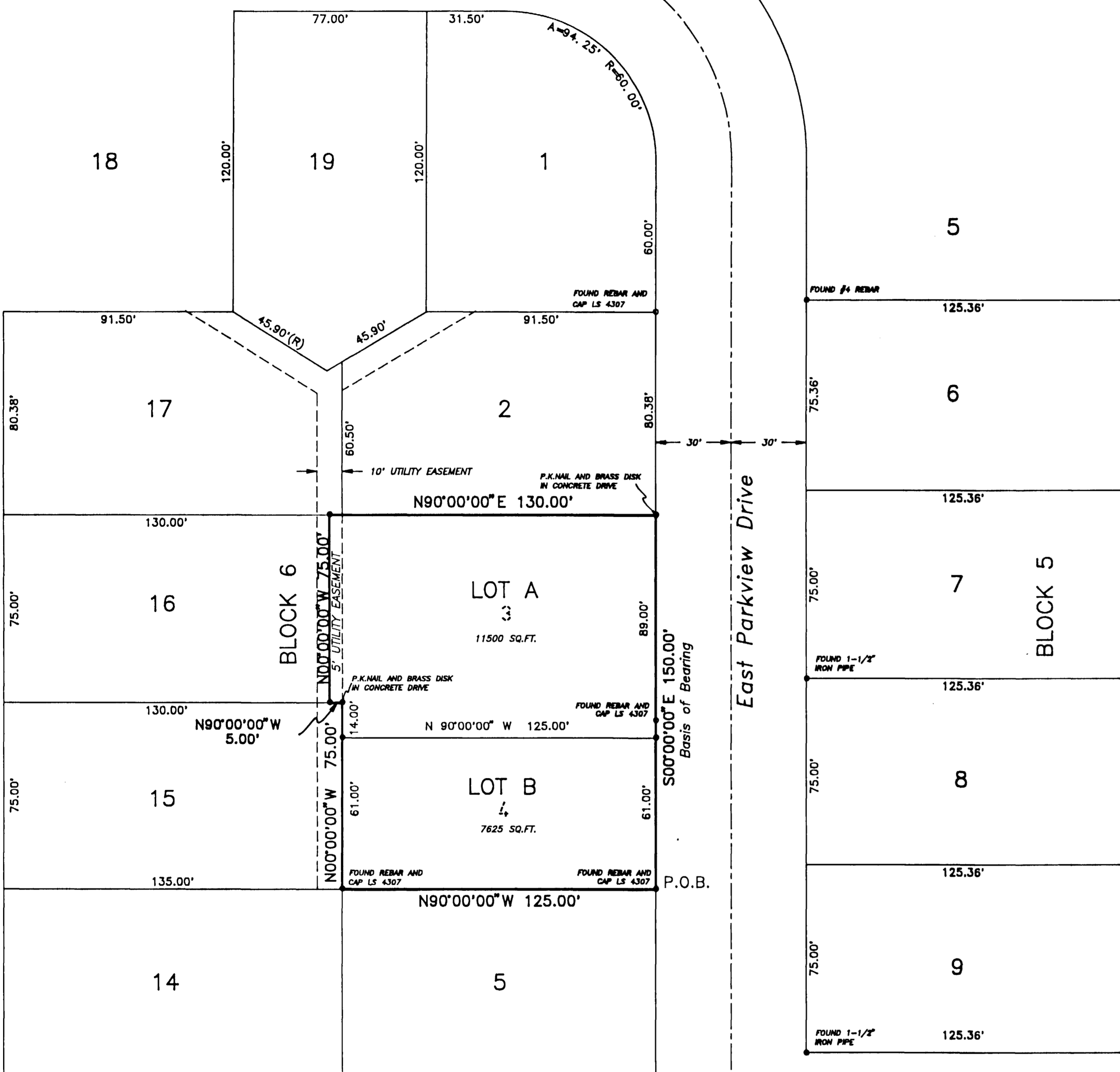


A REPLAT OF LOTS 3, 4, & PART OF 16, BLOCK 6 PARKVIEW SUBDIVISION AS AMENDED



AREA SUMMARY

AREA IN LOT A	= 11500 Sq. Ft.
AREA IN LOT B	= 7625 Sq. Ft.
TOTAL	= 19125 Sq. Ft.

