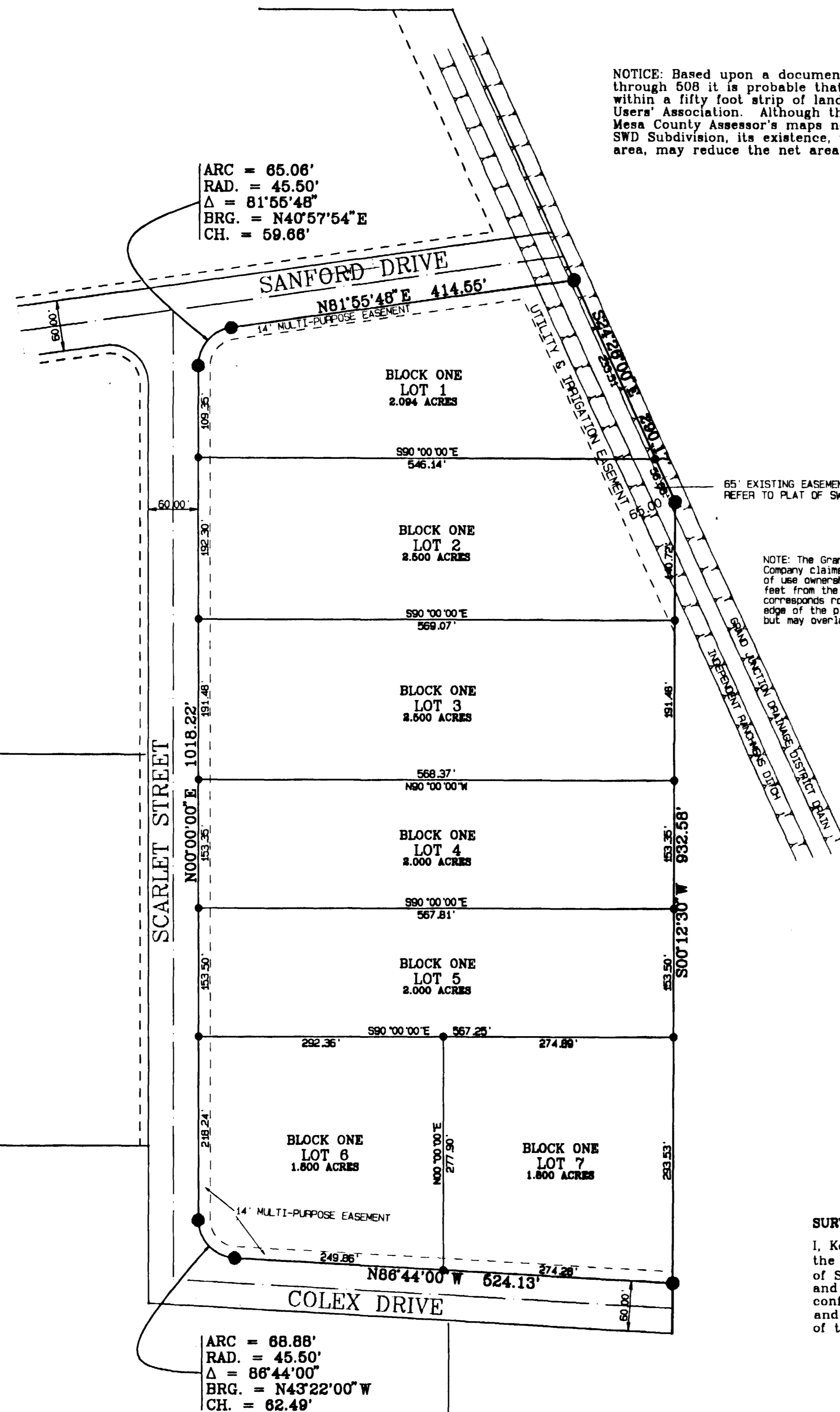


FINAL PLAT

SPARKMAN SUBDIVISION

REPLAT LOT 1 AND LOT 2, BLOCK 2, SWD SUBDIVISION

CITY OF GRAND JUNCTION, STATE OF COLORADO

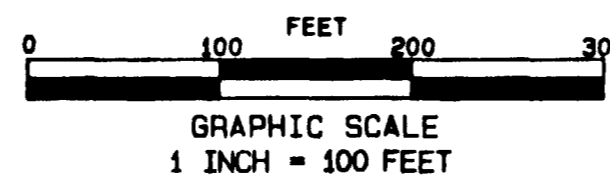


ARC = 65.06'
 RAD. = 45.60'
 Δ = 81°55'48"
 BRG. = N40°57'54"E
 CH. = 59.66'

