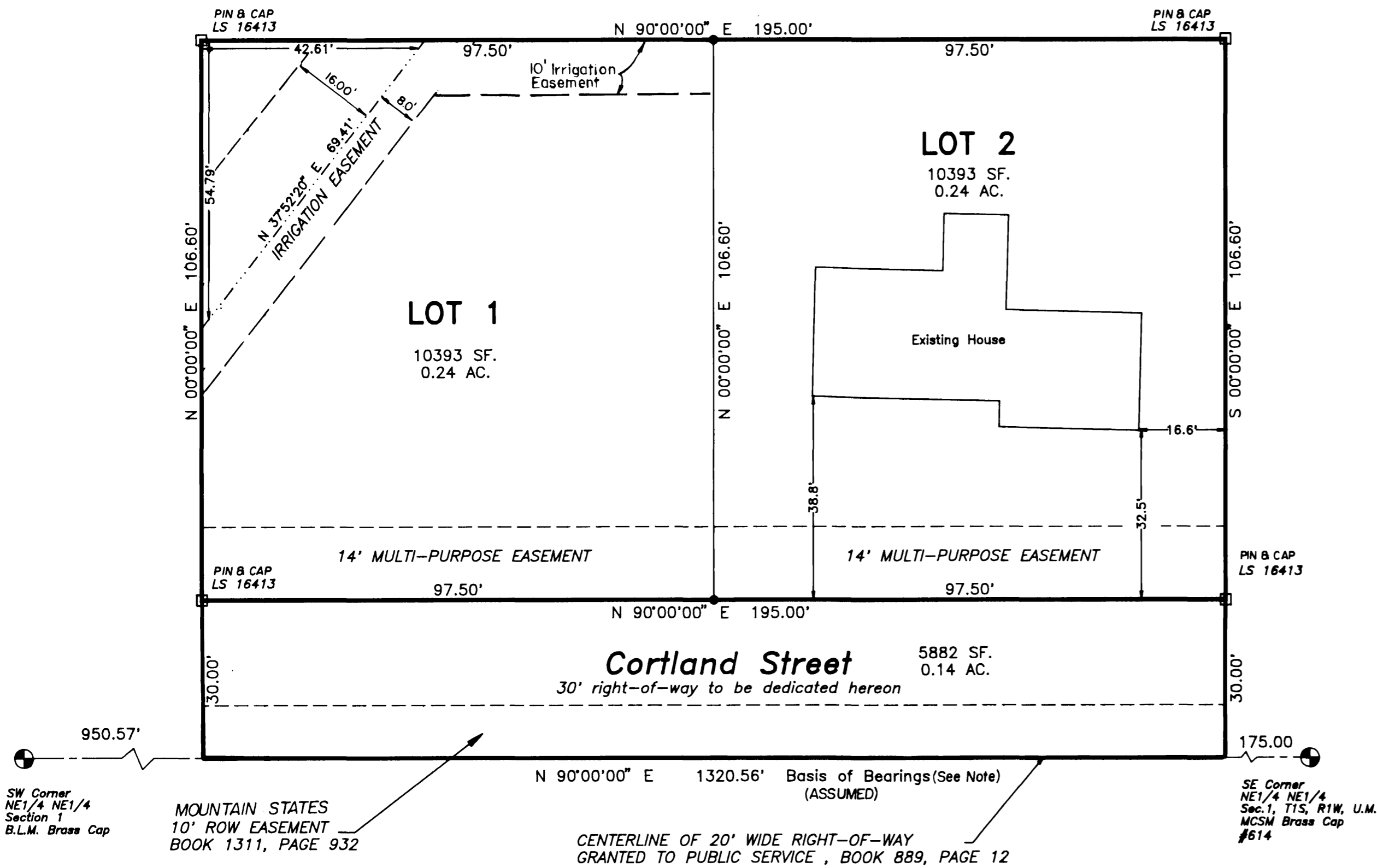
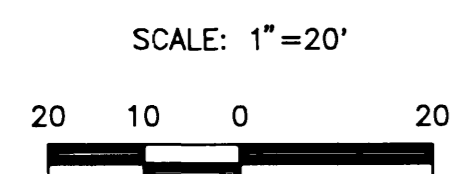
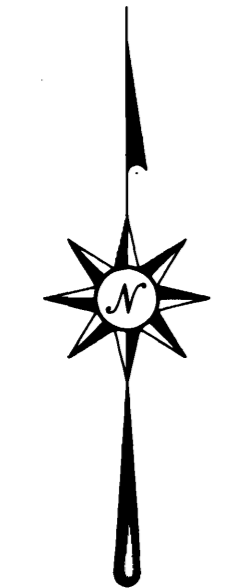


