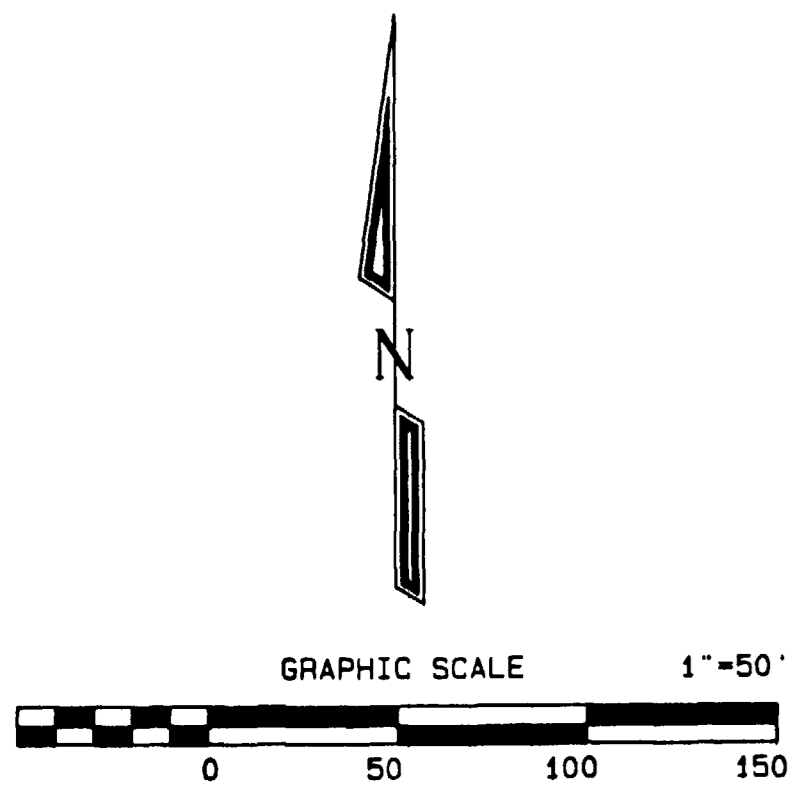


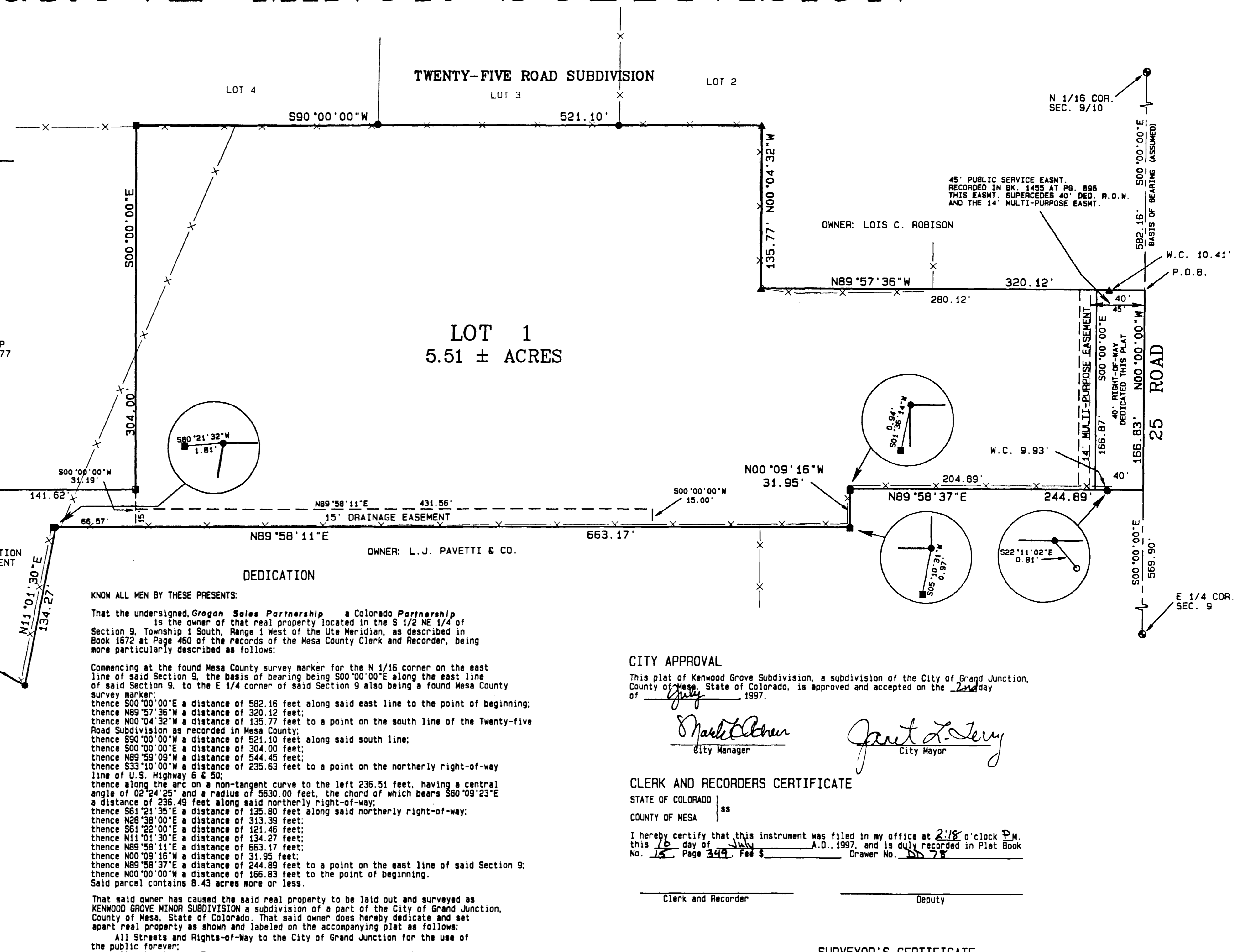
KENWOOD GROVE MINOR SUBDIVISION



AREA SUMMARY
 LOTS 1 & 2 = 8.28 AC. / 98%
 DED. ROAD = 0.15 AC. / 02%
 TOTAL = 8.43 AC. / 100%

BUILDING SETBACKS
 45' BUILDING SETBACK
 FROM CENTER LINE OF ROAD

- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ▲ FD. #5 REBAR W/PLASTIC CAP MARKED LUKE LS 14115
 - FD. #5 REBAR W/PLASTIC CAP MARKED ASM ENG. LS 11645
 - FD. #5 REBAR W/PLASTIC CAP MARKED LS 9960
 - FD. #5 REBAR W/ALUM. CAP STAMPED MASON LS 18469
 - FD. #5 REBAR (NO CAP)
 - FD 1" STEEL PIPE
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- NOTE: ALL EXTERIOR CORNERS SET IN CONCRETE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, *Grogan Sales Partnership*, a Colorado Partnership is the owner of that real property located in the S 1/2 NE 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, as described in Book 1672 at Page 460 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the N 1/16 corner on the east line of said Section 9, the basis of bearing being S00°00'00"E along the east line of said Section 9, to the E 1/4 corner of said Section 9 also being a found Mesa County survey marker;

thence S00°00'00"E a distance of 562.16 feet along said east line to the point of beginning;

thence N89°57'36"W a distance of 320.12 feet to the point of beginning;

thence N00°04'32"W a distance of 135.77 feet to a point on the south line of the Twenty-five Road Subdivision as recorded in Mesa County;

thence S90°00'00"W a distance of 521.10 feet along said south line;

thence S00°00'00"E a distance of 304.00 feet;

thence N89°59'09"W a distance of 544.45 feet;

thence S33°10'00"W a distance of 235.63 feet to a point on the northerly right-of-way line of U.S. Highway 6 & 50;

thence along the arc on a non-tangent curve to the left 236.51 feet, having a central angle of 02°24'25" and a radius of 5630.00 feet, the chord of which bears S60°09'23"E a distance of 236.49 feet along said northerly right-of-way;

thence S61°21'35"E a distance of 135.80 feet along said northerly right-of-way;

thence N89°58'11"E a distance of 313.39 feet;

thence S61°22'00"E a distance of 121.46 feet;

thence N11°01'30"E a distance of 134.27 feet;

thence N89°58'11"E a distance of 663.17 feet;

thence N00°09'16"W a distance of 31.95 feet;