ARC = 66.88'
 RAD. = 45.60'
 Δ = 86°44'00"
 BRG. = N43°22'00"W
 CH. = 62.49'

NOTICE: Based upon a document recorded in Book 20 at Pages 504 through 508 it is probable that the Independent Ranchmens Ditch lies within a fifty foot strip of land owned by the Grand Valley Water Users' Association. Although this strip of land is not shown on the Mesa County Assessor's maps nor upon the original subdivision plat of SWD Subdivision, its existence, while having no impact on the usable area, may reduce the net area of Lot 1 and Lot 2 of this replat.

NOTE: The Grand Valley Irrigation Company claims a prescriptive right of use ownership for twenty-five feet from the waters edge. This corresponds roughly with the westerly edge of the platted 55' easement but may overlap in some areas.



BASIS OF BEARINGS

THE BEARINGS HEREON ARE BASED UPON THE PLAT OF SWD SUBDIVISION AND ARE RELATIVE TO A BEARING OF N90°00'00"E BETWEEN MONUMENTS SET IN CONCRETE ON THE EAST R-O-W LINE OF SCARLET STREET IN LOT 1 AND LOT 6.

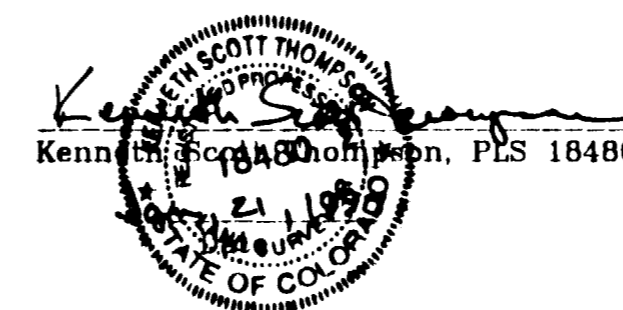
NOTE: IT IS A REQUIREMENT THAT EACH PARCEL PROVIDE FOR STORM DRAINAGE RETENTION.

LEGEND

- FOUND #5 REBAR W/CAP "LUKE 14115"
- SET #5 REBAR W/ALUM. CAP PLS #18480
- MONUMENTS SET IN CONCRETE

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 SPARKMAN SUBDIVISION 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 zoning and development code of the City of Grand Junction.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Richard L. Sparkman is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the southwest quarter of Section 31, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described in Book 1692 Page 777 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 and Lot 2, Block Two of SWD Subdivision, a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book 12 at Page 375 bearing Reception No. 1256271.

That said owner has caused the said real property to be laid out and surveyed as SPARKMAN SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does 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 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, street trees 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; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable manner.

Furthermore, the owners of lots or tracts hereby platted shall 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.

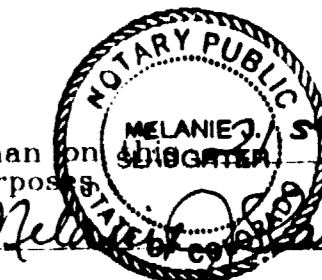
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21st day of January, A.D., 1997.

Richard L. Sparkman
 Richard L. Sparkman

State of Colorado }
 County of Mesa }

This plat was acknowledged before me by Richard L. Sparkman on 21st day of January, A.D., 1997, for the aforementioned purposes.

My Commission expires: 2/1/99 Notary Public *Melanie S. Schorfer*



CITY APPROVAL

This plat of SPARKMAN SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 21st day of January, 1997.

Spahr Deben
 City Manager

Judith Lepman
 Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:01 o'clock P. M. this 24th day of January, 1997, and is duly recorded in Plat Book No. 12, Page 244 as Reception No. 117584. *drawer - cc 140*

Clerk and Recorder of Mesa County

AREA SUMMARY

LOTS	14.694 ACRES	100%
TOTAL	14.694 ACRES	100%

**REPLAT LOT 1 AND LOT 2
 BLOCK 2 SWD SUBDIVISION
 GRAND JUNCTION, COLORADO**

SECTION: SW/4 S.31	TOWNSHIP: 1N	RANGE: 1W	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6087			
Designed By KST	Checked By DRS	Job No.: 0281-001	
Drawn By TERRAMODEL	Date: Jan. 21, 1997	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 the certification shown hereon.