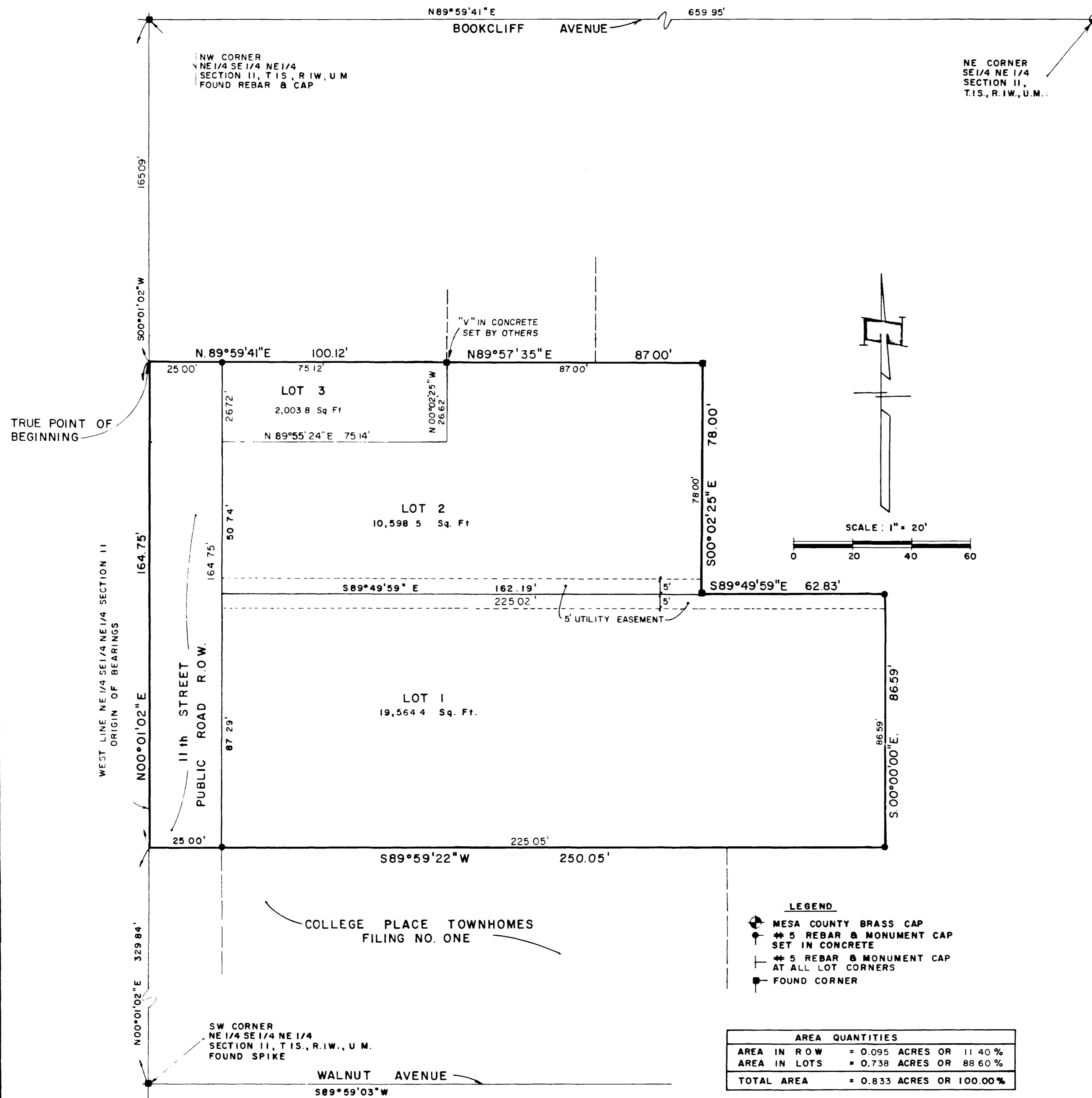


PLAZA 25 SUBDIVISION



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, R. D. Emrich and J. L. Bray, are the owners 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 SE 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, being more particularly described as follows:

Commencing at the NW Corner NE 1/4 SE 1/4 of said Section 11; Thence S. 00°01'02" W. along the West line NE 1/4 SE 1/4 of said Section 11 a distance of 165.09 feet to the TRUE POINT OF BEGINNING; Thence N. 89°59'41" E. 100.12 feet; Thence N. 89°57'35" E. 87.00 feet; Thence S. 00°02'25" E. 78.00 feet; Thence S. 89°49'59" E. 62.83 feet; Thence S. 00°00'00" E. 86.59 feet; Thence S. 89°59'22" W. 250.05 feet to a point on the West line NE 1/4 SE 1/4 of said Section 11; Thence N. 00°01'02" E. 164.75 feet to the TRUE POINT OF BEGINNING; Containing 0.883 Acres.

That said owners have caused the said real property to be laid out and surveyed as Plaza 25 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the public all the roads as shown on the accompanying plat 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 utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, water and sanitary sewer mains together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 20th day of April A.D., 1982.

R. D. Emrich
R. D. Emrich

J. L. Bray
J. L. Bray

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 20th day of April, A.D., 1982, by R. D. Emrich and J. L. Bray.

Witness my hand and official seal. My Commission expires: April 9, 1983

Donald H. Wann
Notary Public

CITY APPROVAL

This plat of Plaza 25 Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 17th day of March, A.D., 1982.

James E. Wyrucki City Manager
James R. Brack President of Council
Richard R. Felt Chairman, Grand Junction Planning Commission

Karl H. Neuber Director of Development
Ronald P. Paul Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 9:00 o'clock A.M. this 6 day of May, A.D., 1982, and is duly recorded in Plat Book 13, Page 31.

Earl Sawyer Clerk and Recorder
Mary Baker Deputy
Fees: \$ 10.00
21-20

SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Plaza 25 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. 4/12/82

LEGEND

- MESA COUNTY BRASS CAP
- ⊕ # 5 REBAR & MONUMENT CAP SET IN CONCRETE
- ⊕ # 5 REBAR & MONUMENT CAP AT ALL LOT CORNERS
- FOUND CORNER

AREA QUANTITIES	
AREA IN ROW	= 0.095 ACRES OR 11.40 %
AREA IN LOTS	= 0.738 ACRES OR 88.60 %
TOTAL AREA	= 0.833 ACRES OR 100.00 %

PLAZA 25 SUBDIVISION

DRAGON ENGINEERING, INC.