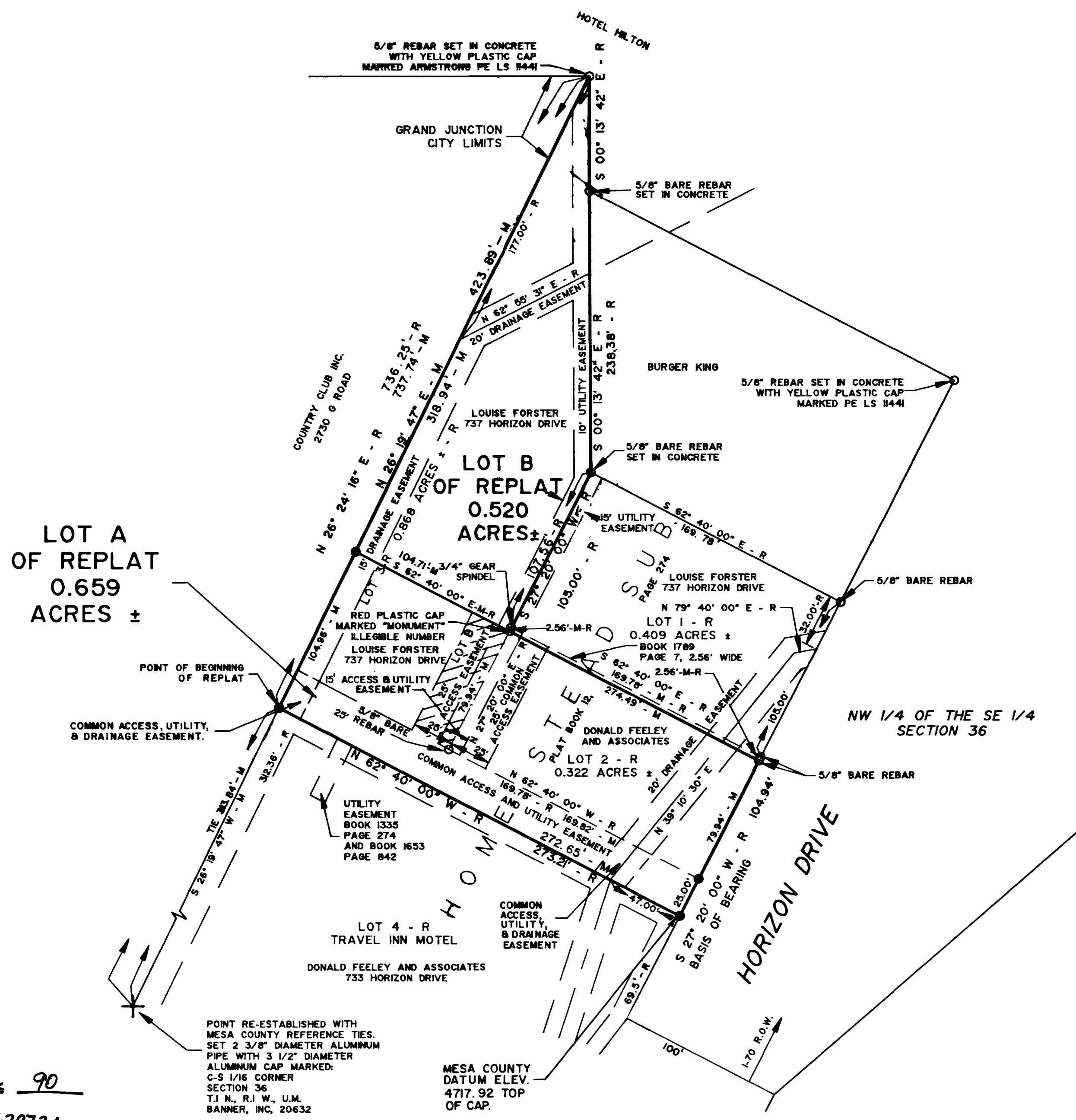


REPLAT OF LOT 2 EXCEPT NORTHEASTERLY 2.56 FEET AND LOT 3 OF HOMESTEAD SUBDIVISION, MESA COUNTY, COLORADO, SECTION 36, T.1 N., R.1 W., U.M.

NOTES:

1. 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 CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARING - THE SOUTHEASTERLY BOUNDARY OF HOMESTEAD SUBDIVISION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HORIZON DRIVE MARKED ALONG ITS LENGTH BY MONUMENTS FOUND IN PLACE AS SHOWN HEREON IS ASSUMED TO HAVE THE RECORD BEARING OF N 27° 20' 00" E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO.
3. THE NORTHWESTERLY 25' LOT B ACCESS EASEMENT IN LOT A OF REPLAT IS FOR THE BENEFIT OF LOT B OF REPLAT.
4. SETBACKS: SIDE & REAR = 15 FEET  
FRONT = 65 FEET FROM E OF ROAD
5. ZONING: HO (HIGHWAY ORIENTED)
6. DIMENSIONS SHOWN HEREON AS "RECORD" HAVE BEEN FIELD VERIFIED.
7. EASEMENT RESEARCH WAS CONDUCTED BY ABSTRACT AND TITLE CO. OF MESA COUNTY, INC.



