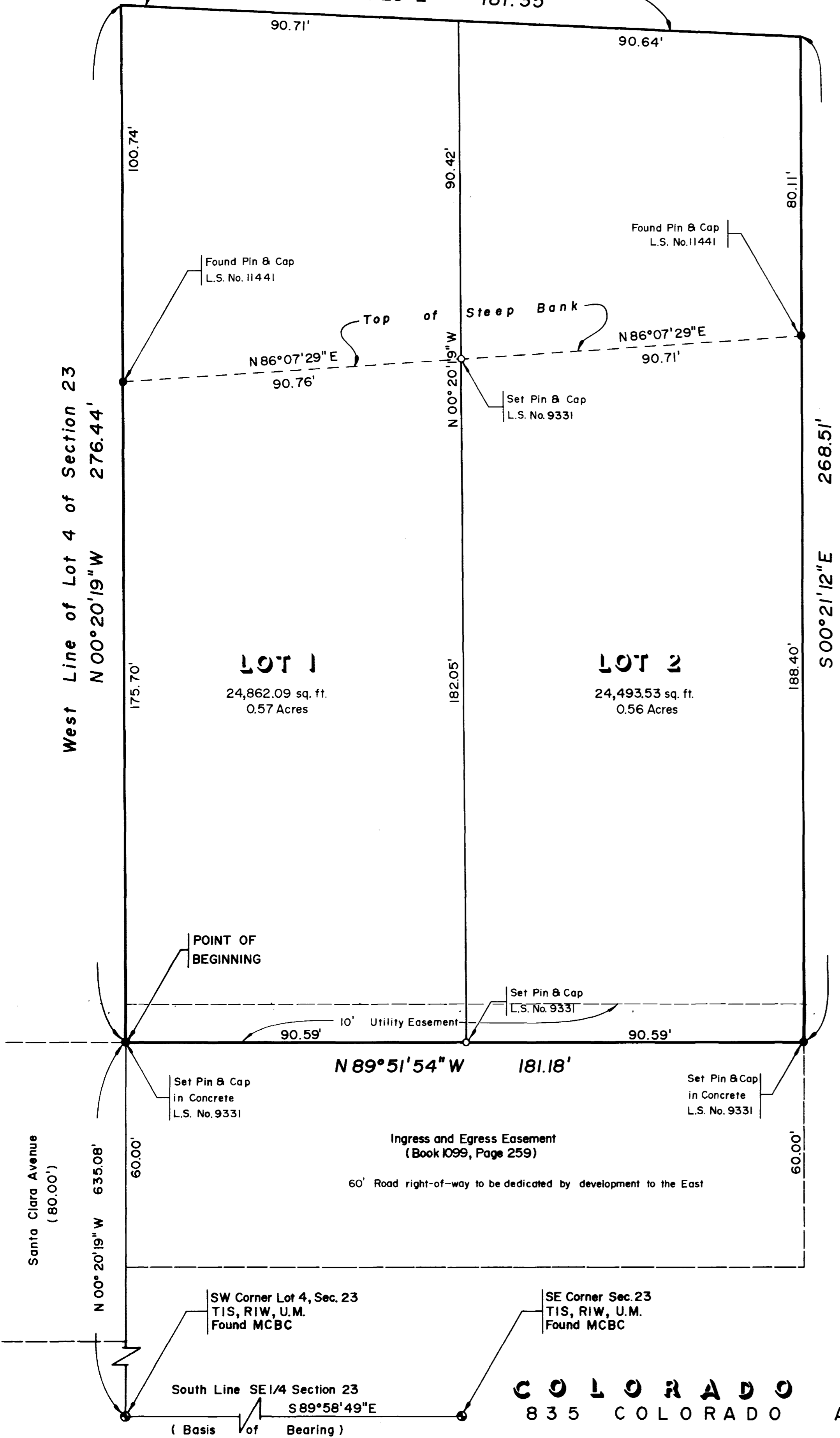


ELVALEE SUBDIVISION

CITY OF GRAND JUNCTION COLORADO

Southerly Line of Colorado River
S87°21'25"E 181.35'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned G. Lee Howell and Elva G. Howell are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within that portion of Lot 4 in Section 23, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, from which the SW corner of said Lot 4, bears S 00°20'19" E a distance of 635.08 feet, said point also being the North line and East end of Santa Clara Avenue, and considering the South line of the SE 1/4 of said Section 23 to bear S 89°58'49" E with all bearings herein related thereto; thence N 00°20'19" W along said West line of Lot 4 276.44 feet to the Southerly line of the Colorado River; thence S 87°21'25" E along said Southerly line 181.35 feet; thence S 00°21'12" E 268.51 feet; thence N 89°51'54" W 181.18 feet to the point of beginning. Together with a non-exclusive easement for ingress and egress, being 60.00 feet in width, and lying adjacent to the South line of the above described parcel of land. The above described parcel of land contains 1.13 acres excluding easement.

That said owners have caused the said real property to be laid out and platted as ELVALEE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicates to the public 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 and cable television lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines with further right of ingress and egress to and from the above described utility easements, and those portions of said property which are labeled as irrigation easements on the accompanying plat as easements for installation of irrigation ditches, flumes and conduit.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, Not by the City of Grand Junction.

In witness whereof said G. Lee Howell and Elva G. Howell have caused their names to be hereunto subscribed this 3rd day of April A.D. 1978

G. Lee Howell
G. Lee Howell

Elva G. Howell
Elva G. Howell

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of April A.D. 1978, by G. Lee Howell and Elva G. Howell.
My commission Expires: March 30, 1982

Jammie M. Haller
Notary Public

CITY APPROVAL

This Plat of ELVALEE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 17th day of May A.D. 1978, By:

James E. Wyszocki
City Manager

President of Council

Jammie Rider
Chairman, Grand Junction City Planning Commission

Almore A. Beaver
City Planner

Ronald P. Rich
Grand Junction City Engineer

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ O'clock _____ M., this _____ day of _____ A.D. 1978, and is duly recorded in Plat Book _____, Page _____, Reclon No. _____ Fees \$ _____

Clerk and Recorder

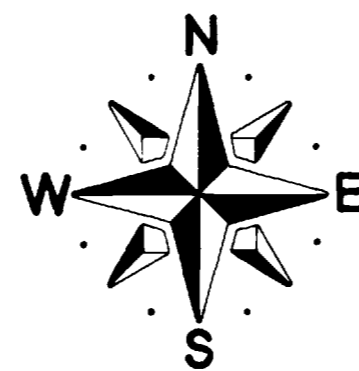
Deputy

SURVEYOR'S CERTIFICATE

I, Douglas W. Hayes do hereby certify that the accompanying Plat of ELVALEE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and is accurately delineated on this plat and represents a field survey of the same.

Douglas W. Hayes
Douglas W. Hayes, Registered Land Surveyor No. 10380

PREPARED BY
WEST SURVEYING CO.
835 COLORADO AVENUE, GRAND JUNCTION, COLORADO



SCALE 1" = 20'
PREPARED APRIL 3, 1978