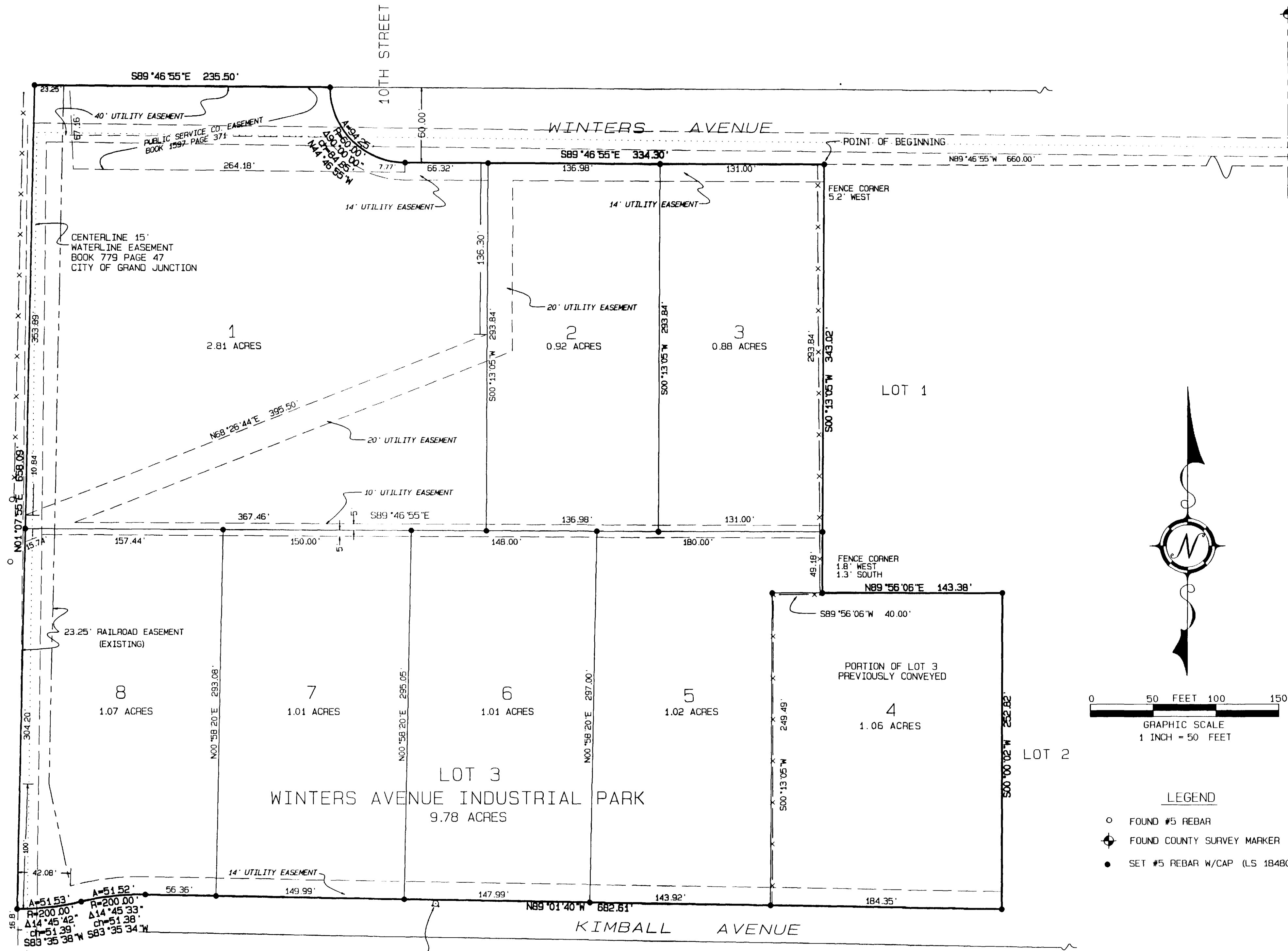


SJ SUBDIVISION

A REPLAT OF LOT 3, WINTERS AVENUE INDUSTRIAL PARK
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



NE CORNER SECTION 23
T.1 S.R.1 W. 1/4 P.M.
FOUND MESA COUNTY SURVEY MONUMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: The undersigned, Richard L. Sparkman and Donald J. Johnson and the Buescher Family Limited Partnership are the owners of the real property situated in the City of Grand Junction, Mesa County, Colorado, described as follows:

A parcel of land as recorded in Book 1213, Page 865, and Book 1421, Page 732, Mesa County Records, being Lot 3, Winters Avenue Industrial Park, City of Grand Junction, County of Mesa, State of Colorado, according to the official plat thereof recorded in Book 12, Page 305 & 306.
Containing 9.78 Acres more or less.

That said owners have caused the above described real property to be laid out and surveyed as SJ Subdivision as shown herein.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this 10th day of October 1994.

