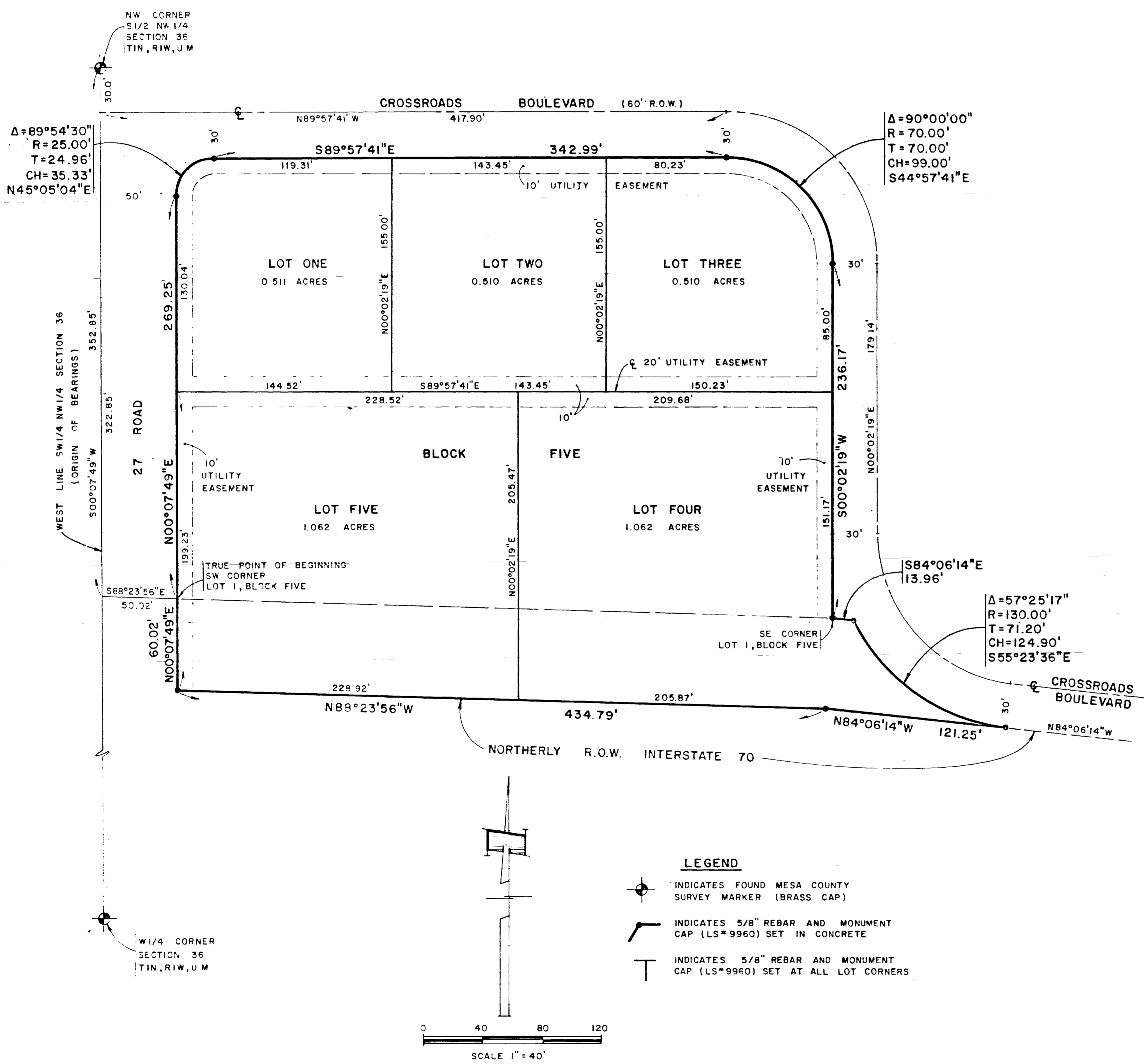
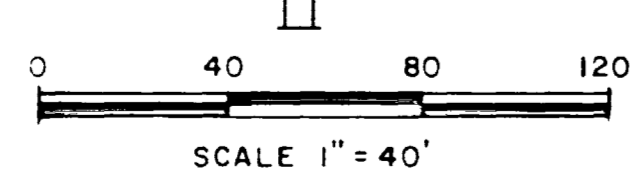


