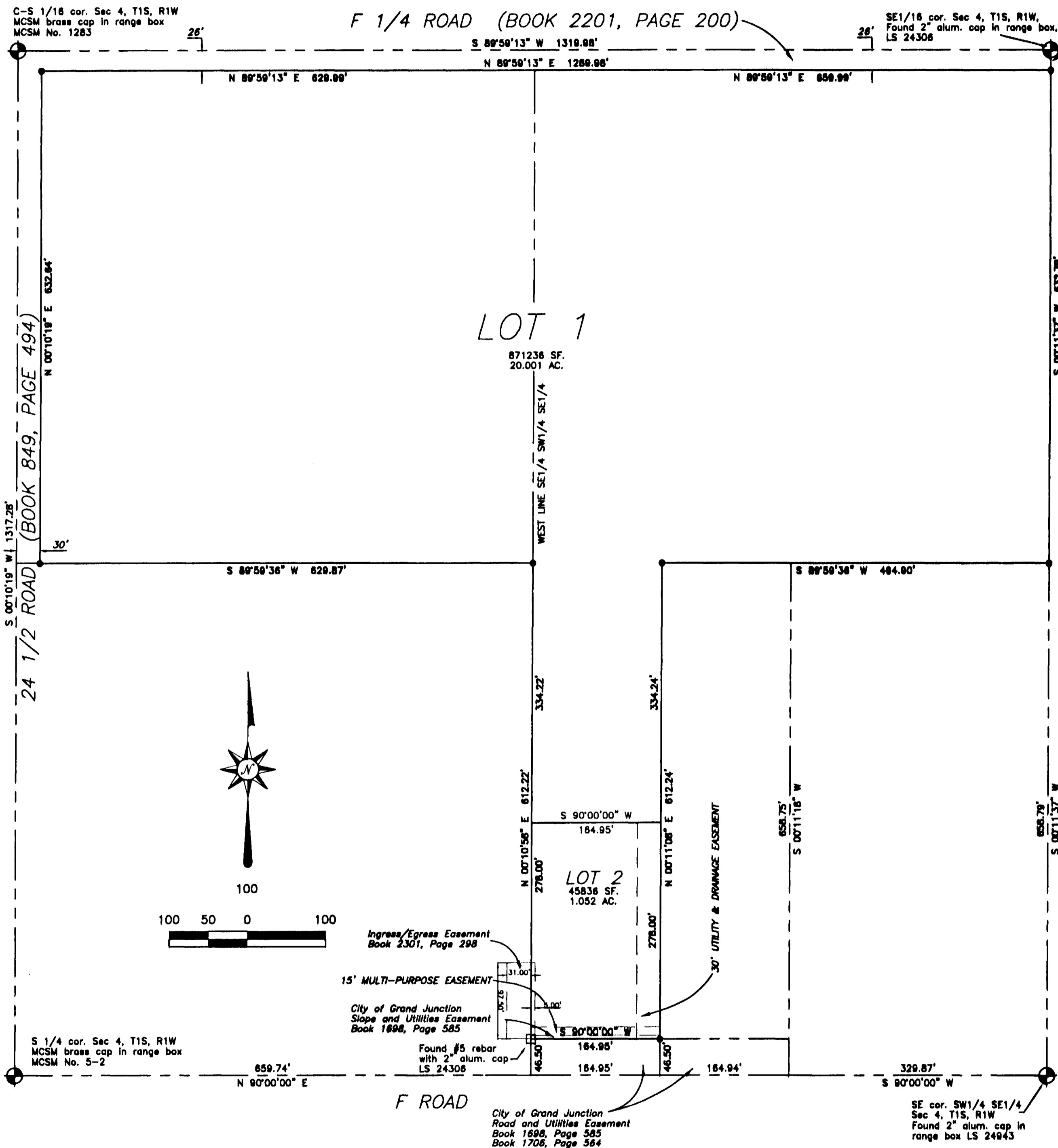


CLM MINOR SUBDIVISION

A PART OF THE SW1/4 SE1/4 SECTION 4, T1S, R1W, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



Basis of bearings assume the North line of the SW1/4 SE1/4 of Section 4 to bear N 89°59'13" E 1319.98 feet. The monuments on this line are as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Mays Concrete, Inc.

AREA SUMMARY

LOT 1	= 20.001 Acres	95.005 %
LOT 2	= 1.052 Acres	4.995 %
ROAD ROW	= 00.000 Acres	0.0 %
TOTAL	= 21.053 Acres	100.00%

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.

- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER
 - CALCULATED POSITION
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS 38-51-105

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That J.B.I. Associates is the owner of that real property located in part of the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deeds Book 1853, Page 769 and Book 2201, Page 208 and Book 2224, Page 655.) Commencing at the Northeast corner Southwest Quarter Southeast Quarter (SW1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, whence the C-S 1/16 corner of said section 4 bears S 89°59'13" W, a distance of 1319.98 feet for a basis of bearings, with all bearings contained herein relative thereto; thence S 00°11'37" W a distance of 28.00 feet to a point on the South right of way of F1/4 Road, and the POINT OF BEGINNING; thence S 00°11'37" W, a distance of 632.79 feet; thence S 89°59'36" W, a distance of 484.80 feet; thence S 00°11'08" W, a distance of 612.24 feet; thence S 90°00'00" W, a distance of 164.95 feet; thence N 00°10'58" E, a distance of 612.22 feet; thence S 89°59'36" W, a distance of 629.87 feet; thence N 00°10'19" E, a distance of 632.64 feet; thence N 89°59'13" E, a distance of 629.99 feet; thence N 89°59'13" E, a distance of 659.99 feet to the POINT OF BEGINNING. Containing 21.053 acres as described. That said owners have caused the real property to be laid out and platted as CLM Minor Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, That said owners do hereby dedicate and set apart real property as shown and labeled as the accompanying plat of CLM Minor Subdivision as follows:

All Multi-Purpose Easements to the City of Grand Junction for the use of the 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 Utility 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, and telephone lines.

All Drainage Easements hereby platted to the City of Grand Junction, 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 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, J.B.I. Associates, has caused their names to be hereunto subscribed this 26th day of March, A.D. 1997.

William A. Ihrig
by: William A. Ihrig

Clifton L. Mays
by: Clifton L. Mays

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me by William A. Ihrig & Clifton L. Mays this 26th day of March, A.D., 1997.

Witness my hand and official seal:

Daniel M. Roberts
Notary Public

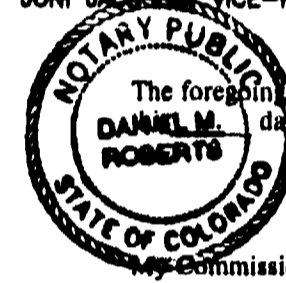
Commission Expires 12-20-99



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of CLM Minor Subdivision. Signed this 26th day of March, 1997.

Roger L. Martin, VP
by: TITLE EXCHANGE CORPORATION - The Bank of Grand Junction
JOHN JACKSON, VICE-PRESIDENT - Roger L. Martin, VP



The foregoing instrument was acknowledged before me by Roger L. Martin this 26th day of March, A.D. 1997. Witness my hand and official seal:

Daniel M. Roberts
Notary Public

Commission Expires 12-20-99

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:11 o'clock P.M., 3-10-97 A.D., 1997, and was duly recorded in Plat Book No. 15 Page No. 291, Reception No. 1790791, Drawer No. DD15.

Daniel M. Roberts
Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of CLM MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 6th day of March, A.D., 1997.

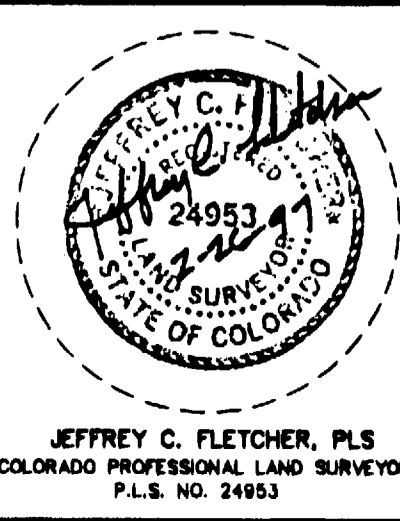
Daniel M. Roberts
City Manager

Steve Lyman
President of City Council

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of CLM Minor Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified FEB 26, 1997



Date:	No.	Revisions:	By:
8/21/96	1	Change easements	RM
12/06/96	2	City of Grand Junction comments	JF
02/18/97	3	Ingress/Egress Easement	RM

CLM MINOR SUBDIVISION
SW1/4 SE1/4 SECTION 4
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

255 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-8180

PROJECT NO. 96023	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: JUNE, 1996	LD/GF	JCF	1	1