

FEATHER SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Feather Petroleum Company, Ron L. Jens and Perry L. Underwood are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1172 at Page 757 and Book 1853 at Page 67 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SE1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A parcel of land situated in the SW1/4 SE1/4 Section 12, T1S, R1W, Ute Meridian, being described as follows:

Beginning at the Southeast Corner of Lot 12 in Block 6 of Arcadia Village, according to the refiling plat thereof, in the City of Grand Junction, and considering the City Monument Line along North 21st Street to bear N00°04'30"W and all bearings contained herein to be relative thereto; thence N89°54'00"W 150.00 feet, thence N00°04'30"W 125.00 feet, thence S89°54'00"E 67.16 feet, thence N00°06'20"W 145.00 feet to the Northwest corner of said Lot 12, thence S89°54'00"E 82.92 feet to the Northeast corner of said Lot 12, thence S00°04'30"E 270.00 feet to the Point of Beginning, containing 0.71 acres as described.

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

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

All Multi-purpose easements to the City of Grand Junction for the use of the 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19th day of JANUARY A.D., 1996.

Larry V. Feather - President
Feather Petroleum Company, A Colorado Corporation
By: Larry V. Feather, President

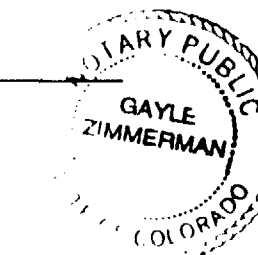
Ron L. Jens
Ron L. Jens

Perry L. Underwood
Perry L. Underwood

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 19th day of January A.D., 1996 by Larry V. Feather as President of Feather Petroleum Company, a Colorado Corporation, Ron L. Jens, and Perry L. Underwood.

My commission expires: 12-28-96



Gayle Zimmerman
Notary Public
Address: 330 Grand Avenue
Grand Junction Co 81503

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 10:19 o'clock A.M. this 19th day of February A.D., 1996, and is duly recorded in Plat Book No. 16, Page 29, Drawer No. 6891. Receipt # 1744586

CITY APPROVAL

This plat of FEATHER SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 26 day of JANUARY A.D. 1996.

Mark Dehon
City Manager

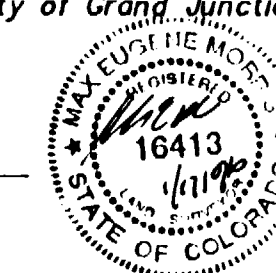
Ron McQuinn
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of FEATHER SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify 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.

