

P. D. C. SUBDIVISION FILING NO. TWO

A REPLAT OF LOT 1 AND A PORTION OF LOTS 2 AND 3 FAIRMOUNT HEIGHTS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are owners of that real property situated in the City of Grand Junction, State of Colorado, and being all of Lot 1 and part of Lots 2 and 3 of Fairmount Heights Subdivision, as recorded in the office of the Clerk and Recorder, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northeast corner of Lot 1 of Fairmount Heights Subdivision which is N04°38'57"W 431.78 feet from the south quarter corner Section 2, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, then along the following seven courses:

1. S00°00'00"W 200.00 feet;
2. N89°25'00"W 14.00 feet;
3. N49°57'59"W 62.95 feet;
4. N89°25'00"W 187.80 feet;
5. S00°00'00"E 80.00 feet;
6. N46°21'31"E 196.23 feet;
7. S89°25'00"E 70.00 feet to the beginning.

The area of the real property, as described, is 0.788 acres.

That said owners have caused the said real property to be laid out and platted, as P.D.C. Subdivision Filing No. Two, a Replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That said owners do 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 electric lines, irrigation, and drainage facilities; including but not limited to electric lines, gas lines, and 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. The areas shown as ingress, and utility easements are dedicated to the owners of the real property for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28th day of December, A.D., 1982.

P.D.C. INVESTMENTS, A COLORADO CO-PARTNERSHIP

Lester S. Duncan M. Ray Painter Denis P. Campbell
General Partner General Partner General Partner

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 28th day of December, A.D., 1982 by Lester S. Duncan, M. Ray Painter and Denis P. Campbell, as general partners of P.D.C. Investments, a Colorado Co-Partnership.

My commission expires: 9-18-85

Witness my hand and official seal.

Samuel T. Haupt
Notary Public
Address Box 963 - 2754 Campus Dr.
Grand Junction, Co. 81502

CITY APPROVAL

This plat, P.D.C. Subdivision Filing No. Two, a Replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved and accepted on this 17th day of November, A.D., 1982.

James S. Meyer *Denis P. Beach* *Karl W. Johnson*
City Manager President of Council Director of Development
Ross J. Zeman *Ronald H. Neal*
Chairman, Grand Junction City Planning Commission Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 4:25 o'clock P.M., this 9th day of September, A.D., 1983, and is duly recorded in Plat Book 1 at Page 127.

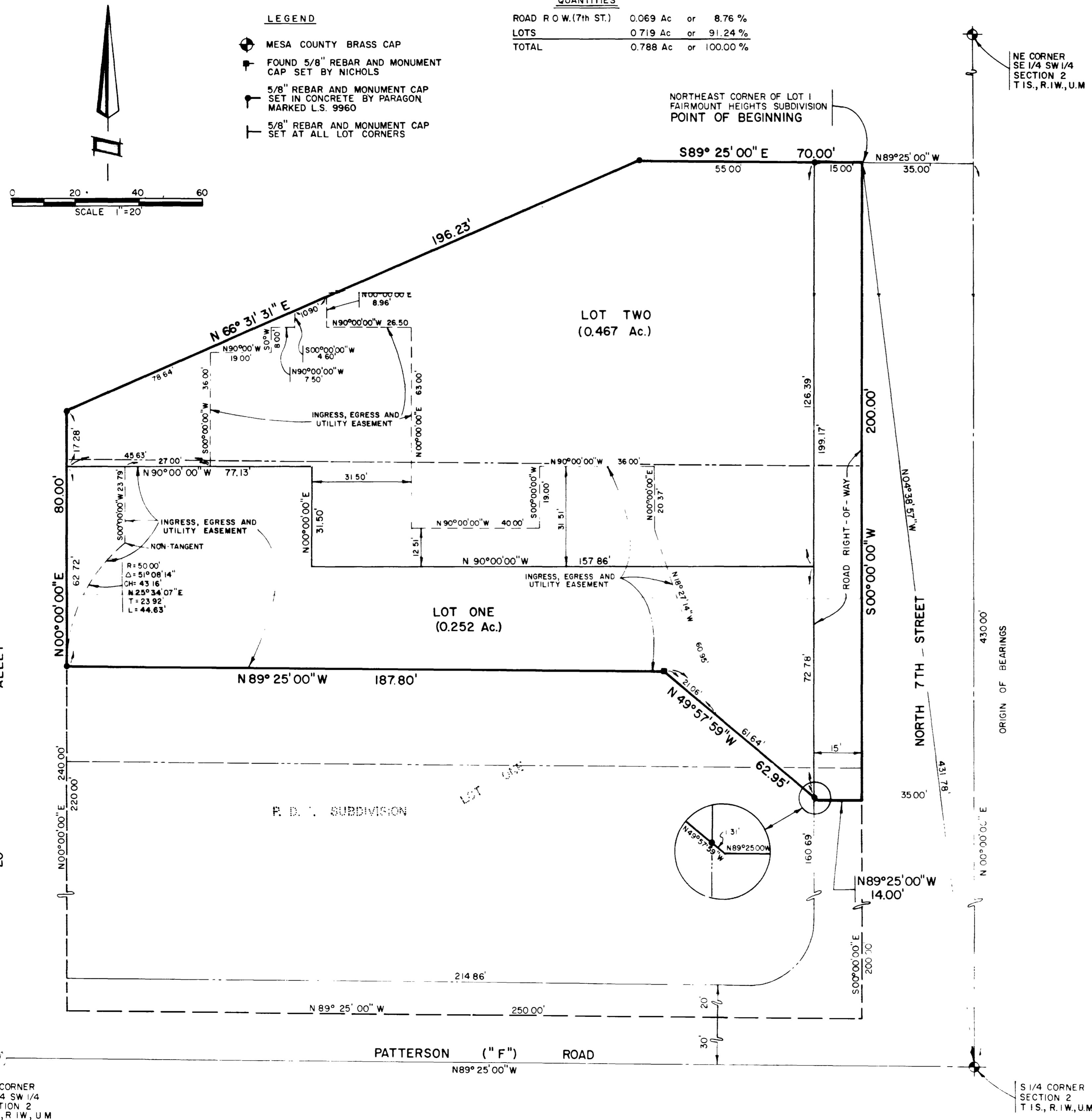
Clerk and Recorder [Signature]

NOTARIES CERTIFICATE

I, James T. Patten, Jr., do hereby certify that the accompanying plat of P.D.C. Subdivision Filing No. Two, a Replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado, was approved and accepted on this 17th day of November, A.D., 1982, and is duly recorded in Plat Book 1 at Page 127.

James T. Patten, Jr.

SEPT 30, 1982



P.D.C. SUBDIVISION
FILING NO. TWO

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engineers planners