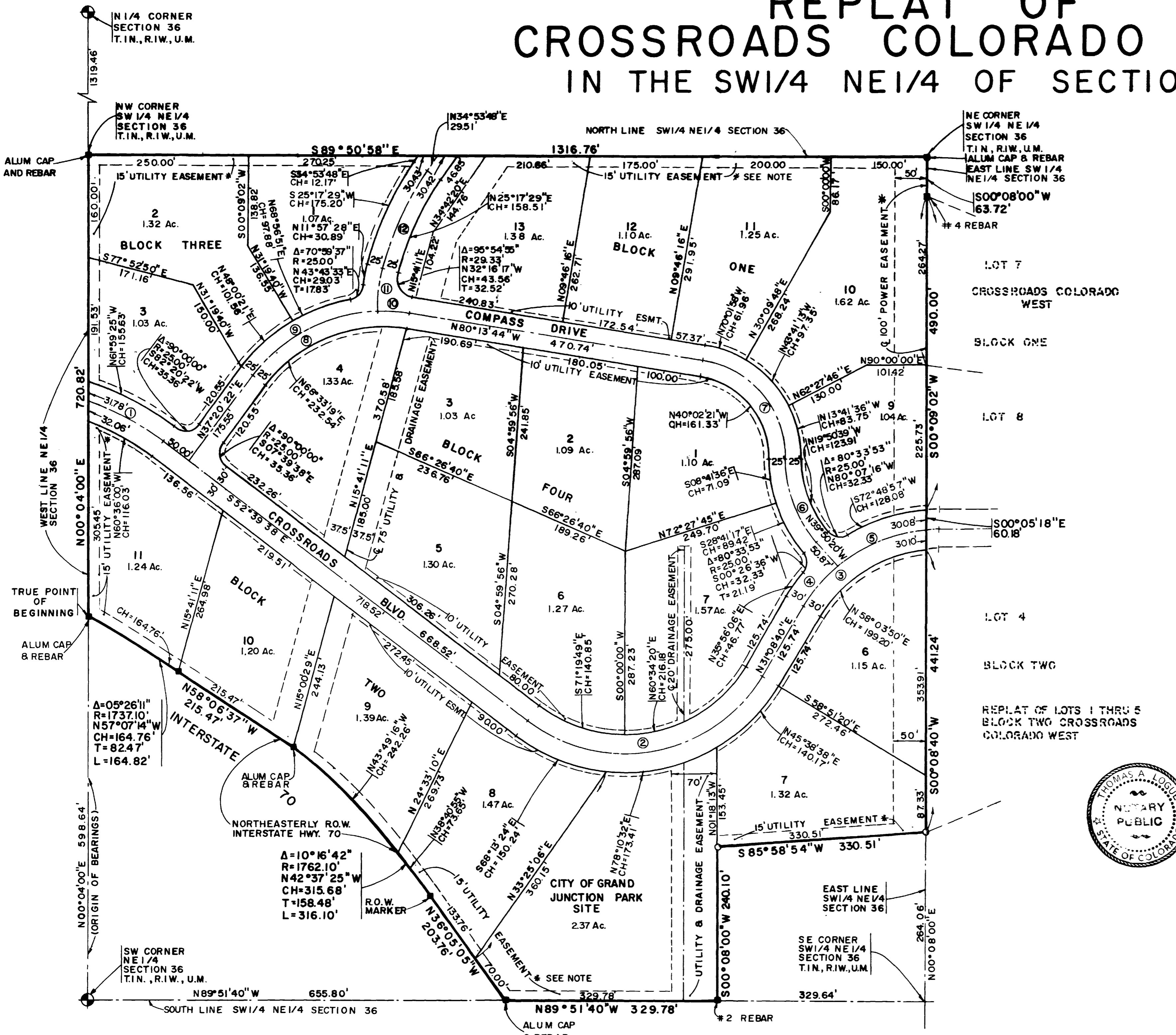


REPLAT OF CROSSROADS COLORADO WEST IN THE SW1/4 NE1/4 OF SECTION 36



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned

Crossroads Colorado West, a limited partnership, SPEC, Inc., a Colorado Corporation, a general partner, Samuel T. Haupt - President SPEC, Inc., Robert E. Hiron - Secretary/Treasurer SPEC, Inc. and Robert E. Hiron, general partner are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a Replat of Crossroads Colorado West in the SW 1/4 NE 1/4 Section 36 as filed and recorded in Book 11, Page 149 of the Mesa County Records as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of the NE 1/4 of Section 36, T.1 N., R.1 W. of the Ute Meridian; Thence N 00°04' 00" E along the west line of the NE 1/4 of said Section 36 a distance of 598.64 feet to a point on the northeasterly right-of-way line of Interstate Highway 70, said point being the TRUE POINT OF BEGINNING; Thence continuing N 00°04' 00" E along said west line of the NE 1/4 of said Section 36 a distance of 720.82 feet to the NW corner of the SW 1/4 NE 1/4 of said Section 36. Thence S 89° 50' 58" E along the north line of the SW 1/4 NE 1/4 of said Section 36 a distance of 1316.76 feet to the NE corner SW 1/4 NE 1/4 of said Section 36; Thence S 00° 08' 00" W along the east line of the SW 1/4 NE 1/4 of said Section 36 a distance of 63.72 feet; Thence S 00° 09' 02" W 490.00 feet; Thence S 00° 05' 18" E 60.18 feet; Thence S 00° 08' 40" W 441.24 feet; Thence S 85° 58' 54" W 330.51 feet; Thence S 00° 08' 00" W 240.10 feet to a point on the south line of the SW 1/4 NE 1/4 of said Section 36; Thence N 89° 51' 40" W along said south line SW 1/4 NE 1/4 of Section 36 a distance of 329.78 feet to a point on the northeasterly right-of-way line of Interstate Highway 70; Thence along said northeasterly right-of-way line of Interstate Highway 70 by the following four (4) courses and distances: (1) N 36° 05' 05" W 203.76 feet; (2) Thence along the arc of a curve to the left whose radius is 1762.10 feet and whose long chord bears N 42° 37' 25" W 315.68 feet; (3) N 58° 06' 37" W 215.47 feet; (4) Thence along the arc of a curve to the left whose radius is 1737.10 feet and whose long chord bears N 57° 07' 14" W 164.76 feet to the TRUE POINT OF BEGINNING, containing 32.64 acres.

