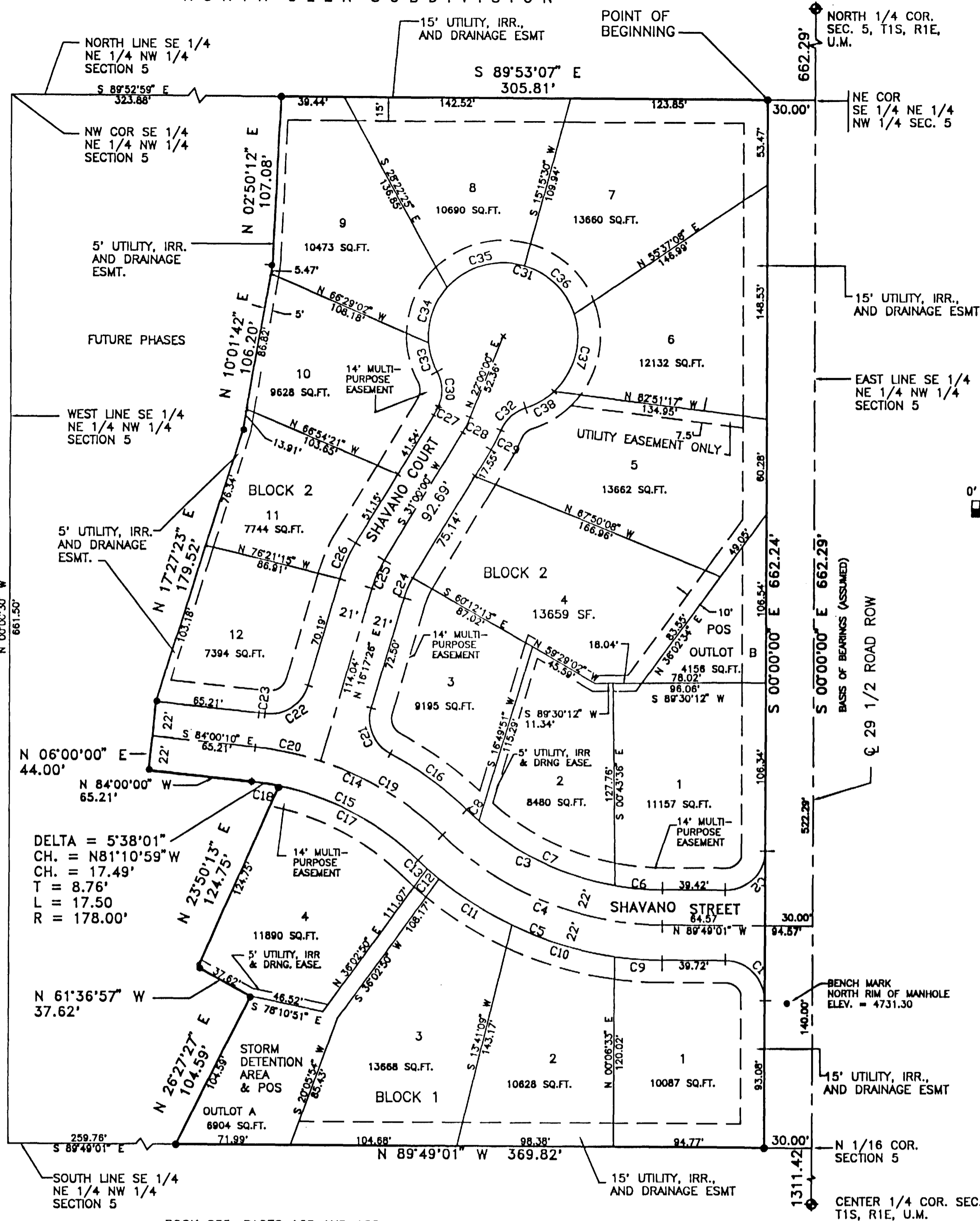


SCOTT'S RUN FILING NO. 1 NW 1/4 SECTION 5 T1S, R1E, U.M. MESA COUNTY, COLORADO



LEGEND: MESA COUNTY SURVEY MARKER (diamond symbol), 5/8\"

KNOW ALL MEN BY THESE PRESENTS: DEDICATION That the undersigned are the owners of that real property being located in the Southeast Quarter (SE 1/4) Northeast Quarter (NE 1/4) Northwest Quarter (NW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colo., as recorded in Book 2057, Pages 42 & 43 of the deed records of Mesa County, Colorado, and being more specifically described as follows: Beginning at a point which bears S00°00'00\"

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 17th day of October A.D., 1994. Ray S. Rickard, President. STATE OF COLORADO } COUNTY OF MESA } The foregoing instrument was acknowledged before me this 18th day of October A.D., 1994, by Ray S. Rickard. My commission expires 9-20-97. Notary Public: Rhonda J. Edwards.

CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO } COUNTY OF MESA } I hereby certify that this instrument was filed in my office at 11:15 o'clock A.M. this 20 day of Oct., 1994, and is duly recorded in Plat Book No. 14, Page 286, Reception No. 298580. Fees: \$

CITY APPROVAL This Plat of Scott's Run, Filing No. 1, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 19th day of October A.D., 1994. City Manager: Mark Cohen, President of Council: R. J. Mantle.

AVIGATION EASEMENT RECORDED IN BOOK 2096 AT PAGES 969 & 970

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3-5-101.

SURVEYOR'S CERTIFICATE I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of SCOTT'S RUN Filing No. 1, a subdivision of the County of Mesa, was prepared from notes taken in the field by me and that this subdivision plat represents said survey, and that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations. Wayne H. Lizer 10/17/94 Professional Land Surveyor P.E., P.L.S. 14113

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 hereon.

SCOTT'S RUN-FILING NO. 1 NW 1/4 SECTION 5, T 1 S , R 1 E, U.M. MESA COUNTY, COLORADO W.H. LIZER AND ASSOCIATES ENGINEERING CONSULTING AND LAND SURVEYING 576 25 ROAD-UNIT 8-PH. 241-1129 GRAND JUNCTION, COLORADO 81505

CURVE TABLE with columns: CURVE#, RADIUS, LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT. Lists curve data for C1 through C38.

EASEMENTS: FRONT LOT LINE 14' MULTIPURPOSE EASEMENT, NORTH, EAST AND SOUTH SIDES 15' UTILITY, IRR., & DRAINAGE EASEMENT, SIDE LOT LINE AS SHOWN BY DIMENSION, UTILITY, IRR., AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED. SETBACK DISTANCES: FRONT 20 FEET, REAR 25 FEET, SIDE 7.5 FEET, 29 1/2 ROAD 20 FEET. LAND USE SUMMARY: NO. OF LOTS 16, AREA IN LOTS 3.99 AC (78.6%), AREA IN STREETS 0.88 AC (18.1%), AREA IN PRIVATE OPEN SPACE 0.27 AC (5.3%), TOTAL 5.14 AC (100.0%), DENSITY 3.2 UNITS PER ACRE.