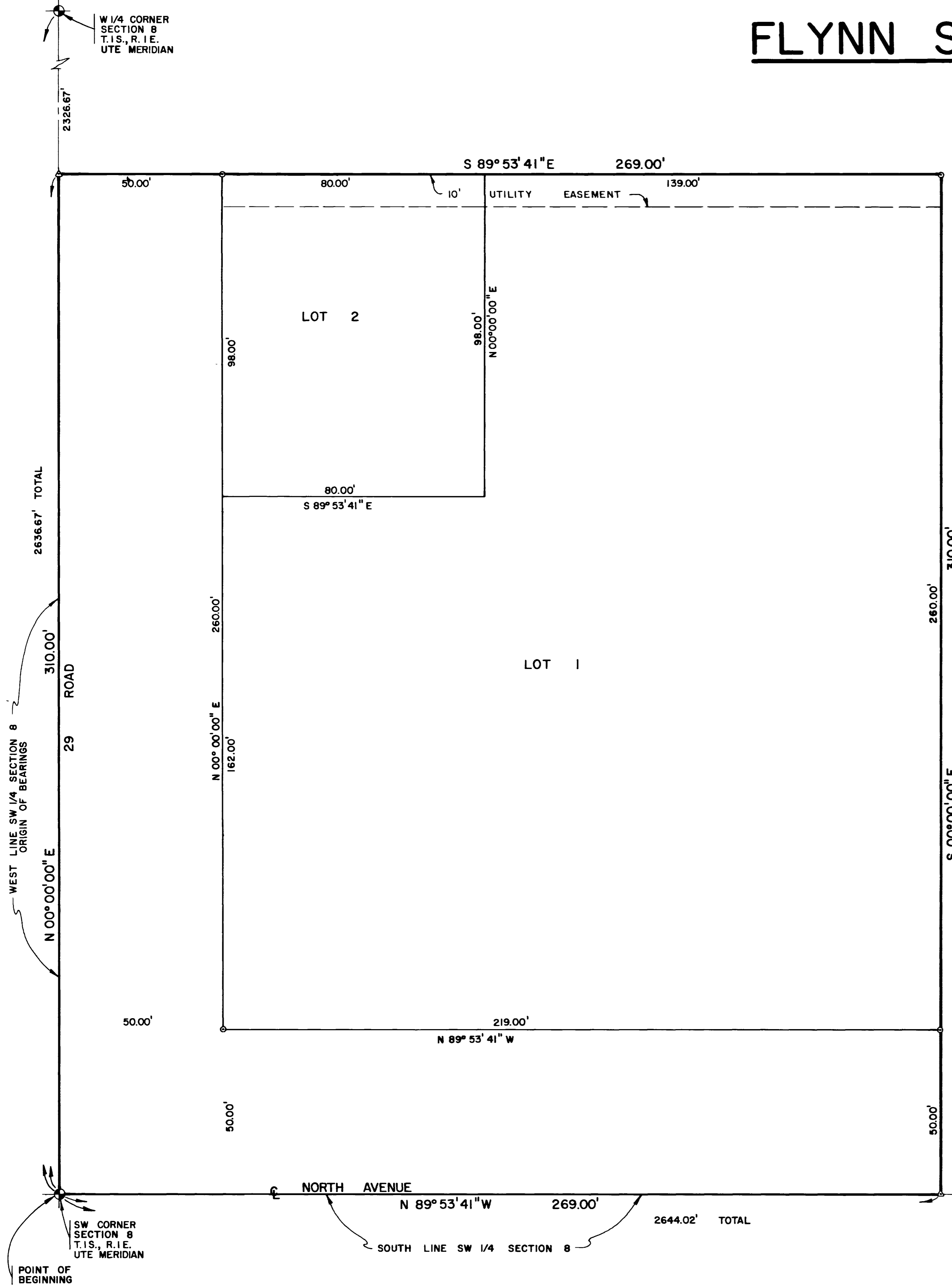
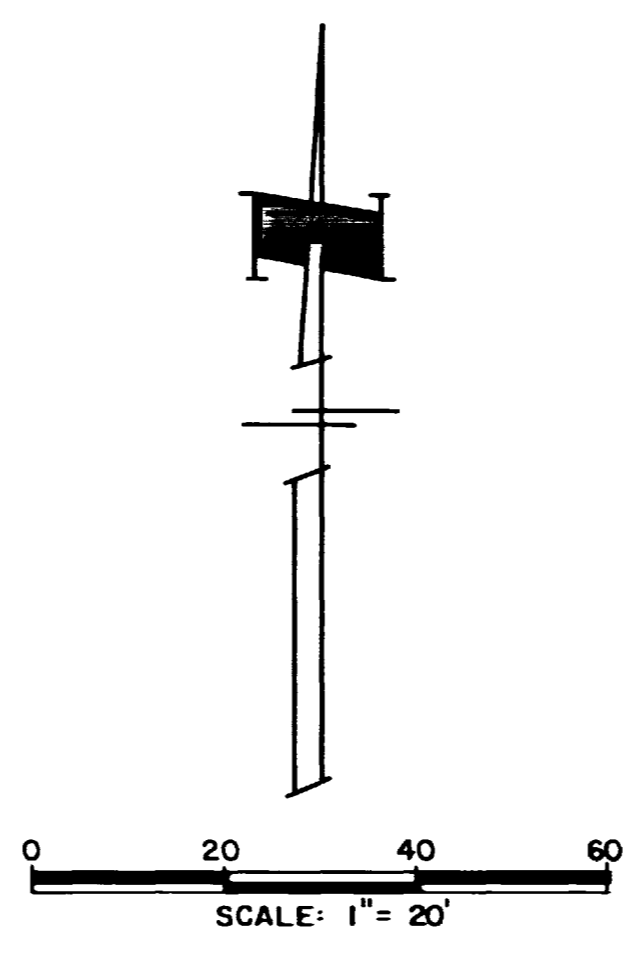


