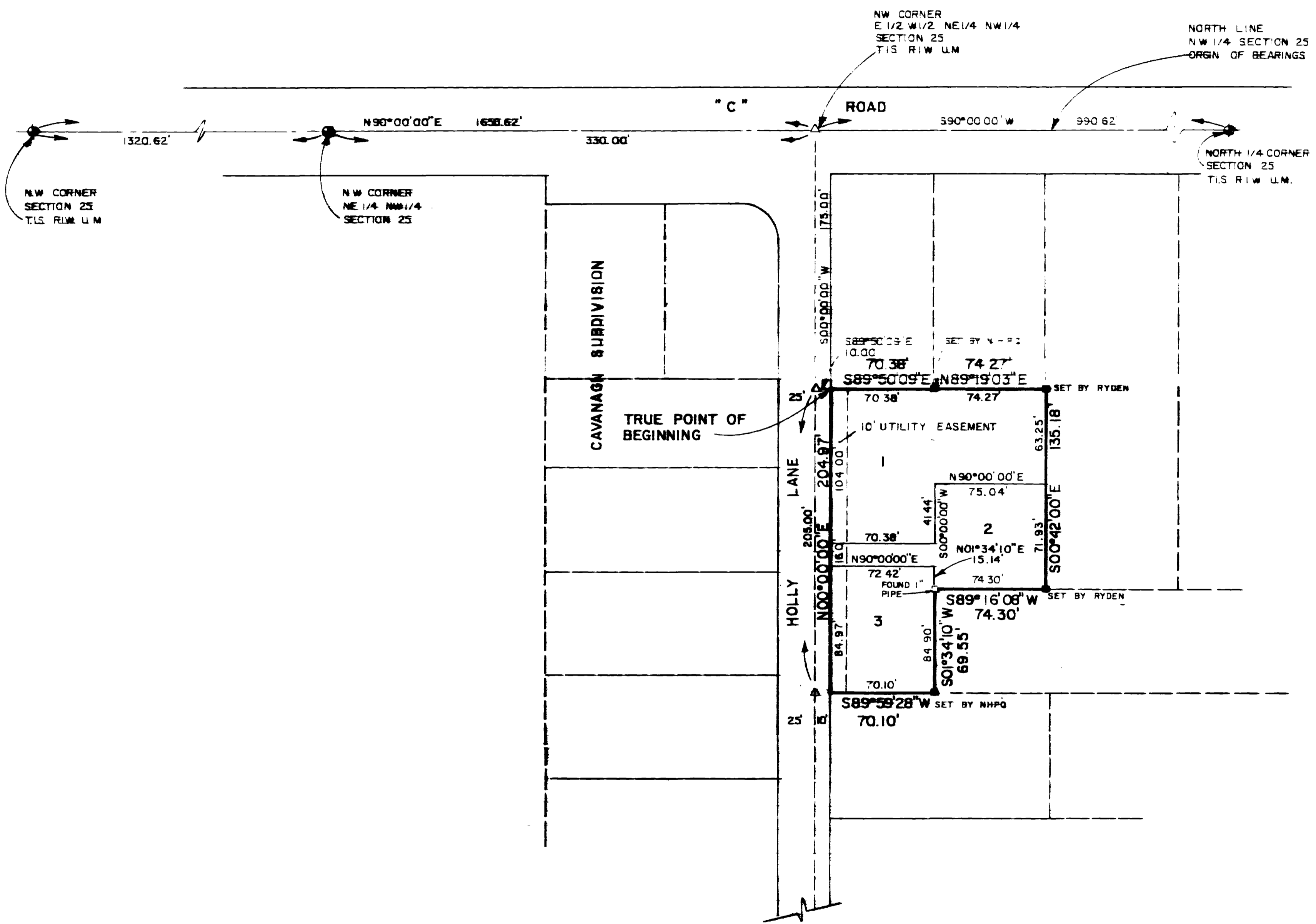
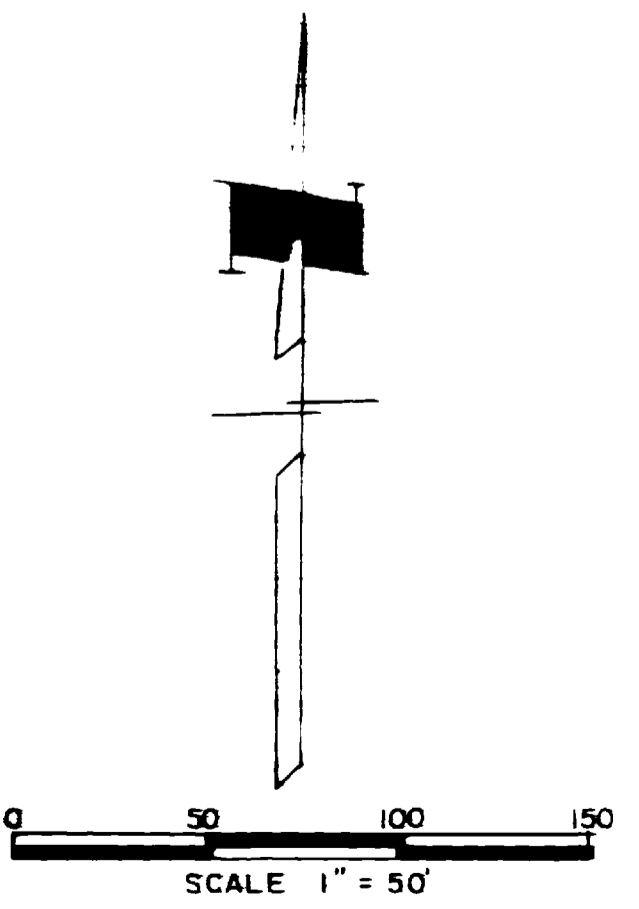