That said owners have caused the said real property to be laid out and surveyed as a Replat of Crossroads Colorado West in the SW 1/4 NE 1/4 Section 36, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado

That said owners do hereby dedicate and set apart all of the streets, and park site as shown on the accompanying plat to the use of the public forever and dedicate to the Public Utilities 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, gas lines, irrigation and drainage, with right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10th day of Aug. A.D., 1978

Crossroads Colorado West, a Limited Partnership

Samuel T. Haupt
Samuel T. Haupt, President
SPEC, Inc., a Colorado Corporation,
A General Partner

Robert E. Hiron
Robert E. Hiron, Secretary/Treasurer
SPEC, Inc., a Colorado Corporation,
A General Partner

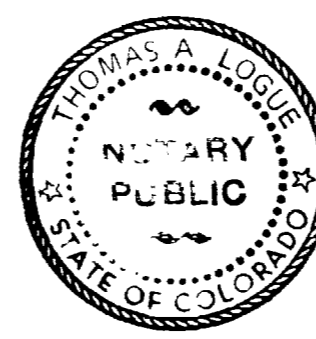
Robert E. Hiron
Robert E. Hiron
General Partner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 10th day of August A.D., 1978 by Samuel T. Haupt - President and Robert E. Hiron - Secretary/Treasurer of SPEC, Inc., a General Partner and Robert E. Hiron, General Partner of Crossroads Colorado West.

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

Thomas A. Roque
Notary Public



CITY APPROVAL

This plat of Replat of Crossroads Colorado West in the SW 1/4 NE 1/4 Section 36, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 19 day of August A.D., 1978.

James E. Wyporek City Manager
Kenneth Johnson President of Council
Delmore Clarke Director of Development
James Linder Chairman, Grand Junction Planning Commission
Ronald P. Rich Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss # 1175602

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M. this 6 day of November A.D., 1978 and is duly recorded in Plat Book 12, Page 92.

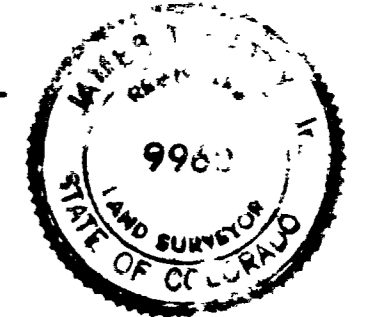
Earl Chavez Clerk and Recorder
By: Hugh M. Huskey Deputy

Fees: \$ 10.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat of Crossroads Colorado West in the SW 1/4 NE 1/4 Section 36, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



LEGEND

- ⊙ Indicates Mesa County Brass Cap.
- Indicates 5/8" Rebar And Monument Cap Set in Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners.
- Indicates Monument Found.

AREA QUANTITIES

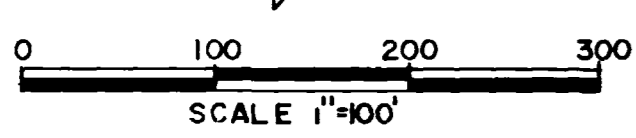
Total Acres In Lots	26.30 Ac. or 80.56%
Total Acres In Park	2.37 Ac. or 7.25%
Total Acres In Streets	3.98 Ac. or 12.19%
Total Acres	32.64 Ac. or 100.00%

21 Lots

CENTERLINE STREET CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	17°22'05"	450.00	68.73	136.41	135.89	S61°20'40"E
2	96°11'42"	250.00	278.60	419.73	372.14	N79°14'31"E
3	54°25'54"	250.00	128.57	237.50	228.67	N58°21'37"E
4	19°01'00"	250.00	41.87	82.97	82.59	N40°39'10"E
5	35°24'54"	250.00	79.82	154.53	152.08	N67°52'07"E
6	39°59'22"	206.19	75.02	143.91	141.00	N19°50'39"W
7	80°22'46"	150.00	126.71	210.43	193.60	N40°02'21"W
8	62°25'54"	249.35	151.10	271.70	258.45	S68°33'19"W
9	50°41'40"	249.35	118.12	220.62	213.49	N62°41'12"E
10	11°44'14"	249.35	25.63	51.08	50.99	S86°05'51"E
11	17°39'09"	212.52	33.00	65.48	65.22	N06°51'36"E
12	19°12'37"	500.00	84.61	167.64	166.86	N25°17'29"E

Note (*) Within the easements as shown on the perimeter of this replat, there is designated a 10 foot wide right-of-way adjacent to the outer lot lines which is reserved for bicycles and pedestrians. No improvements shall be permitted in this area which would impede or prevent access by said pedestrians or bicycles.



REPLAT OF CROSSROADS COLORADO WEST IN THE SW 1/4 NE 1/4 OF SECTION 36