FLYNN SUBDIVISION



AREA QUANTITIES

Total Acres in Lots	1.307 Ac. or 68.28 %
Total Acres in Streets	0.607 Ac. or 31.72 %
Total Acres	1.914 Ac. or 100.00 %



- LEGEND**
- ◆ Indicates Mesa County Brass Cap
 - ┆ Indicates 5/8" Rebar & Monument Cap Set At All Lot Corners
 - ⊕ Indicates 5/8" Rebar & Monument Cap Set In Concrete
 - △ Indicates PK Nail Set

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned James M. Flynn and Shanara, a General Partnership, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit: a part of the SW 1/4 SW 1/4 of Section 8, T.1S., R.1E. of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Beginning at the Southwest Corner of said Section 8; Thence N 00° 00' 00" E along the west line of the SW 1/4 of said Section 8 a distance of 219.00 feet; Thence S 8° 53' 41" E 269.00 feet; Thence S 00° 00' 00" E 310.00 feet to a point on the south line of the SW 1/4 of said Section 8; Thence W 89° 53' 41" W along said south line of the SW 1/4 of Section 8 a distance of 269.00 feet to the point of beginning, containing 1.914 acres.

That said owners have caused the said real property to be laid out and surveyed as Flynn 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 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 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 22 day of April, A.D., 1981.

James M. Flynn
James M. Flynn
STATE OF COLORADO)
COUNTY OF MESA) ss

O. Reed Guthrie
O. Reed Guthrie, General Partner
Shanara, a General Partnership

The foregoing instrument was acknowledged before me this 22 day of April, A.D., 1981, by James M. Flynn, and O. Reed Guthrie, General Partner of Shanara, a General Partnership.

My commission expires: 4-22-81

Witness my hand and official seal.

Kathy S. Seabolt
Kathy S. Seabolt
Notary Public

CITY APPROVAL

This plat of Flynn Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 17th day of SEPTEMBER, A.D., 1981.

James E. Wyrwick
City Manager

Gene J. Dumbly
President of Council

Mark Eckert
Director of Development

Phonse C. Graham
Chairman, Grand Junction Planning Commission

Ronald P. Reil
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss 01256452

I hereby certify that this instrument was filed in my office at 11:45 o'clock A.M. this 11th day of May, A.D., 1981 and is duly recorded in Plat Book 12, Page 376.

Earl Sanger
Clerk and Recorder

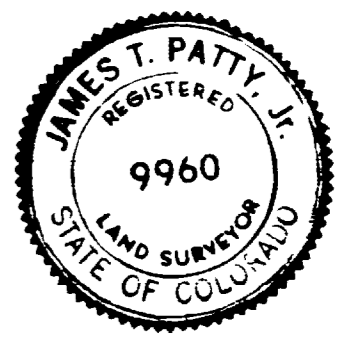
By: Harold M. Huskey
Deputy

Fees: \$ 18.06

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Flynn 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.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



FLYNN SUBDIVISION

PARAGON ENGINEERING, INC.