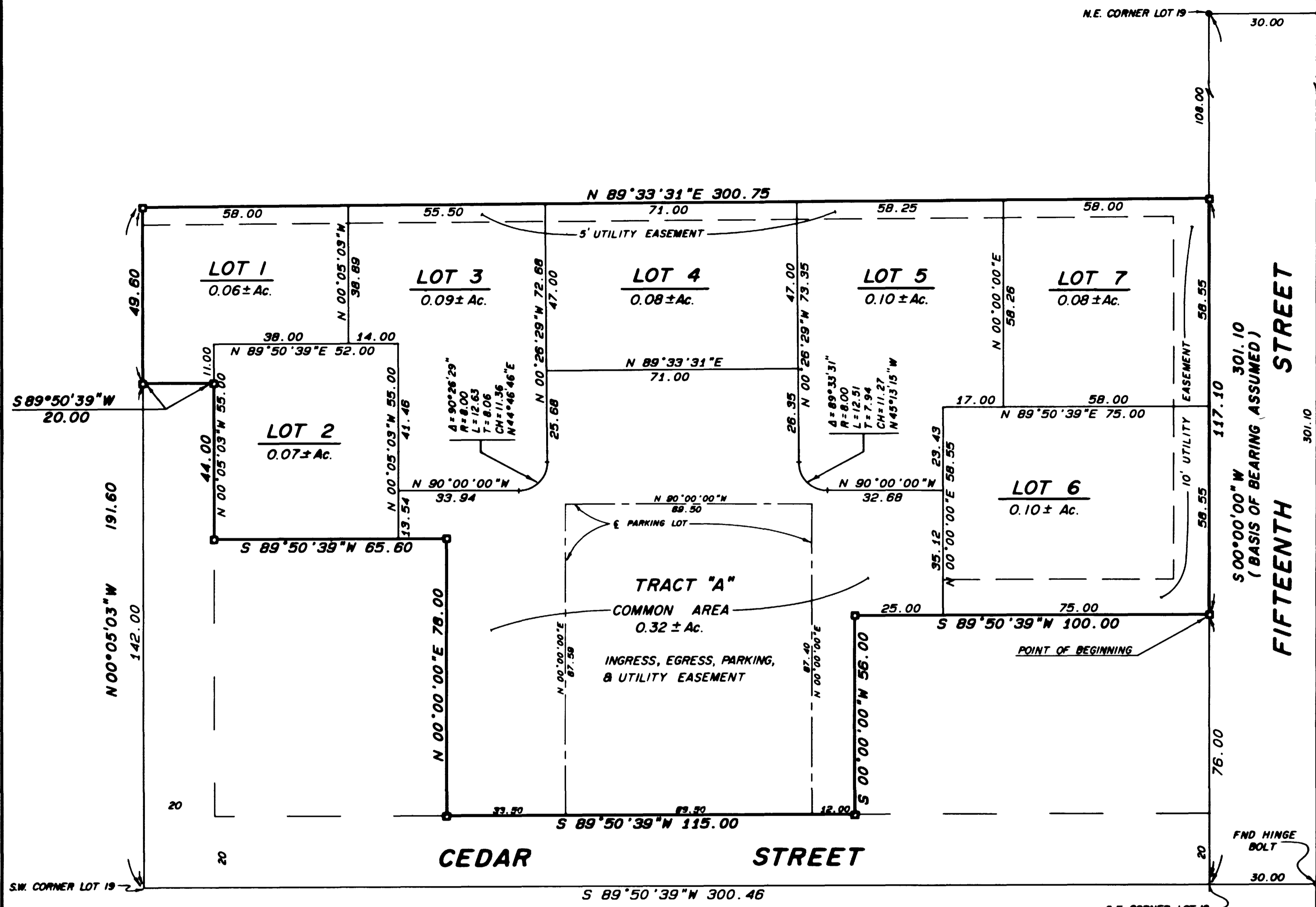


FARREL ROPER INVESTMENTS

S.E. COR. NW1/4 NW1/4
SEC. 12, T1S, R1W, U.M.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Farrel M. Roper, Jr. and Nancy L. Roper and Michael W. Ellis 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 Lot 19, Block 6, Fairmount Subdivision within the Northwest Quarter of Section 12, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Considering the East line of said Lot 19 to bear South 00°00'00" West and all bearings contained herein to be relative thereto; Beginning at a point on the East line of said Lot 19 from whence the Southeast corner of said Lot 19 bears South 00°00'00" West 78.00 feet, said East line also being the Westerly right-of-way of Fifteenth Street, thence leaving said East line South 89°50'39" West 100.00 feet, thence South 00°00'00" West 58.00 feet to the Northerly right-of-way of Cedar Street, thence South 89°50'39" West along said Northerly right-of-way 115.00 feet, thence leaving said Northerly right-of-way North 00°00'00" East 78.00 feet, thence South 89°50'39" West 85.80 feet, thence North 00°05'03" West 44.00 feet, thence South 89°50'39" West 20.00 feet to the West line of said Lot 19, thence North 00°05'03" West along said West line 49.60 feet, thence leaving said West line North 89°50'39" East 300.75 feet to the East line of said Lot 19, said East line also being the Westerly right-of-way of Fifteenth Street, thence South 00°00'00" West along said East line 117.10 feet to the Point of Beginning. Said tract or parcel contains 0.88 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as FARREL ROPER INVESTMENTS, a planned development, City of