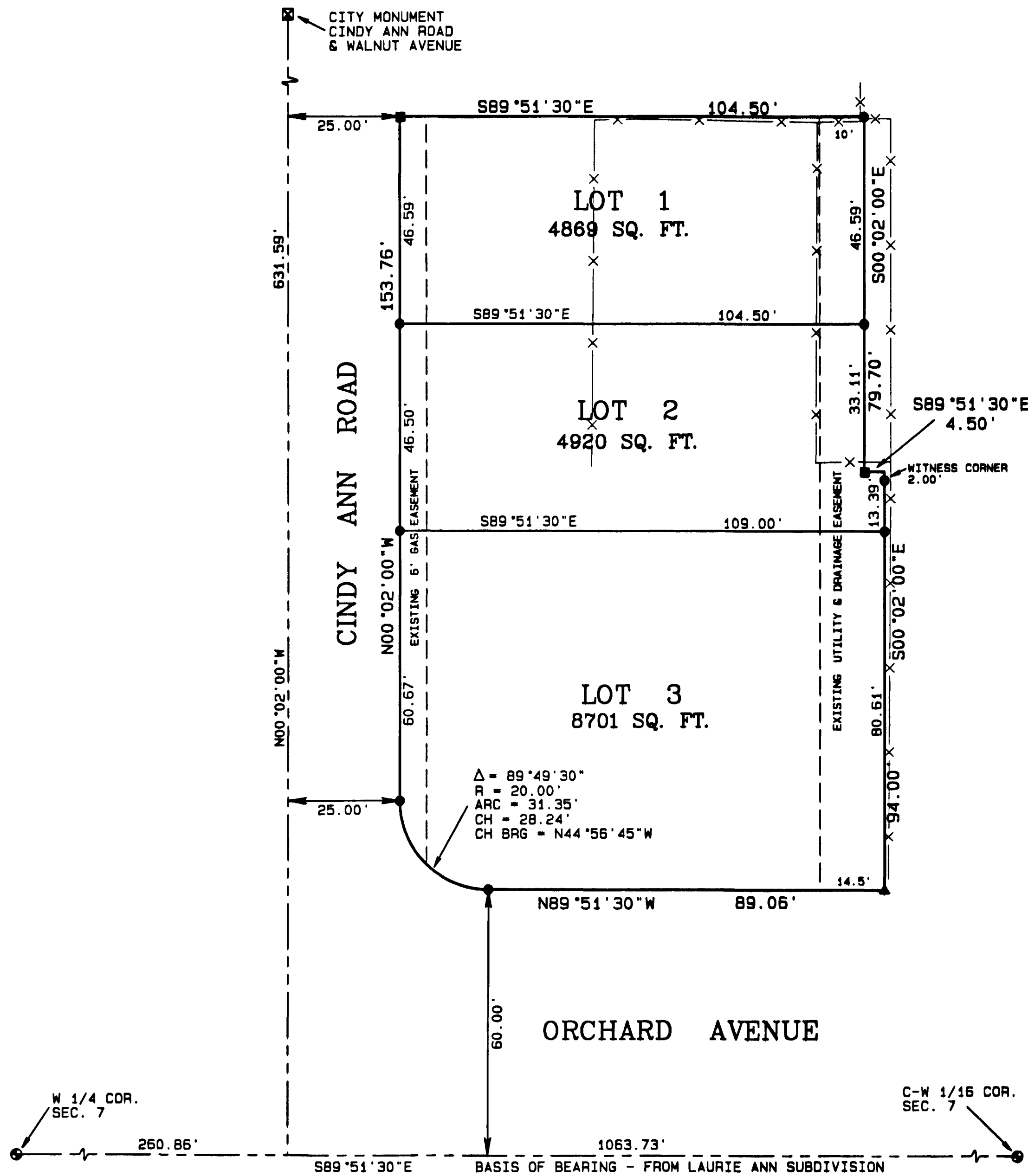


M & W MINOR SUBDIVISION

A REPLAT OF LOT 3, LAURIE ANN SUBDIVISION &
 A REPLAT OF THE SOUTH 173.70' OF TRACT A, BLOCK 2
 REPLAT OF BLOCK 2, CINDY ANN SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, William R. Irwin and Marie A. Irwin, are the owners of that real property as described in Book 231 at Page 974 and Book 2314 at Page 58 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Lot 3, Laurie Ann Subdivision and the South 173.70 feet of Tract A, Block 2 of the Replat of Block 2, Cindy Ann Subdivision, City of Grand Junction, Mesa County, Colorado.

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 11 day of July 1997.

William R. Irwin
 William R. Irwin
Marie A. Irwin
 Marie A. Irwin
 Lienholder *Beneficial Mortgage Co.*
 Beneficial Mortgage Co.

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 11 day of July 1997, by William R. Irwin and Marie A. Irwin
 My commission expires 10/24/99
 Witness my hand and official seal *Debra A. Giffen*
 Notary Public
 Address 1670 North Ave Grand Junction CO 81501

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 11 day of July 1997, by Beneficial Mortgage Co.
 My commission expires 10/24/99
 Witness my hand and official seal *Debra A. Giffen*
 Notary Public
 Address 1670 North Ave Grand Junction CO 81501

CITY APPROVAL

This plat of M & W MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 11 day of July 1997.

Mark A. Olson
 City Manager
Janet L. Terry
 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 10:12 o'clock A.M. this 31 day of July A.D., 1997, and is duly recorded in Plat Book No. 15 Page 370. Reception No. 1807694
 Fee \$ Drawer No. DD96

Clerk and Recorder

Deputy

LEGEND

- MESA COUNTY SURVEY MARKER
- ⊠ CITY MONUMENT
- FD. #5 REBAR W/PLASTIC CAP MARKED LUKE LS14115
- ▲ FD. #5 REBAR (NO CAP)
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- X— FENCE LINE

NOTE: EXTERIOR SUBDIVISION CORNERS SET IN CONCRETE

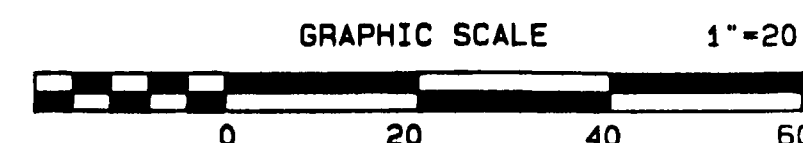
SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, 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.

Michael W. Drissel
 Michael W. Drissel PLS 20677
 PROFESSIONAL LAND SURVEYOR

7-9-97
 Date

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.



M & W MINOR SUBDIVISION
 LOCATED IN THE
 SW 1/4 NW 1/4, SEC. 7, T1S, R1E, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	365-97-01
Drawn By	TMODEL	Date	MAY 1997	Sheet	1 OF 1