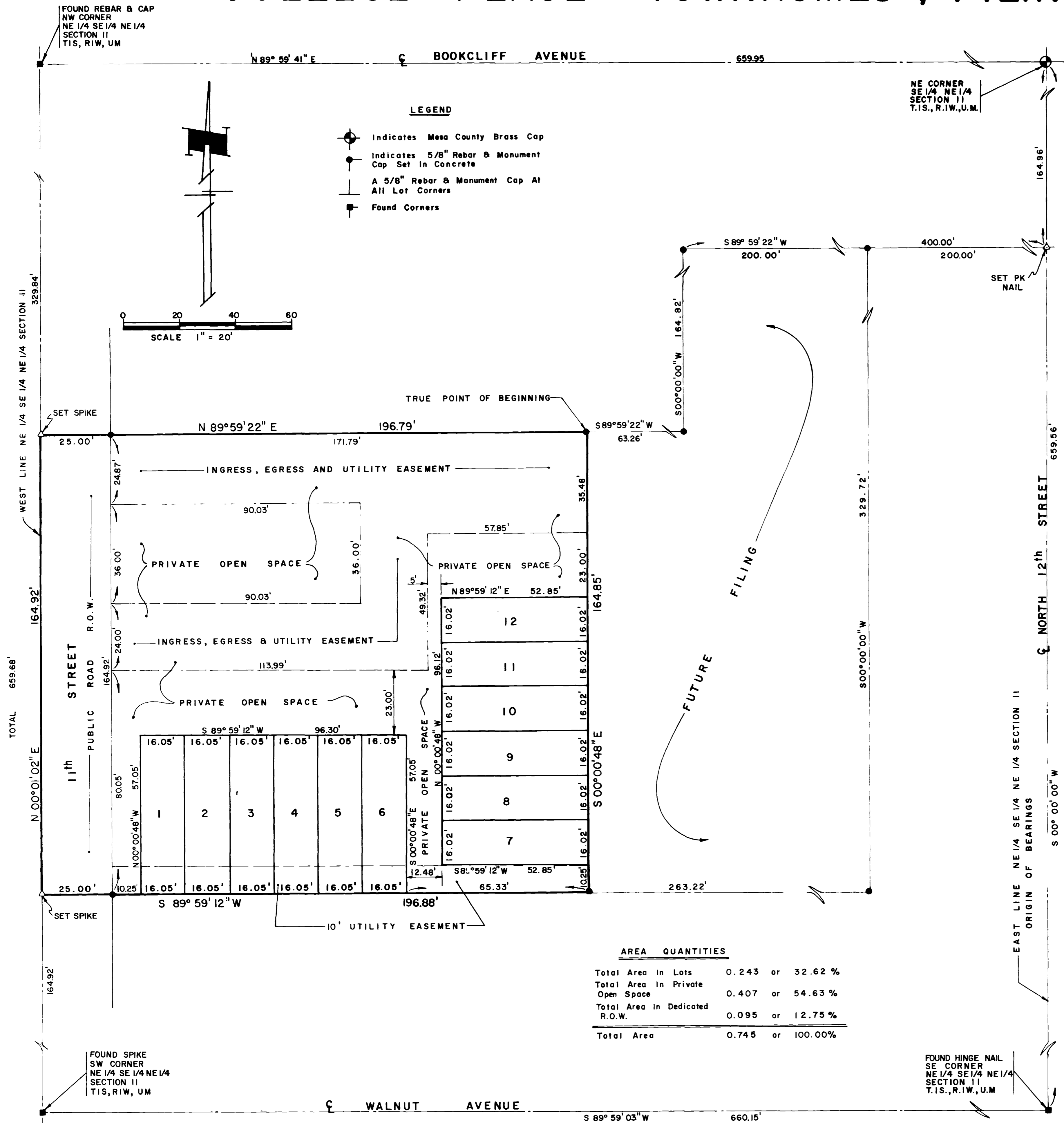
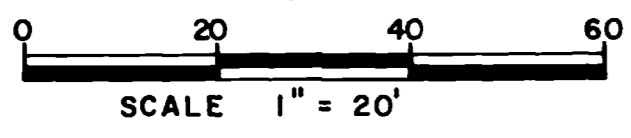


