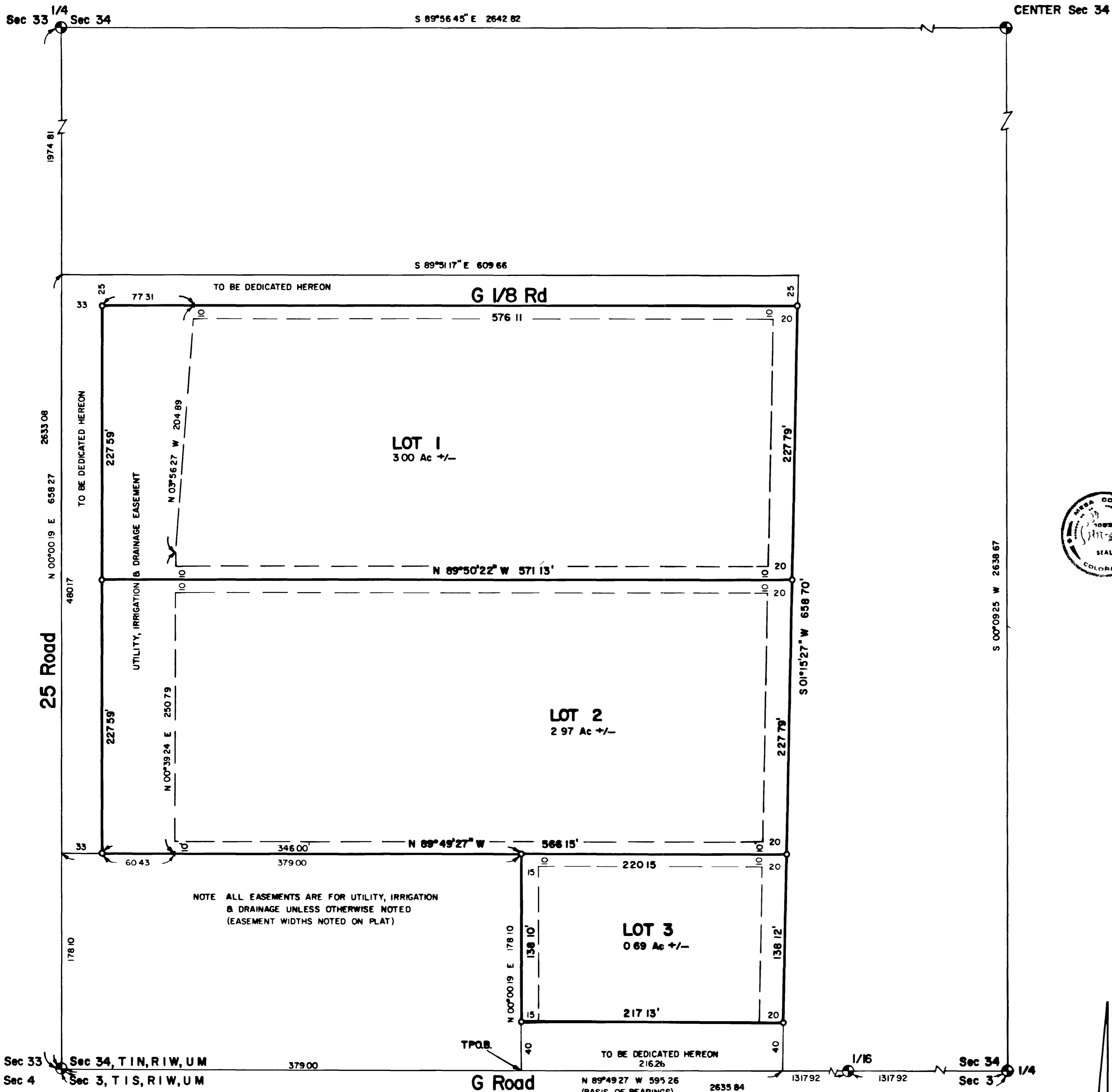


POWELL ESTATES



KNOW ALL MEN BY THESE PRESENTS

That the undersigned Richard H Powell is the owner of that real property described as a tract or parcel of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34 Township 1 North Range 1 West of the Ute Meridian said tract or parcel also being in Lot 63 of Pomona Park and being more particularly described as follows: Commencing at the Southwest corner of said Section 34 whose South line is assumed to bear N89°49'27"W and all bearings contained herein to be relative thereto thence S89°49'27"E along said South line (said South line also being the South line of said Lot 63) 379.00 feet to the True Point Of Beginning, thence N00°00'19"E 178.10 feet, thence N89°49'27"W 379.00 feet to the West line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ thence along the West line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ N00°00'19"E 480.17 feet thence S89°51'17"E 609.66 feet, thence S01°15'27"W 658.70 feet to the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence N89°49'27"W 216.26 feet to the True Point Of Beginning as recorded in Book 1791 of Page 417 Mesa County Colorado

That said owners have caused the said real property to be laid out and surveyed as POWELL ESTATES a subdivision of a part of Mesa County in the State of Colorado

That said owners do 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 the said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities irrigation and drainage facilities including but not limited to electrical lines gas lines and telephone lines together with the right to trim interfering trees and brush with perpetual rights 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

That all expenses for street paving or improvements shall be born by the seller or purchaser not by MESA COUNTY, or the CITY OF GRAND JUNCTION

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27 day of May A D 1992

Richard H Powell
RICHARD H POWELL

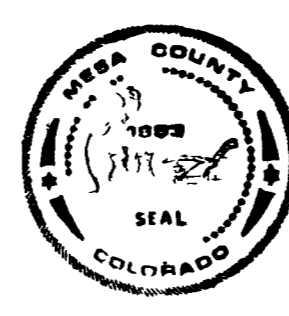
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 27 day of May A D 1992 by Richard H Powell
My commission expires June 13, 1995 Witness my hand and official seal

Thomas J Marteny
Notary Public

CLERK AND RECORDER S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 8:42 o'clock A M this 4th day of JUNE A D 1992 and is duly recorded as Reception Number 1604578 in Plat Book 14 at Page 51 through inclusive Drawer # 249
Monika Todd Clerk and Recorder
Kathy Work Deputy



CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 3 day of JUNE A D 1992

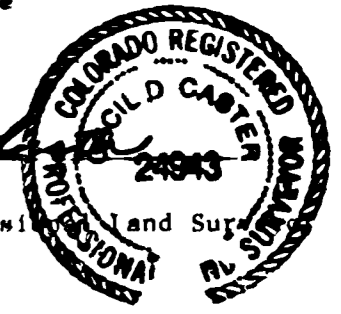
William E. McHenry President of Council
Mark A. Cohen City Manager
Ron Halson Chairman City Planning Commission
James D. Johnson City Planning Director
Jerry Don Newton City Engineer

SURVEYOR S CERTIFICATE

I Cecil D. Carter do hereby certify that the accompanying plat of POWELL ESTATES a subdivision of a part of Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same

5-26-92
Date

Cecil D. Carter
Cecil D. Carter
Registered Professional Land Surveyor
P I S No 24943



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 hereon.

| | | | | |
|--|-------------------|-----------------|-----------------------|-------------|
| | NO | DATE | REVISION | BY |
| | | | | |
| POWELL ESTATES LOCATED IN LOT 63, POMONA PARK SUBDIVISION, Sec 34, T 1 N, R 1 W, U.M. | | | | |
| ROLLAND ENGINEERING 405 Ridges Blvd Grand Junction Colorado 81503 (303) 243-8300 | DESIGNED DRAWN | CHECKED DATE | JOB NO CDC 5/92 | SHEET OF |