REPLAT OF LOT 1, BLOCK FIVE CROSSROADS COLORADO WEST FILING NO. TWO



- LEGEND**
- INDICATES FOUND MESA COUNTY SURVEY MARKER (BRASS CAP)
 - INDICATES 5/8" REBAR AND MONUMENT CAP (LS#9960) SET IN CONCRETE
 - INDICATES 5/8" REBAR AND MONUMENT CAP (LS#9960) SET AT ALL LOT CORNERS



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Planners and Developers Ltd., a Colorado Corporation, William E. Foster, President and Warren E. Gardner, Secretary, is the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being all of Lot 1 Block Five of Crossroads Colorado West Filing No. Two as filed and recorded in the Office of the Mesa County Clerk and Recorder and a tract of land located in a part of the SW 1/4 of Section 36, Township 1 North, Range 1 West of the 10th Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the NW Corner SW 1/4 of said Section 36; Thence S. 09°07'49" E. along the West line SW 1/4 NW 1/4 of said Section 36 a distance of 352.85 feet; Thence S. 88°23'56" E. 50.02 feet to the TRUE POINT OF BEGINNING; Thence N. 09°07'49" E. 269.25 feet; Thence along the arc of a curve to the Right whose radius is 25.00 feet and whose long chord bears N. 45°05'04" E. 35.33 feet; Thence S. 89°57'41" E. 342.99 feet; Thence along the arc of a curve to the Right whose radius is 70.00 feet and whose long chord bears S. 44°57'41" E. 99.00 feet; Thence S. 09°07'49" W. 236.17 feet; Thence S. 84°06'14" E. 13.96 feet; Thence along the arc of a curve to the Left whose radius is 130.00 feet and whose long chord bears S. 55°23'36" E. 124.90 feet to a point on the Northerly Right-of-Way of Interstate 70; Thence along said Northerly Right-of-Way of Interstate 70 by the following two (2) courses and distances: (1) N. 84°06'14" E. 121.25 feet, (2) N. 88°23'56" W. 434.79 feet; Thence N. 09°07'49" E. 60.02 feet to the TRUE POINT OF BEGINNING, Containing 3.635 Acres.

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 perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, sewer and water 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 names to be hereunto subscribed this 22nd day of JUNE A.D., 1982.

Planners and Developers Ltd., a Colorado Corporation

William E. Foster
William E. Foster, President

Warren E. Gardner
Warren E. Gardner, Secretary

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 22nd day of JUNE A.D., 1982, by William E. Foster, President and Warren E. Gardner, Secretary of the Planners and Developers Ltd., a Colorado Corporation.

Witness my hand and official seal. My commission expires: Aug. 23, 1985

Thomas J. [Signature]
Notary Public
2784 Crossroads Blvd.
Grand Jct., Co.

CITY APPROVAL

This plat of Replat of Lot 1 Block Five, Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 22nd day of June A.D., 1982.

James E. [Signature] *James R. [Signature]* *Kathleen [Signature]*
City Manager President of Council City Council Member

[Signature] *Ronald P. [Signature]*
Chairman, Grand Junction Planning Commission Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office on 25th day of JULY A.D., 1982 and is duly recorded in Plat Book 13, Page 68 U-48

Earl [Signature] *Mary [Signature]*
Clerk and Recorder Deputy

SURVEYORS CERTIFICATE

I, James T. Patten, Jr., do hereby certify that the accompanying plat of Replat of Lot 1 Block Five of Crossroads Colorado West Filing No. Two, 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. Patten, Jr. 4-1-82
James T. Patten, Jr.
Registered Land Surveyor
Colorado Registration No. 9960

NOTICE: According to Colorado law you must provide a copy of this plat to the City of Grand Junction, Colorado, for their records. The City of Grand Junction, Colorado, is located at 2784 Crossroads Blvd., Grand Junction, Colorado 81505. The City of Grand Junction, Colorado, is a public body and is not liable for any damages or costs incurred by you in providing a copy of this plat to the City of Grand Junction, Colorado.

REPLAT OF LOT 1, BLOCK FIVE
CROSSROADS COLORADO WEST FILING NO. TWO

WARREN ENGINEERING, INC.