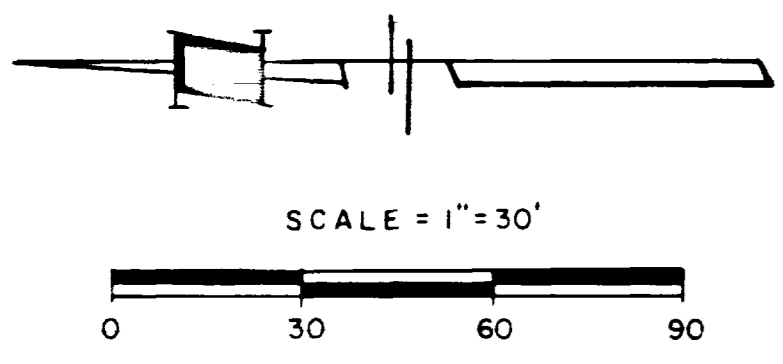
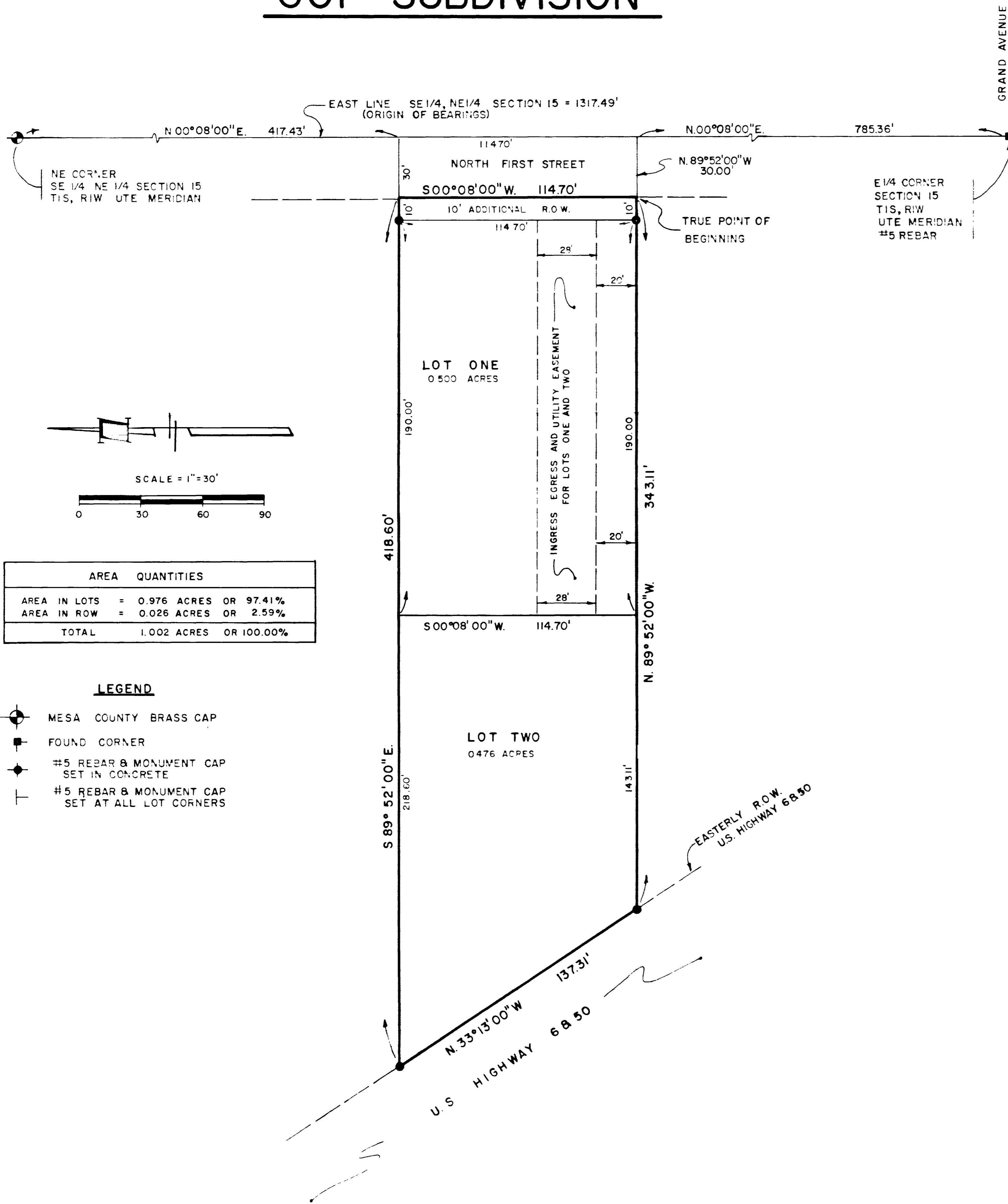