Grand Junction, County of Mesa, State of 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 dedicates 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; together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation and subsequent maintenance of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

The area designated as Tract A, common area, is dedicated to the home owners in FARREL ROPER INVESTMENTS for the common use and enjoyment of the homeowners of FARREL ROPER INVESTMENTS as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to FARREL ROPER INVESTMENTS recorded at the Clerk and Recorder's Office, Mesa County, Colorado. Said Declaration of Covenants, Conditions, and Restrictions is hereby incorporated and made part of this plat.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 14th day of August, A.D. 1983.

Farrel M. Roper, Jr. Nancy L. Roper Michael W. Ellis
Farrel M. Roper, Jr., Owner Nancy L. Roper, Owner Michael W. Ellis, Owner

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th day of August, A.D. 1983, by Farrel M. Roper, Jr., owner, and Nancy L. Roper, owner, and Michael W. Ellis, owner.

My commission expires: 3-3-84
Witness my hand and official seal: Lee Ann Ryden, Notary Public
835 Colorado Avenue
Grand Junction, Colorado 81501

CITY APPROVAL

This plat of FARREL ROPER INVESTMENTS, a planned development, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 15th day of July, A.D., 1983.

James E. Wyrick City Manager
James E. Bond President of Council

Paul M. Johnson Director of Development
Ross Zimmerman Chairman, Grand Junction Planning Commission
Ronald P. Reid Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