JOYNER MINOR SUBDIVISION



SW Corner NE1/4, NE1/4 Section 1 B.L.M. Brass Cap
MOUNTAIN STATES 10' ROW EASEMENT BOOK 1311, PAGE 932

SE Corner NE1/4, NE1/4 Sec. 1, T1S, R1W, U.M. MCSM Brass Cap #614



N 90°00'00" E 1320.56' Basis of Bearings(See Note) (ASSUMED)
CENTERLINE OF 20' WIDE RIGHT-OF-WAY GRANTED TO PUBLIC SERVICE, BOOK 889, PAGE 12

AREA SUMMARY

LOT 1	=	0.24 Acres
LOT 2	=	0.24 Acres
ROAD ROW	=	0.14 Acres
TOTAL	=	0.62 Acres

- LEGEND
- ⊕ MESA COUNTY OR BLM SURVEY MARKER
 - CALCULATED POSITION (NOT SET)
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835
 - (R) RECORD MEASUREMENT
 - FOUND PROPERTY CORNER AS NOTED SET IN CONCRETE

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 CERTIFICATION SHOWN HEREON.

DEDICATION

That the undersigned Tom C. Joyner, and Rene' J. Joyner, are the owners of that real property situated in the NE1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Also being a part of Lot 20 of Jaynes Subdivision, County of Mesa, State of Colorado, being more particularly described as follows: Book 1001, Page 489.

Commencing at the Southeast corner of the NE 1/4 NE 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence S 90°00'00" W 175.00 feet along the South line of the NE 1/4 NE 1/4 Section 1 to the TRUE POINT OF BEGINNING; thence continuing along said Southerly line S 90°00'00" W 195.00 feet; thence N 00° 00'00" E 136.60 feet; thence N 90°00'00" E 195.00 feet; thence S 00°00'00" W 136.60 feet to the TRUE POINT OF BEGINNING.

That said owners have caused the said real property to be laid out and surveyed as JOYNER MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 7th day of SEPTEMBER, A.D. 1994.

Tom C. Joyner Rene' J. Joyner
Tom C. Joyner Rene' J. Joyner

STATE OF COLORADO)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Tom C. Joyner and Rene' J. Joyner this 7th day of SEPTEMBER, A.D., 1994.

My Commission Expires 11/26/97

Witness my hand and official seal
Thomas A. [Signature]
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of December, A.D., 1994, by the County Planning Commission of the County of Mesa, State of Colorado.

[Signature]
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 30th day of November, A.D., 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.

[Signature]
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) Reception # 1703607
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 1:45 o'clock P.M., December 15, A.D., 1994 and was duly recorded in Plat Book No. 14 Page No. 501

Fee: \$0.00
Branch # 159
[Signature]
Clerk and Recorder
By: [Signature]
Deputy

BASIS OF BEARINGS

Basis of bearings assume the South line of the NE1/4NE1/4 of Section 1 to bear N 90°00'00" E 1320.56 feet. Both monuments on this line are Mesa County or B.L.M. monuments as shown on the accompanying plat.

Easement and Title information provided by Abstract and Title Co. of Mesa County, Inc. Commitment No.891072

Note: Existing property corners which were recovered during this survey which were within 0.10 feet ± of the calculated position were accepted as being "in position".

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of JOYNER MINOR SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

[Signature]
DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR, No. 16835
Certified this 7th day of Sept, 1994

Located in the NE 1/4 Section 1, T1S, R1W, UTE M.

JOYNER MINOR SUBDIVISION A Part of Lot 20 of JAYNES SUBDIVISION MESA COUNTY, COLORADO	
Professional Surveying Services P.O. BOX 4506, Grand Junction, CO 81502 303-241-3841	
SUR. BY: JF/LD	DRAWN BY: DWJ
JOB NO. 9306	SHEET 1 OF 1