COLLEGE PLACE TOWNHOMES, FILING NO. ONE



- LEGEND**
- Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar & Monument Cap Set in Concrete
 - A 5/8" Rebar & Monument Cap At All Lot Corners
 - Found Corners



AREA QUANTITIES

Total Area In Lots	0.243	or	32.62 %
Total Area In Private Open Space	0.407	or	54.63 %
Total Area In Dedicated R.O.W.	0.095	or	12.75 %
Total Area	0.745	or	100.00 %

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned W.G.M. Investments, a General Partnership, J. Reed Guthrie and Charles D. Wiman, General Partners, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NE 1/4 and SE 1/4 NE 1/4 of Section 11, T.1 S., R.1 W. of the 1st Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the NE Corner of the SE 1/4 NE 1/4 of said Section 11; Thence S 00° 00' 00" W along the east line of the NE 1/4 SE 1/4 NE 1/4 of said Section 11 a distance of 164.96 feet; Thence S 89° 59' 22" W 400.00 feet; Thence S 00° 00' 00" W 164.82 feet; Thence S 89° 59' 22" W 63.26 feet to the TRUE POINT OF BEGINNING; Thence S 00° 00' 48" E 164.85 feet; Thence S 89° 59' 12" W 196.88 feet to a point on the west line of the NE 1/4 SE 1/4 NE 1/4 of said Section 11; Thence N 00° 01' 02" E along said west line of the NE 1/4 SE 1/4 NE 1/4 of Section 11 a distance of 164.92 feet; Thence N 89° 59' 22" E 196.79 feet to the TRUE POINT OF BEGINNING, containing 0.745 acres.

That said owner has caused the said real property to be laid out and surveyed as College Place Townhomes, Filing No. One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be exercised in a reasonable and prudent manner. The areas shown as ingress, egress and utility easements are dedicated to the owners of the property within said College Place Townhomes, Filing No. One for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. Also, the areas shown as private open space are dedicated to the owners of the property within said College Place Townhomes, Filing No. One for recreational and aesthetic purposes as determined appropriate by said owners.

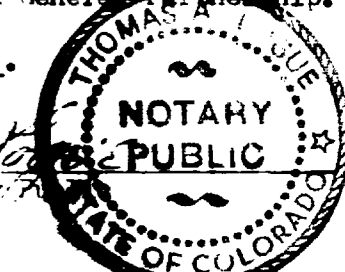
IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 27 day of MAY A.D., 1980.

W.G.M. Investments, a General Partnership
 O. Reed Guthrie, General Partner
 Charles D. Wiman, General Partner

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27 day of MAY A.D., 1980 by O. Reed Guthrie and Charles D. Wiman, General Partners of W.G.M. Investments, a General Partnership.

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



CITY APPROVAL

This plat of College Place Townhomes, Filing No. One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and recorded this 19th day of DECEMBER A.D., 1978.

James E. Wampler, City Manager
 Jane S. Quinby, President of Board
 Ronald P. Rich, Grand Junction City Engineer

STATE OF COLORADO)
 COUNTY OF MESA) SS # 1231460

I hereby certify that this instrument was filed in my office at 4:08 o'clock P.M. this 14th day of August A.D., 1980 and is duly recorded in Plat Book 12, Page 277.

Carl Sawyer, 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 College Place Townhomes, Filing No. One, 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.,
 Registered Land Surveyor
 Colorado Registration No. 9560



This planned development is subject to and regulated by certain conditions of approval and/or restrictive covenants. Covenants are recorded in book 1270, pages 468-469, other requirements or conditions may be checked with the approving agency.

**COLLEGE PLACE TOWNHOMES
 FILING NO. ONE**