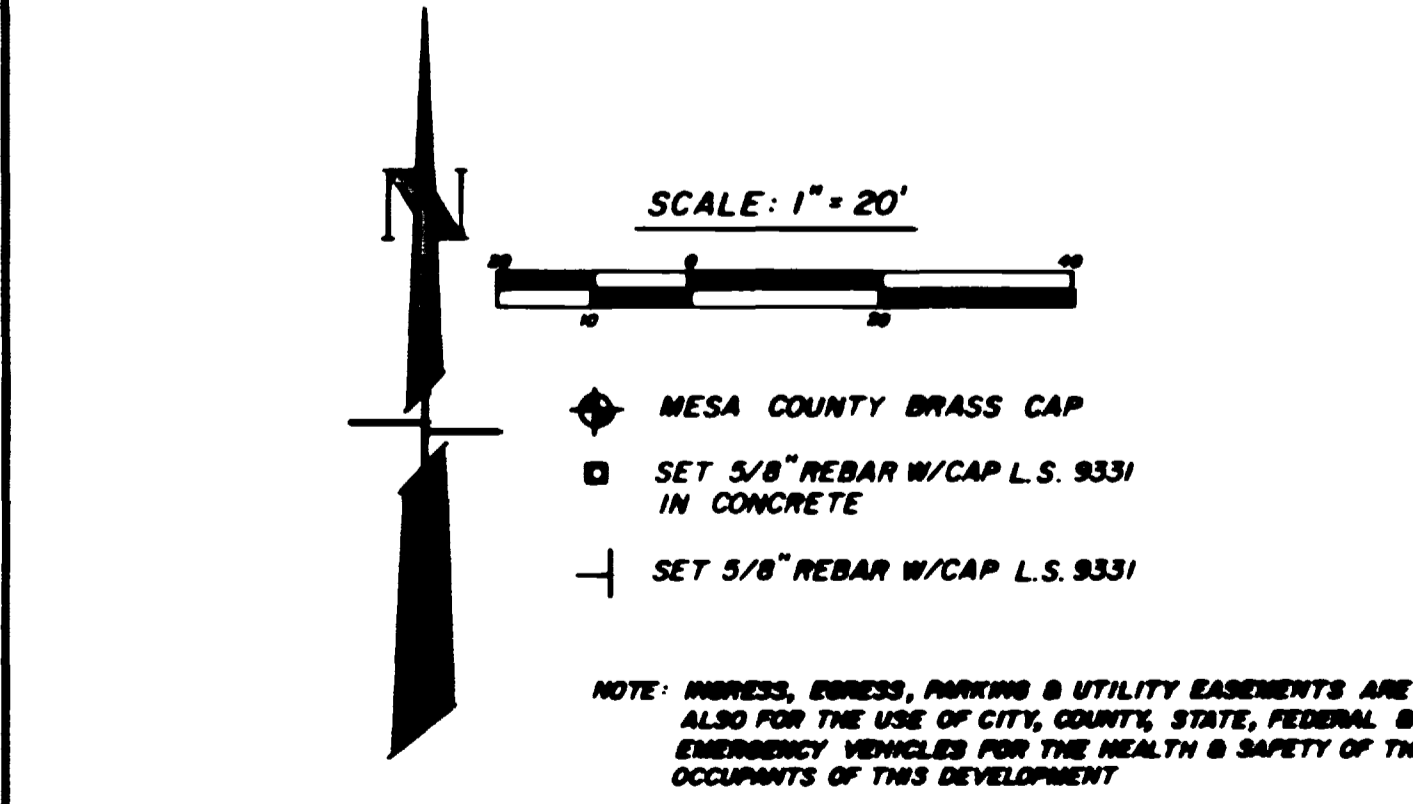
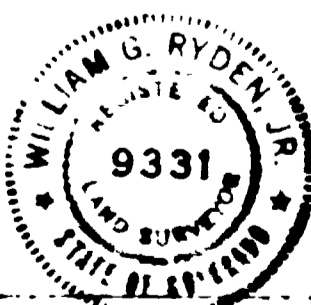
I hereby certify that this instrument was filed in my office at 1:35 clock P.M. this 21st day of JUNE, A.D. 1983 and is duly recorded as Reception Number 830821 in Plat Book 13 at Pages 173 through 174 inclusive. Filed X-26

Carl Sawyer Clerk and Recorder
by: Dieter Lohr Deputy Fee \$10.00

SURVEYORS CERTIFICATE

I, William S. Ryden, do hereby certify that the accompanying plat of FARREL ROPER INVESTMENTS, a planned development, City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents the same.

William S. Ryden
William S. Ryden
Registered Land Surveyor LS 8881



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 shown herein.

<p>COLORADO WEST SURVEYING COMPANY COMPREHENSIVE AND PLANNED COMPLETE SURVEYING SERVICE</p> <p>835 Colorado Avenue Grand Junction, Colorado 81501 393 245-2767</p>	NO. _____	DATE _____	REVISION _____	BY _____
	<p>FARREL ROPER INVESTMENTS LOCATED IN PART OF LOT 19, BLOCK 6 FAIRMOUNT SUBDIVISION, MESA COUNTY, STATE OF COLORADO NW1/4, SECTION 12, T1S, R1W, UTE MERIDIAN</p>			
DES. _____	CR. W/S. R. _____	DATE H/82 _____	8-1050-2	SHEET 1 OF 2