601 SUBDIVISION



AREA QUANTITIES	
AREA IN LOTS	= 0.976 ACRES OR 97.41%
AREA IN ROW	= 0.026 ACRES OR 2.59%
TOTAL	1.002 ACRES OR 100.00%

- LEGEND**
- MESA COUNTY BRASS CAP
 - FOUND CORNER
 - ◆ #5 REBAR & MONUMENT CAP SET IN CONCRETE
 - ⊥ #5 REBAR & MONUMENT CAP SET AT ALL LOT CORNERS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned F.M.D. Co., a Colorado Partnership 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 SE 1/4 of Section 15 Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the E 1/4 Corner of said Section 15; Thence N 00°08'00" E along the East line of the SE 1/4 NE 1/4 of said Section 15 a distance of 785.36 feet; Thence N 89°52'00" W 30.00 feet to the TRUE POINT OF BEGINNING; Thence continuing N 89°52'00" W 343.11 feet to a point on the Easterly Right-of-Way of U.S. Highway 6 & 50; Thence N 33°13'00" W along said Easterly Right-of-Way of U.S. Highway 6 & 50 a distance of 137.31 feet; Thence S 89°52'00" E 418.60 feet; Thence S 00°08'00" W 114.70 feet to the TRUE POINT OF BEGINNING; Containing 1.002 Acres.

That said owner has caused the said real property to be laid out and surveyed as 601 Subdivision, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, sanitary sewer and water lines, 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 utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 28 day of April A.D. 1982.

F.M.D. Co. a Colorado Partnership
Frank Nisley Jr. Partner
Mark M. Wagner Partner
G. Douglas Holling Partner

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of April A.D., 1982 by Frank Nisley Jr., Mark M. Wagner and G. Douglas Holling Partners of F.M.D. Co., a Colorado Corporation.
 Witness my hand and official seal. My commission expires: _____
Joanna Boney
 Notary Public

My Commission Expires Dec. 8, 1984
 519 Grand Ave. Grand Jct., CO 81501

CITY APPROVAL

This plat of 601 Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was accepted this 17th day of February A.D., 1982.

James E. Wysocki City Manager
James R. Brack President of Council
James J. Quinlan Chairman, Grand Junction City Planning Commission
Karl Metzner Director of Development
Ronald P. Risk Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

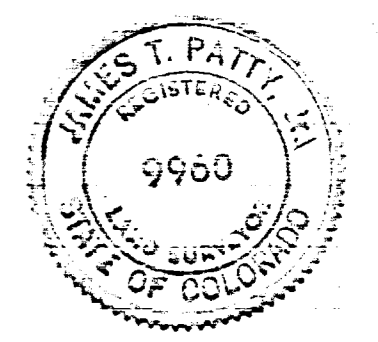
STATE OF COLORADO)
) ss
 COUNTY OF MESA) 1291862

I hereby certify that this instrument was filed in my office at 10:47 o'clock A.M. this 18th day of May A.D., 1982 and is duly recorded in Plat Book 13, Page 37.
Earl Sawyer Clerk and Recorder
 Deputy U-25
 Fees \$ 12.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of 601 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. 4-27-82
 James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification herein.

601 SUBDIVISION