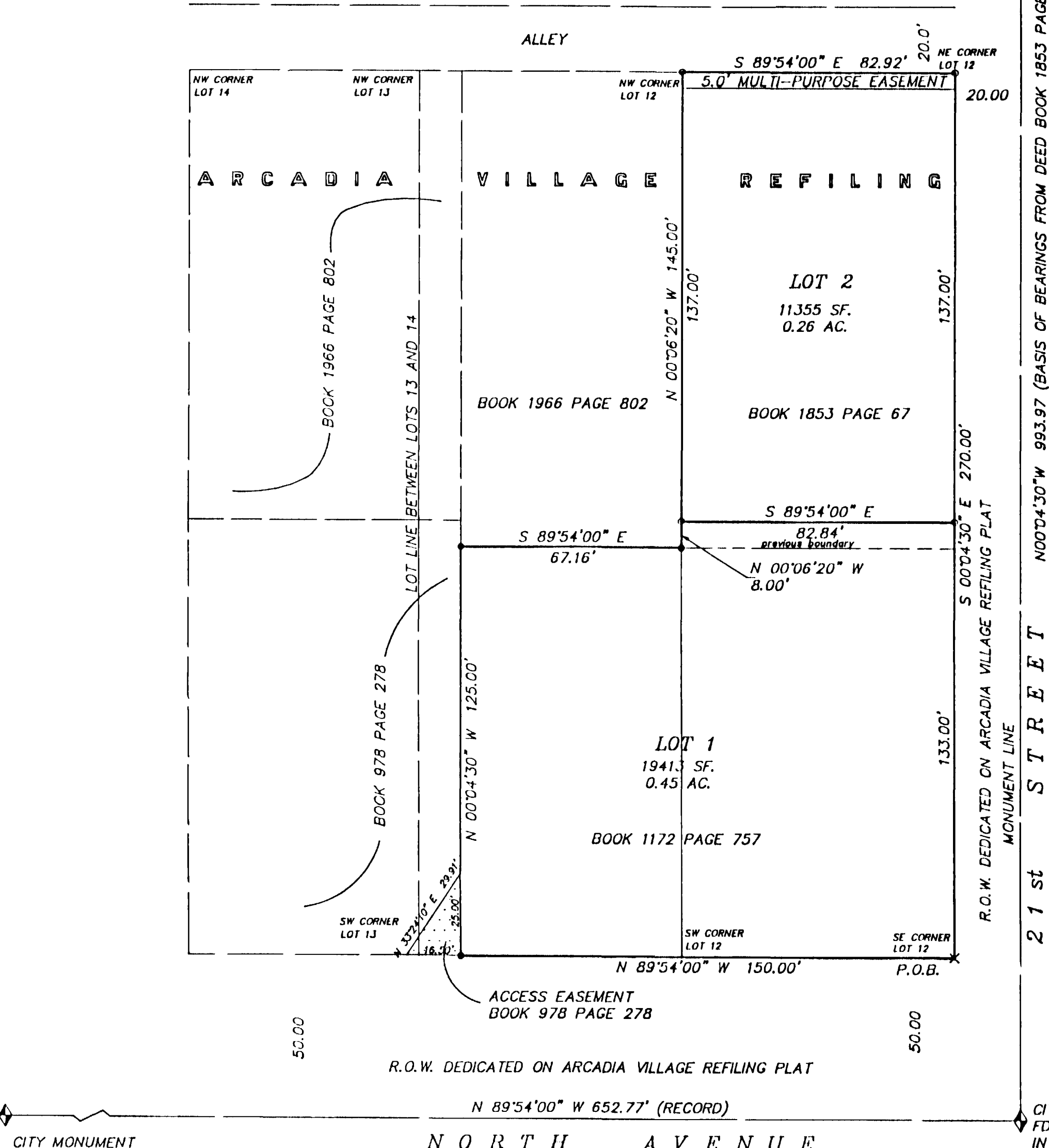
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

1/17/96 Date



FEATHER SUBDIVISION

FINAL PLAT		
SITUATED IN THE SE1/4 SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: LARRY FEATHER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM DS DRAWN BY: MEM VAP ACAD ID: FEATHER1 SHEET NO. 1 of 1 FILE: 95117.1
SCALE: 1" = 30' 0 15 30 3 6 9 12 METERS		
DATE: 01/17/96		



AREA SUMMARY			
LOTS	30768 sq. ft.	0.71 Acres	100.0%
ROADS	0.0 sq. ft.	0.00 Acres	0.0%
TOTALS	30768 sq. ft.	0.71 Acres	100.0%

CITY MONUMENT NOT RECOVERED THIS SURVEY

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned hold a first deed of trust on the herein described real property, and hereby ratify and approve this plat of FEATHER SUBDIVISION.

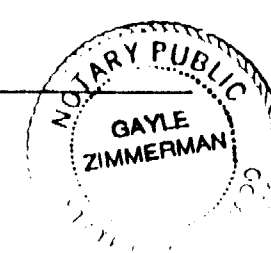
Walter Dee Buniger
Walter Dee Buniger
Elizabeth F. Buniger
Elizabeth F. Buniger

NORWEST BANK GRAND JUNCTION DOWNTOWN, N.A.

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 19th day of January A.D., 1996 by Walter Dee Buniger and Elizabeth F. Buniger, AND NORWEST BANK GRAND JUNCTION DOWNTOWN, N.A.

My commission expires: 12-28-96



Gayle Zimmerman
Notary Public
Address: 330 Grand Avenue
GJ Co 81503

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONG.
- × X IN CONCRETE
- ◇ FOUND CITY MONUMENT

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.