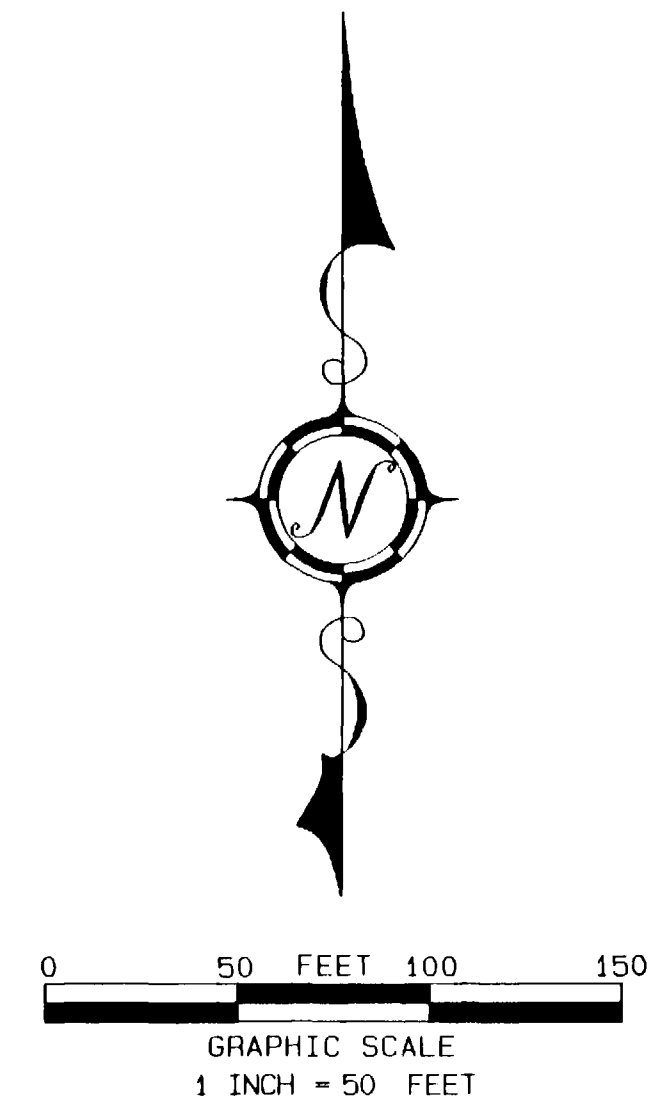
By: Richard L. Sparkman Richard L. Sparkman By: Donald D. Johnson Donald D. Johnson

Buescher Family Limited Partnership
By: Ernest D. Buescher

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 10th day of October 1994, by Ernest D. Buescher for the Buescher Family Limited Partnership and Richard L. Sparkman and Donald D. Johnson

My commission expires 9/30/95
Witness my hand and official seal:
David D. Mumby
Notary Public
Address: P.O. Box 398
Grand Junction, CO 81502



- LEGEND**
- FOUND #5 REBAR
 - ◆ FOUND COUNTY SURVEY MARKER
 - SET #5 REBAR W/CAP (LS 1B480)

CITY APPROVAL

This plat of SJ Subdivision, a Replat of Lot 3 - Winters Avenue Industrial Park a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 10th day of October 1994.

By: Mark Culcher City Manager By: RT Mantle Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M., this 10 day of Oct, 1994, at Reception No. 7677850 and is duly recorded in Plat Book No. 14 at Page No. 283

Clerk and Recorder _____ Deputy _____
Fees \$ _____

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. Information concerning ownership, and easements of record is from a title commitment prepared by Abstract & Title Co. of Mesa County, Order No. 893634.

Instrument recorded in Book 393 at Page 140 describes easement for railroad spur across subject property. No evidence of tracks or continued use of said easement exists on this property or its adjoiners.

Easement denoted "Proposed 20' Utility Easement" across Lots 1 and 2 is based on an existing sewer line. At the date of this plat the disposition of said easement is pending an agreement between the owners and the City of Grand Junction.

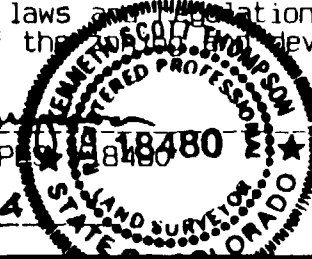
LOT SUMMARY

TOTAL ACRES	9.78 ACRES
TOTAL ACRES IN LOTS	9.78 ACRES 100%
TOTAL NO. LOTS	8

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of SJ Subdivision, a Replat of Lot 3 - Winters Avenue Industrial Park were made by me and/or under my direct supervision, and that to the best of my knowledge and belief both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the development code of the City of Grand Junction.

Kenneth Scott Thompson
Kenneth Scott Thompson P.L.S. #18880
Date: October 7, 1994



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.

SJ SUBDIVISION
REPLAT OF LOT 3 OF
WINTERS AVENUE INDUSTRIAL PARK

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (303) 243-6067

Designed By K.S.T.	Checked By D.R.S.	Job No. 0183-005
Drawn By TERRAMODEL	Date Oct. 6, 1994	Sheet 1 of 1