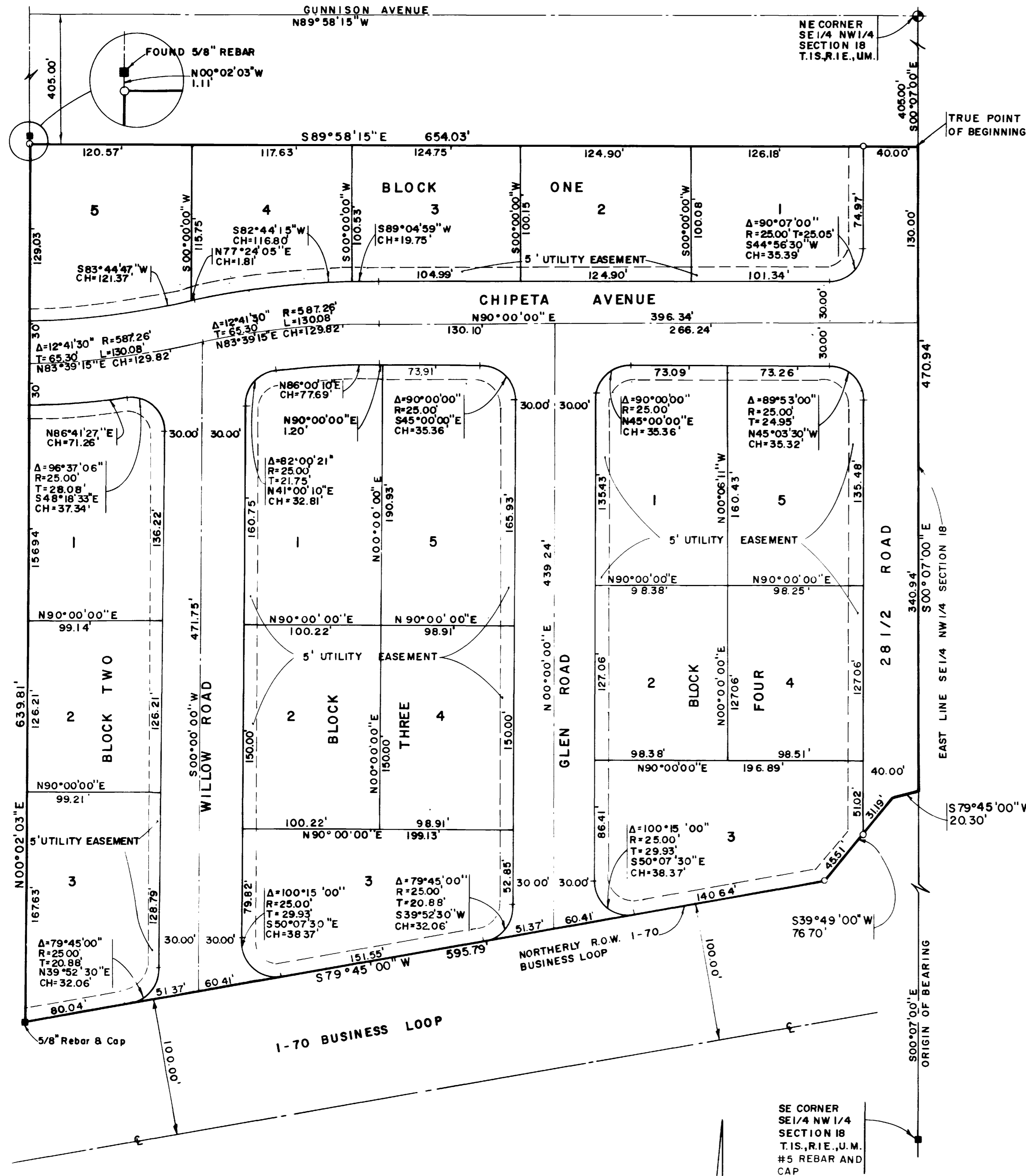


REPLAT OF D AND W SUBDIVISION



AREA QUANTITIES

Total Acres in Lots	6.172 Ac. or 71.17 %
Total Acres in Street	2.501 Ac. or 28.83 %
Total Acres	8.673 Ac. or 100.00 %

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 Found Pin

SCALE 1" = 50'

DEDICATION

That the undersigned, J. M. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary of the City of Grand Junction, Colorado, and being a plat of a subdivision located in a part of the SE 1/4 NW 1/4 of section 18, Township 1 South, Range 1 East of the 1st Meridian as shown on the accompanying plat thereof; said real property being more particularly described as follows:

Commencing at the Northeast Corner (N. E. Cor) of the SE 1/4 NW 1/4 of said Section 18; Thence S. 00° 07' 00" along the East line of said SE 1/4 NW 1/4 of said Section 18 a distance of 405.00 feet to the TRUE POINT OF BEGINNING; Thence continuing S. 00° 07' 00" along said East line SE 1/4 NW 1/4 of Section 18 a distance of 470.00 feet to a point on the Northerly Right-of-way of I-70 Business Loop; Thence along said Northerly Right-of-way of I-70 Business Loop by the following three (3) courses and distances:
 S. 70° 45' 00" W 20.30 feet
 S. 30° 45' 00" W 76.70 feet
 S. 70° 45' 00" W 60.00 feet; Thence N. 00° 00' 00" E 639.81 feet; Thence N. 80° 58' 15" E 654.03 feet to the TRUE POINT OF BEGINNING. Containing 3.472 acres.

That said owners have caused the said real property to be laid out and surveyed as replat of D and W Subdivision, 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, avenues and roads as shown on the accompanying plat to the use of the public and public utilities forever and 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, gas lines, with further right, easements and appurtenances to and from the above described utility easements, and those portions of said real property which are labeled as drainage easements on the accompanying plat, as easements for the installation and maintenance of irrigation ditches, flumes and canals, and drainage ditches, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches.

That the undersigned, J. M. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary of the City of Grand Junction, Colorado, and being a plat of a subdivision located in a part of the SE 1/4 NW 1/4 of section 18, Township 1 South, Range 1 East of the 1st Meridian as shown on the accompanying plat thereof; said real property being more particularly described as follows:

William E. Foster, President
 J. M. Builders, Inc.
 Warren E. Gardner, Secretary
 J. M. Builders, Inc.

The foregoing instrument was approved by me this 14th day of August 1977.

My Commission expires: 6-21-79
 Witness My Hand and Official Seal.

This plat of replat of D and W Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted on this 21st day of September 1977.

James E. Wysocki, City Manager
 Lawrence R. Foytch, President of Council

Virginia G. Flager, Grand Junction City Planning Commission
 Almos A. Beaver, City Engineer

Ronald P. Rich, Grand Junction City Engineer

STATE OF COLORADO
 I hereby certify that this instrument was filed in my office at 10:52 o'clock A.M. this 1st day of Dec. A.D. 1977 and is duly recorded in Plat book 11, Page 318, Rec. 1147685.

Earl Sawyer, Clerk and Recorder
 Hazel M. Hunsley, Deputy

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat of D and W Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, and has been prepared under my direction and accurately represents a field survey of same.



James T. Patty Jr.
 James T. Patty Jr.
 Colorado Registration No. 5960

REPLAT OF D AND W SUBDIVISION

PARAGON ENGINEERING, INC.

P.O. BOX 2972, 825 R 932 ST, GRAND JUNCTION, COLORADO 81501 PHONE 244-9966

JULY, 1977

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