RECORDED  
 DATE 2-18-93  
 TIME 1:07 P.M.  
 BOOK 14 PAGE 90  
 RECEPTION # 1629724  
 DRAWER # 781

POINT RE-ESTABLISHED WITH MESA COUNTY REFERENCE TIES. SET 2 3/8\"/>

MESA COUNTY DATUM ELEV. 4717.92 TOP OF CAP.

CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
 County of Mesa ) ss  
 I hereby certify that this Replat of Lot 2 except northeasterly 2.56 feet and Lot 3, Homestead Subdivision was filed for record in the office of the County Clerk and Recorder of Mesa County of \_\_\_\_\_, A.D., 1992, Page \_\_\_\_\_  
 Reception Number \_\_\_\_\_

Clerk and Recorder

Deputy

CITY APPROVAL

This Replat of Lot 2 except northeasterly 2.56 feet and Lot 3, Homestead Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 17 day of February, A.D., 1993.

City Manager

Chairman, Grand Junction City Planning Commission

President of Council

City Community Development Director

Grand Junction City Engineer

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Louise Forster being the sole owner of record of Lot 3 (Book 1220 of Page 500 and Book 1229 of Page 469) and Donald Feeley and Associates, a Colorado Limited Partnership being the sole owner of record of Lot 2 except the northeasterly 2.56 feet (Book 1789, Page 7), both of Homestead Subdivision recorded in Plat Book 12 of Page 274, a subdivision of the City of Grand Junction, County of Mesa, Colorado as shown by the plat recorded in the records of the Office of the Mesa County Clerk and Recorder do hereby replat said property under the name and style of REPLAT OF LOT 2 EXCEPT NORTHEASTERLY 2.56 FEET AND LOT 3 OF HOMESTEAD SUBDIVISION in accordance with the plat shown hereon and which is more fully described as follows:

Beginning at the southwesterly corner of said Replat of Homestead Subdivision, whence the C-S 1/16 corner to Section 36, Township 1 North, Range 1 West, Ute Meridian, bears S 26° 19' 47\"/>

1. Thence N 26° 19' 47\"/>
- 2. Thence S 00° 13' 42\"/>
- 3. Thence S 27° 20' 00\"/>
- 4. Thence S 62° 40' 00\"/>
- 5. Thence S 27° 20' 00\"/>
- 6. Thence N 62° 40' 00\"/>

The Replat of Lot 2 except northeasterly 2.56 feet and Lot 3 of Homestead Subdivision as described hereon contain 1.79 acres more or less.

The owners do hereby dedicate to the City of Grand Junction for the use of the Public those portions of said real property which are labeled as utility easements in the plat shown hereon as perpetual easements for 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 the perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

Streets and roads shown on the plat hereon are hereby dedicated to the City of Grand Junction forever for the use of the Public.

The 25 foot Lot B Access easement as labeled on the plat shown hereon is dedicated to the Public for the benefit of the Lot B.

OWNER OF LOT 2 EXCEPT NORTHEASTERLY 2.56 FEET OF RECORD

Donald Feeley and Associates, a Colorado Limited Partnership.  
 IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed on this 15 day of October, 1992.

Donald Feeley  
 Donald Feeley, General Partner  
 Owner of Lot 2 of record  
 State of Colorado )  
 County of Mesa ) ss

On this 15 day of October, 1992, personally appeared Donald Feeley who acknowledged to me that he executed the foregoing Certificate of Ownership and Dedication as General Partner of Donald Feeley and Associates, a Colorado Limited Partnership for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.  
 My commission expires 1995

Wallace E. Beedle  
 Notary Public  
 604 Arapahoe Way, Grand Junction, Colo. 81506  
 Address

OWNER OF LOT 3 OF RECORD

IN WITNESS WHEREOF, said owner has caused her name to be hereunto subscribed this 6 day of October, 1992.

Louise Forster  
 Louise Forster  
 State of Colorado )  
 County of Mesa ) ss

On this, the 6 day of October, 1992, personally appeared before me Louise Forster, who acknowledged to me that she has executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.  
 My commission expires Jan. 26, 1995

Wallace E. Beedle  
 Notary Public  
 604 Arapahoe Way, Grand Junction, CO 81506  
 Address

BANK CERTIFICATE (LIEN HOLDER ONLY)

This replat is hereby ratified and approved by:  
Newwest Bank Grand Junction  
 Bank  
 this 6 day of November, 1992.  
 By Maureen Thaler  
 Title Vice President

SURVEYOR'S CERTIFICATE

I, Wallace E. Beedle, a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that the Replat of Lot 2 except northeasterly 2.56 feet and Lot 3, Homestead Subdivision, shown hereon and the field survey from which it was prepared were made under my immediate supervision and conform to applicable requirements of the Zoning and Development Code of the City of Grand Junction and also applicable State laws and requirements, and to the best of my knowledge and belief are true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 9 day of October, A.D., 1992.

Wallace E. Beedle  
 Wallace E. Beedle  
 P.L.S. 20632

REPLAT  
 OF  
 LOT 2 AND LOT 3  
 HOMESTEAD SUBDIVISION  
 MESA COUNTY, COLORADO  
 SECTION 36, T.1 N., R.1 W., U.M.

BANNER ASSOCIATES, INC.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'  
 JOB NO: 8017-78  
 DATE: 10-05-92  
 SHEET NO: 1 of 1