LUSTER SUBDIVISION



AREA QUANTITIES
 Total Acres in Lots 0.565 Ac. or 100%
 Total No. of Lots 3

- LEGEND**
- ▲ "PK" Nail Set By Paragon Engineering Inc.
 - ⊕ 5/8" Rebar and Monument Cap Set In Concrete
 - Found Rebar & Monument Cap
 - ◆ Indicates Mesa County Brass Cap.
 - ⊥ 5/8" Rebar and Monument Cap Set At All Lot Corners



RECITATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Joyce L. Hobbs 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 NW 1/4 of Section 25, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the NW 1/4 Corner of said Section 25; Thence S 00° 00' 00" W along the north line of the NW 1/4 of said Section 25 a distance of 690.62 feet to the NW Corner of the E 1/2 W 1/2 NE 1/4 NW 1/4 of said Section 25; Thence S 00° 00' 00" W 175.00 feet; Thence S 89° 50' 00" E 10.00 feet to the TRUE POINT OF BEGINNING; Thence continuing S 89° 50' 00" E 70.38 feet; Thence N 85° 15' 03" E 74.27 feet; Thence S 00° 42' 00" E 135.18 feet; Thence S 89° 16' 08" W 74.30 feet; Thence S 01° 34' 10" W 60.65 feet; Thence S 89° 50' 28" W 70.10 feet; Thence N 00° 00' 00" E 204.97 feet to the TRUE POINT OF BEGINNING, containing 0.565 acres.

That said owner has caused the said real property to be laid out and surveyed as Luster Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

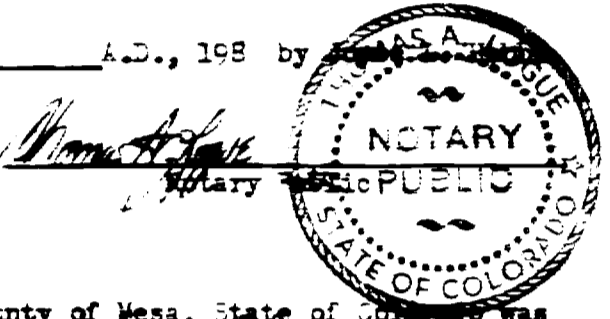
That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephones, electric lines, poles and cables, storm and sanitary sewer lines, gas lines, irrigation and drainage, with perpetual right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF, said owner has caused her name to be hereunto subscribed this 30 day of SEPT. A.D., 1980.

Joyce L. Hobbs
 Joyce L. Hobbs

STATE OF COLORADO)
 COUNTY OF MESA) ss 1243923

The foregoing instrument was acknowledged before me this 30 day of SEPT A.D., 1980 by *Joyce L. Hobbs*
 My commission expires: Aug. 9, 1981 Witness my hand and official seal.



CITY APPROVAL

This plat of Luster Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 12 day of December A.D., 1980.

James E. Wyrander City Manager
James A. Dimmick President of Council
Hank McQueen Director of Development
James D. Pollock Chairman, Grand Junction Planning Commission
Ronald P. Rial Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss #1243923

I hereby certify that this instrument was filed in my office at 3:22 o'clock P.M. this 12 day of December A.D., 1980 and is duly recorded in Plat Book 12, Page 341.

Carl Sawyer Clerk and Recorder
Maralle M. Mahoney Deputy
 Fees: \$ 10.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Luster Subdivision, 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. 9/30/80

James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 1440



LUSTER SUBDIVISION

PARAGON ENGINEERING INC.