thence N89°58'37"E a distance of 244.89 feet to a point on the east line of said Section 9;

thence N00°00'00"W a distance of 156.83 feet to the point of beginning.

Said parcel contains 8.43 acres more or less.

CITY APPROVAL

This plat of Kenwood Grove Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2nd day of July, 1997.

Mark A. Olson City Manager
Janet A. Terry City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:18 o'clock P.M. this 16 day of July, A.D. 1997, and is duly recorded in Plat Book No. 15, Page 349. Fee \$ Drawer No. 20677

 Clerk and Recorder

 Deputy

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 the same are accurate to the best of my knowledge and belief. I also certify that this subdivision complies with 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
 M. W. Drissel
 PLS 20677
 Date 6-9-97

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 1st day of July, 1997, by Ken R. Grogan
 My commission expires 3-25-99
 Witness my hand and official seal Lauram Green
 Address 200 Grand Grand Opt Co 81501

Lauram Green
 Notary Public
 STATE OF COLORADO

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 1st day of July, 1997, by Bank of Colorado Michael D. Mast, Vice President
 My commission expires 3-25-99
 Witness my hand and official seal Lauram Green
 Address 200 Grand Grand Opt Co 81501

Lauram Green
 Notary Public
 STATE OF COLORADO

That said owner has caused the said real property to be laid out and surveyed as KENWOOD GROVE MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

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 Drainage Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Detention / Retention Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted for the purpose of conveying and detaining / retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

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; provide, 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 1st day of July, 1997.

Kenneth R. Grogan
 Grogan Sales Partnership
 Kenneth R. Grogan
 Lienholder *Michael D. Mast, V.P.*
 Bank of Colorado

KENWOOD GROVE MINOR SUBDIVISION
 LOCATED IN THE
 S 1/2 NE 1/4, SEC. 9, T1S, R1W, 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.	227-97-06
Drawn By	TMODEL	Date	APRIL 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.