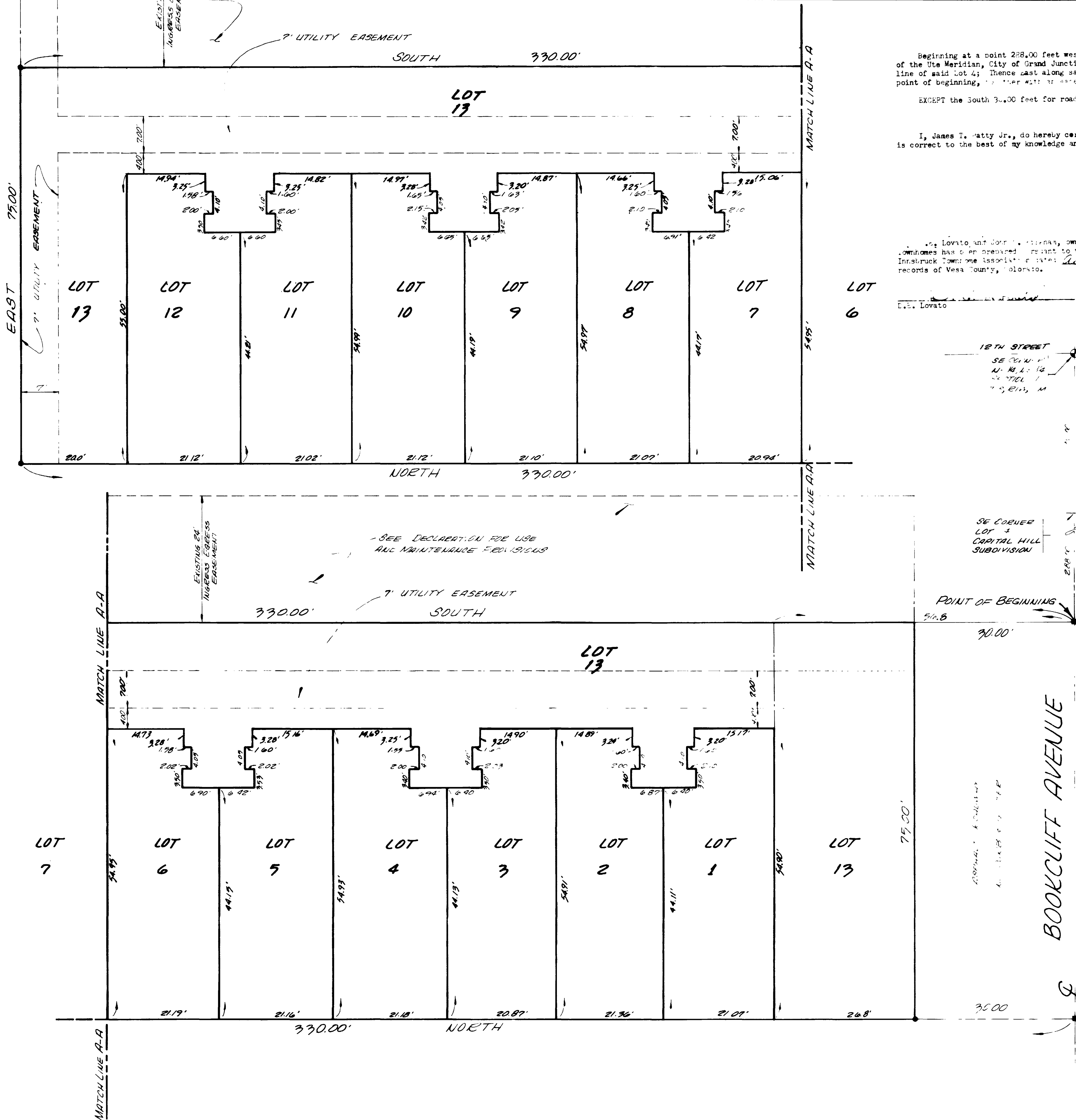


INNSBRUCK TOWNHOMES



TRACT "B"
LEGAL DESCRIPTION

Beginning at a point 288.00 feet west of the Southeast Corner of Lot 4 of Capitol Hill Subdivision, Section 11, T11 S., R1 W. of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; Thence West 75.00 feet; Thence North 330.00 feet to the north line of said Lot 4; Thence east along said north line of said Lot 4 a distance of 75.0 feet; Thence South 330.0 feet to the point of beginning, together with an easement for road & utility purposes as shown on the attached map.

EXCEPT the South 30.00 feet for road right of way.

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that this plat was plotted from notes of a field survey made under my supervision and is correct to the best of my knowledge and belief.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 6460

Witness my hand and seal at Grand Junction, Colorado, this 2nd day of August, 1988.

John C. Kirkham
John C. Kirkham

STATE OF COLORADO
COUNTY OF MESA

The foregoing plat was prepared and filed by me, James T. Patty Jr., a Registered Land Surveyor in and for the State of Colorado, on this 2nd day of August, 1988, at Grand Junction, Colorado, in the presence of Earl Samson, Clerk and Recorder, and Patricia Dean, Deputy Clerk and Recorder, who are duly qualified to act as witnesses for me.

Witness my hand and official seal at Grand Junction, Colorado, this 2nd day of August, 1988.

My Commission Expires: December 31, 1992.

Reception #1199056

This instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, on this 3rd day of August, 1988, at 4:10 o'clock P.M.

Earl Samson
Clerk and Recorder

Patricia Dean
Deputy Clerk and Recorder

POINT OF BEGINNING

75.00'

75.00'

30.00'

BOOKCLIFF AVENUE

WEST

