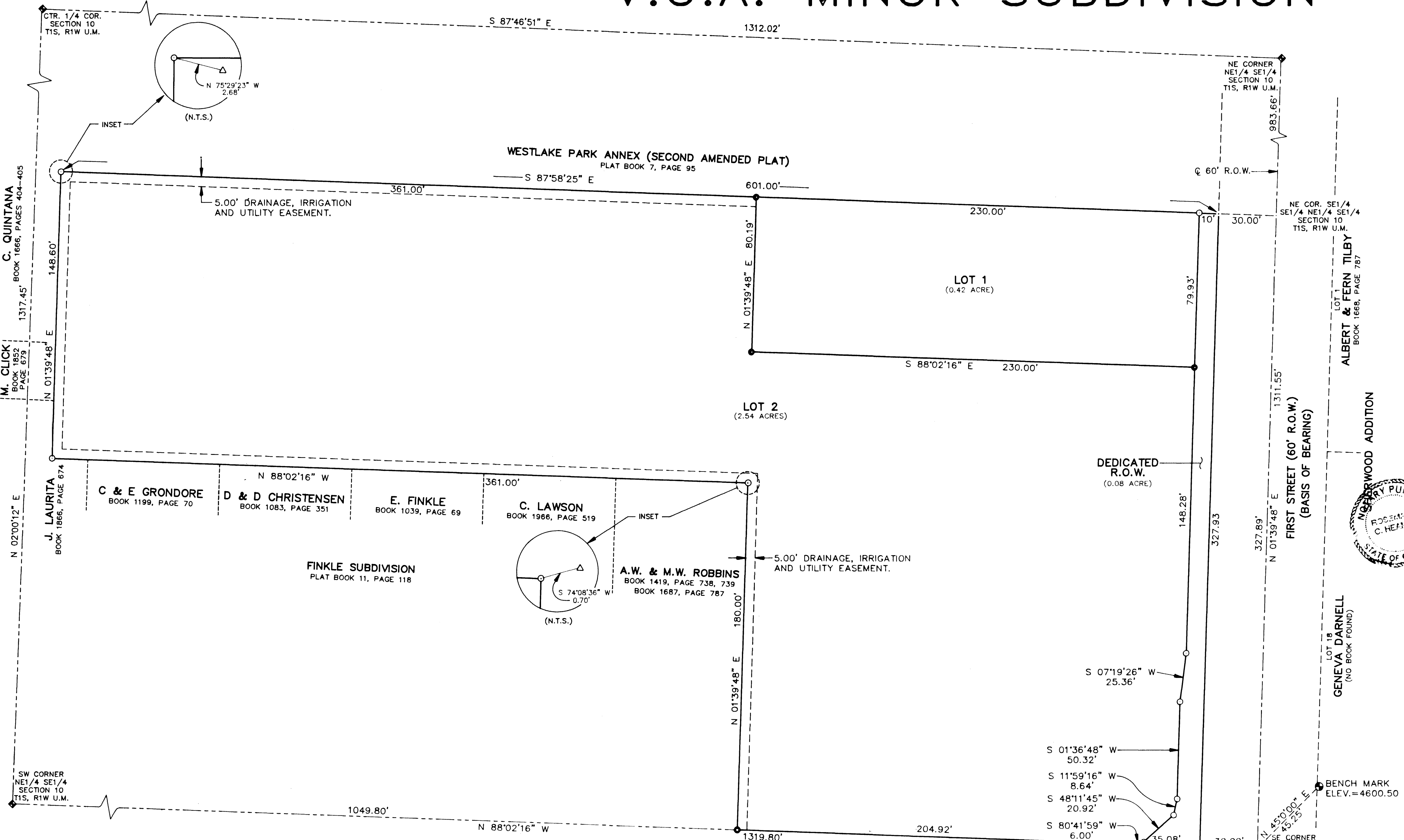


V.O.A. MINOR SUBDIVISION



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Robert J. and Deborah A. Arcieri, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being part of the Northeast 1/4 Southeast 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, which is described in Book 1690, Pages 554-557, of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at a Mesa County brass cap for the S.E. Corner of said NE1/4 SE1/4 of Section 10, from whence a Mesa County brass cap for the N.E. Corner of said NE1/4 SE1/4 bears N01°39'48"E 1311.55 feet; thence N88°02'16"W, 65.08 feet to the point of beginning; thence N88°02'16"W on the north right-of-way line of Independent Avenue 204.92 feet; thence leaving said right-of-way line N01°39'48"E, parallel to the east line of said NE1/4 SE1/4 Section 10, 180.00 feet; thence N88°02'16"W, parallel to the south line of said NE1/4 SE1/4 Section 10, 361.00 feet; thence N01°39'48"E, parallel to said east line of the NE1/4 SE1/4 Section 10, 148.60 feet to the south line of West Lake Park Annex (Second Amended Plat); thence S87°58'25"E on said subdivision line 601.00 feet to the west right-of-way line of First Street; thence S01°39'48"W 327.93 feet to said north right-of-way line of Independent Avenue; thence N88°02'16"W 35.08 feet to the beginning. The perimeter of this description contains 3.04 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as V.O.A. Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the City of Grand Junction those portions of real property which are labeled as drainage, irrigation and utility easements on the accompanying plat, as easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. That said owners do hereby dedicate and set apart that part of First Street as shown on the accompanying plat to the City of Grand Junction for the use of the public forever as road R.O.W. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners, Robert J. and Deborah A. Arcieri have caused their names to be hereunto subscribed this 7th day of December, A.D., 1993.

Robert J. Arcieri Robert J. Arcieri
Deborah A. Arcieri Deborah A. Arcieri

(STATE OF COLORADO) §
 (COUNTY OF MESA) §

The foregoing instrument was acknowledged before me this 7th day of December, A.D., 1993, by Robert J. and Deborah A. Arcieri.

My Commission expires 2-15-96
Rosemary C. Heaney Notary Public

CITY OF GRAND JUNCTION APPROVAL
 This plat of V.O.A. Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 6th day of October, A.D., 1993.

Charles Behm City Manager
By: [Signature] President of City Council

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO) §
 (COUNTY OF MESA) §

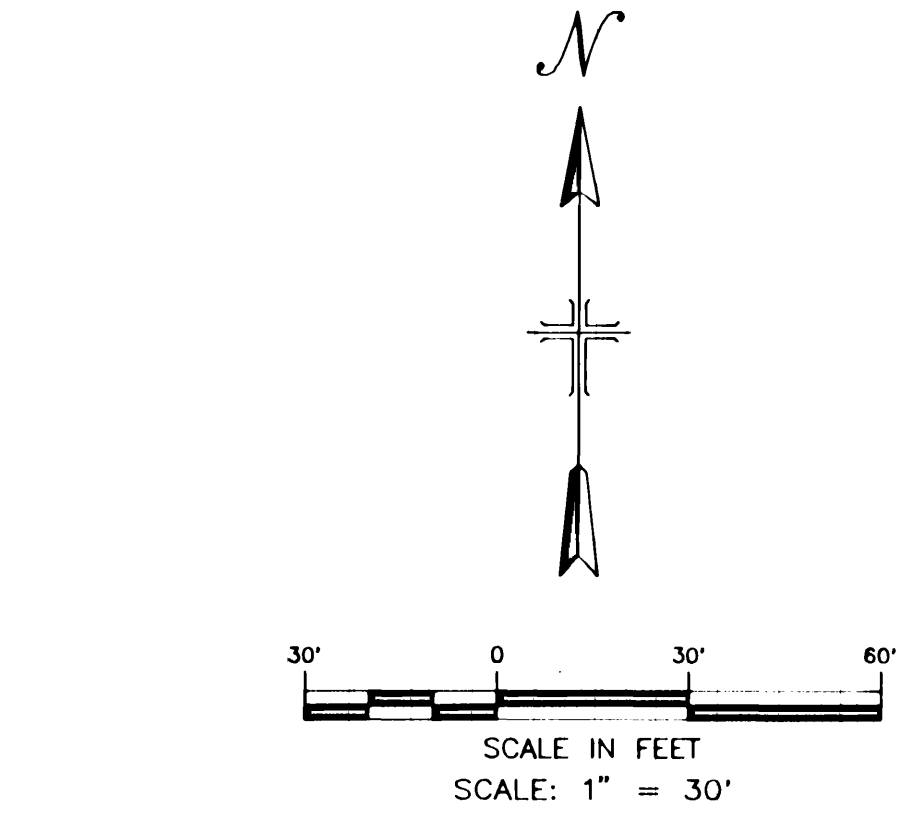
I hereby certify that this instrument was filed in my office at 3:05 o'clock P.M., this 17th day of JANUARY, A.D., 1994, and is duly recorded in plat Book No. 14 Page 181, Reception No. 1668430 DRAWER AA55

Fee \$ _____ Deputy Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of V.O.A. Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state regulations.