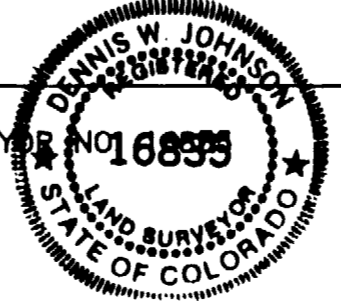
- LEGEND**
- SET ALUMINUM CAP ON No. 5 REBAR IN CONCRETE, PLS 16835
 - (R) RECORD DISTANCE
 - ◆ FOUND SURVEY MONUMENT AS NOTED
 - FOUND REBAR AND CAP LS 4307

BASIS OF BEARINGS

Basis of bearings assume the East line of Lots 4 and 5 of Block 6 to bear S 00°00'00" E, according to Amended Plat of Parkview Subdivision, as recorded in Plat Book 580, Page 158-A

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF LOTS 3 AND 4, AND THE EAST 5 FEET OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.


 DENNIS W. JOHNSON PLS
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835
 5/16/94
 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, JANICE M. MASSEY IS THE OWNER OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING LOT 3, LOT 4, AND THE EAST 5 FEET OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION, AS AMENDED, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (WARRANTY DEEDS - BOOK 1834, PAGES 912 AND 913)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 6, PARKVIEW SUBDIVISION, AS AMENDED; THENCE NORTH 90 DEGREES WEST (N90°00'00"W), 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES WEST (N00°00'00"W), 75.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 90 DEGREES WEST (N90°00'00"W), 5.00 FEET, A POINT ON THE SOUTH LINE OF LOT 16, BLOCK 6; THENCE NORTH 00 DEGREES WEST (N00°00'00"W), 75.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE NORTH 90 DEGREES EAST (N90°00'00"E), 130.00 FEET TO THE NORTHEAST CORNER OF LOT 3, BEING A POINT ON THE WEST RIGHT-OF-WAY OF EAST PARKVIEW DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 00 DEGREES EAST (S00°00'00"E), 150.00 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE POINT OF BEGINNING, AND CONTAINING 19,125 SQUARE FEET.

THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS LOT A AND LOT B, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO. THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT TO THE CITY OF GRAND JUNCTION, AND FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY, OR MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF May A.D., 1994.

Janice M. Massey
 JANICE M. MASSEY

STATE OF COLORADO }
 COUNTY OF MESA } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May A.D., 1994, BY: JANICE M. MASSEY

December 23, 1995 *Carol R. Higline*
 MY COMMISSION EXPIRES NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

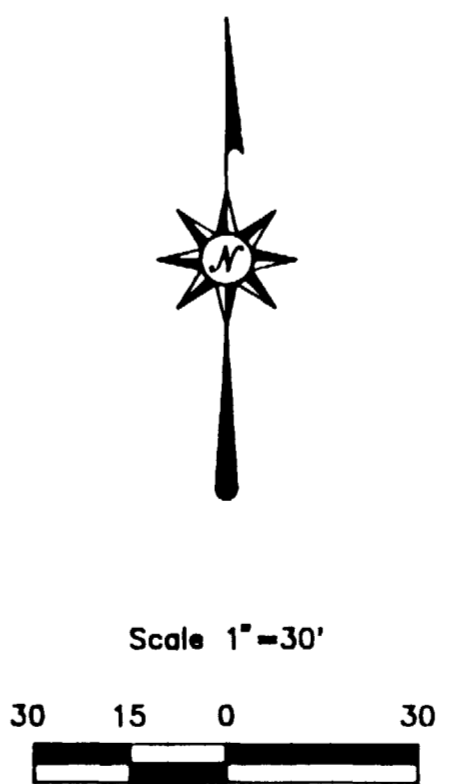
STATE OF COLORADO }
 COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 1:55 o'clock P.M., June 10, A.D., 1994, and was duly recorded in plat Book No. 14 Page No. 236. DRAWER AA99

CITY APPROVAL

THIS REPLAT OF LOT 3, LOT 4, AND THE EAST 5 FEET OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 10th DAY OF JUNE 1994.

Mark Achen *RT Mantlo*
 CITY MANAGER PRESIDENT OF COUNCIL



REPLAT OF LOTS 3,4,& PART OF 16 BLK 6, PARKVIEW SUB. AS AMENDED	
NW1/4 SEC 25, T1S, R1W UTE M. MESA COUNTY, COLORADO	
Professional Surveying Services P.O. BOX 4506, Grand Junction, CO 81502 303-241-3841	
SUR. BY: JF/LD	DRAWN BY: DMJ/RSK
JOB NO. 94035	SHEET 1 OF 1

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 CERTIFICATION SHOWN HEREON.

4/18/94
 94035.DWG