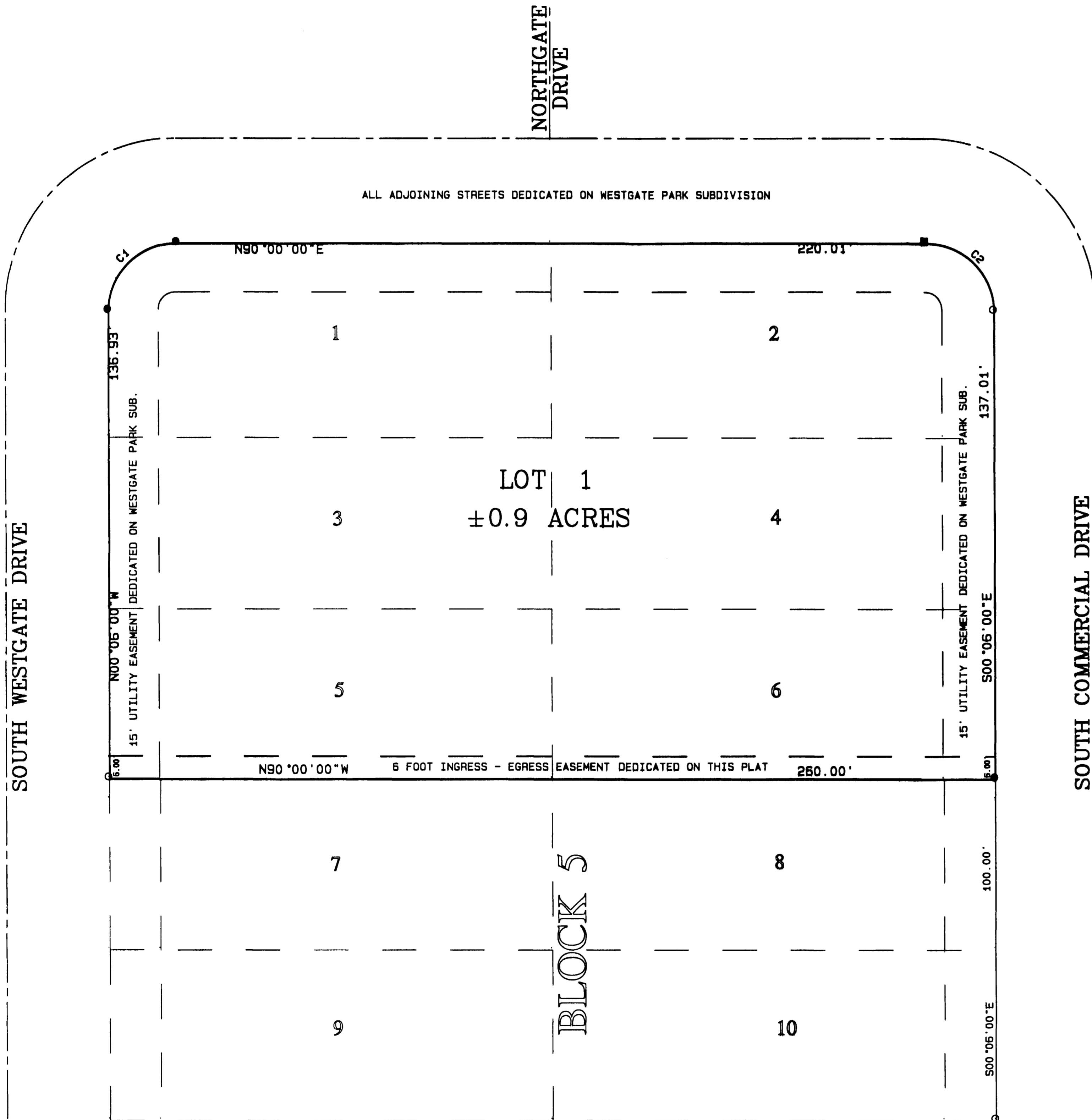


COMMONWEALTH SUBDIVISION

A REPLAT OF LOTS 1 - 6 INCLUSIVE IN BLOCK 5

WESTGATE PARK SUBDIVISION LOCATED IN SW1/4 NW1/4 OF SECTION 10, T.1S., R.1W., UTE M.



ALL ADJOINING STREETS DEDICATED ON WESTGATE PARK SUBDIVISION

LOT 1
±0.9 ACRES

BLOCK 5

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.