Richard A. Mason 12/15/93
 Richard A. Mason
 Colorado Registered Professional Surveyor



LEGEND:

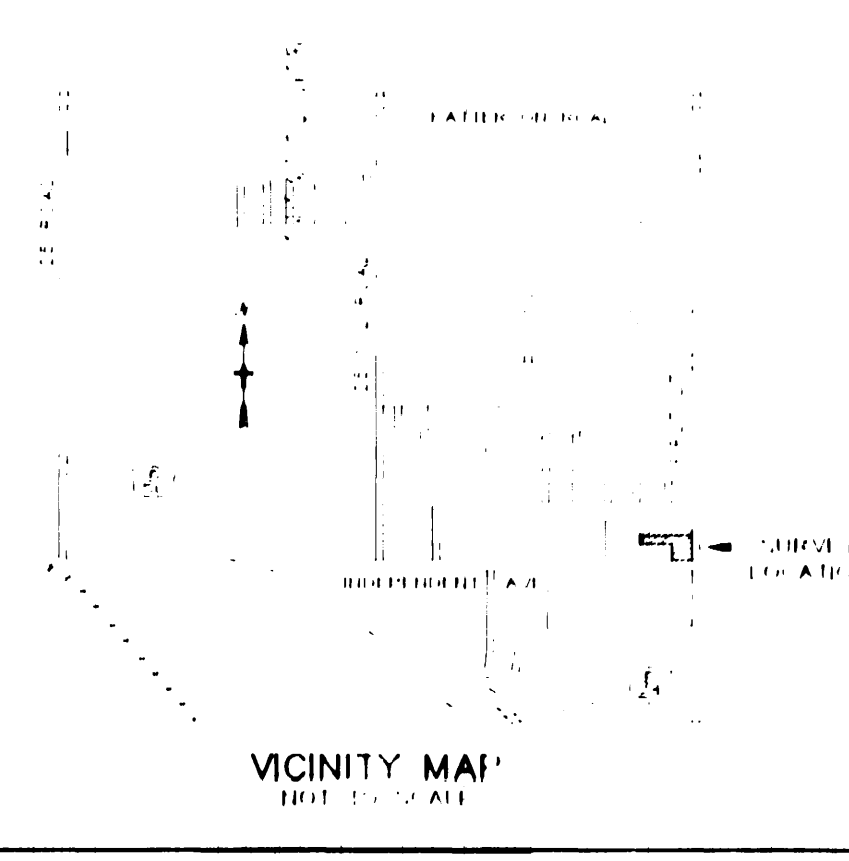
- ◆ - MESA COUNTY SURVEY MONUMENT
- ⊕ - CITY OF GRAND JUNCTION MONUMENT
- - FOUND #5 REBAR IN CONCRETE (I.S. 9551)
- - SET #5 REBAR IN CONCRETE (I.S. 18469)
- - SET #5 REBAR (I.S. 18469)
- - CALCULATED POSITION
- | — R.O.W. - RIGHT OF WAY
- △ - FOUND #5 REBAR NO CAP (NOT ACCEPTED FOR CONTROL)

AREA SUMMARY

LOT 1	0.42 ACRE
LOT 2	2.54 ACRE
D.D. R.O.W.	0.08 ACRE
TOTAL	3.04 ACRES

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.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.



W WESTERN SURVEYING ENGINEERS & LAND DEVELOPERS
 ENGINEERS AND SURVEYORS
 1000 1/2 AVENUE
 GRAND JUNCTION, COLORADO 81505
 PHONE: 248-1111 FAX: 248-1122

PLAT FOR
ROBERT J. AND DEBORAH A. ARCIERI OF
V.O.A. MINOR SUBDIVISION
 LOCATED IN THE NE1/4 SE1/4
 SECTION 10, T1S, R1W U.M.
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
 SHEET # 1 A M DRAWN: C. J. C. CHECKED: M. J. J.
 DATE: 11-22-93 PLOT NO.: 5241 1177 1