CURVE	DELTA	RADIUS	TANGENT	DISTANCE	CHORD
C 1	90°06'	20.00'	20.03'	31.45'	28.31'
C 2	89°54'	20.00'	19.97'	31.38'	28.26'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, McCallum Family L.L.C. is the owner of that real property as described in Book 2250 at Page 174 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Lots 1-6 inclusive, Block 5, Westgate Park Subdivision.

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

That said owners does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows: All ingress/egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for the use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

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 and prudent 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 23 day of September 1996.

Steven D. McCallum
Steven D. McCallum
Agent: McCallum Family L.L.C.

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 23 day of September 1996, by Steven D. McCallum

My commission expires 2/21/98 Witness my hand and official seal
Scott McCallum
Notary Public Address 5512-05 REAL, GRAND JUNCTION CO. 81505

CITY APPROVAL

This plat of Commonwealth Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 23 day of September 1996.

Paul Pfeiffer City Manager *Shirley Lipman* City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 3:43 o'clock P.M. this 2 day of October A.D., 1996, and is duly recorded in Plat Book No. 15, Page 173.
Fee \$ _____ Drawer No. CC 81 Rec# 1773041

Clerk and Recorder _____ Deputy _____

SURVEYOR'S CERTIFICATE

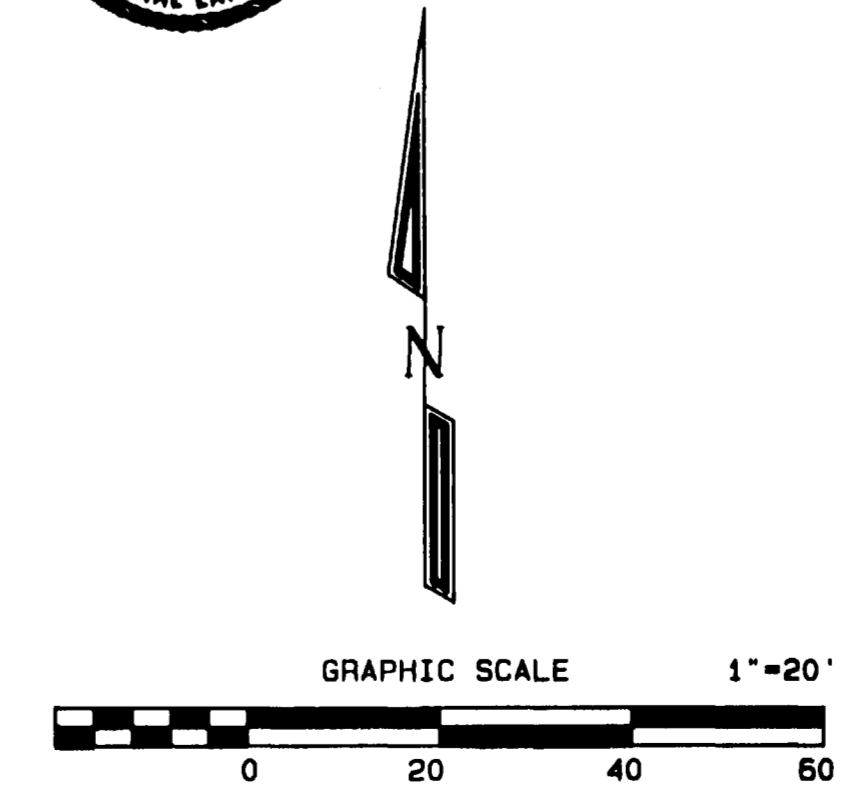
I, Steven L. Hagedorn, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

Steven L. Hagedorn
Steven L. Hagedorn P.L.S. 24306
Date 9-23-1996

LEGEND

- FOUND #5 REBAR W/ CAP "LUKE LS 14115"
- FOUND #5 REBAR
- FOUND BENT #5 REBAR, REPLACED W/ #5 REBAR W/ 2" ALUM. CAP STAMPED "D H SURVEYS INC. L.S. 20677"

NOTE: ALL BOUNDARY CORNER MONUMENTS ARE SET IN CONCRETE.



NOTE: There is no lienholder for this property.

AREA SUMMARY
1 LOT = 0.9 ACRES

REVISED 6-3-1996
REVISED 6-23-1996

COMMONWEALTH SUBDIVISION

A REPLAT OF LOTS 1-6 INCLUSIVE, BLOCK 5,
WESTGATE PARK SUBDIVISION LOCATED IN THE
SW1/4 NW1/4 SEC. 10, T.1S. R.1W., U.M.

D H SURVEYS INC.

118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 269-96-03
Drawn By TMODEL	Date SEPT., 1996	Sheet 1 OF 1