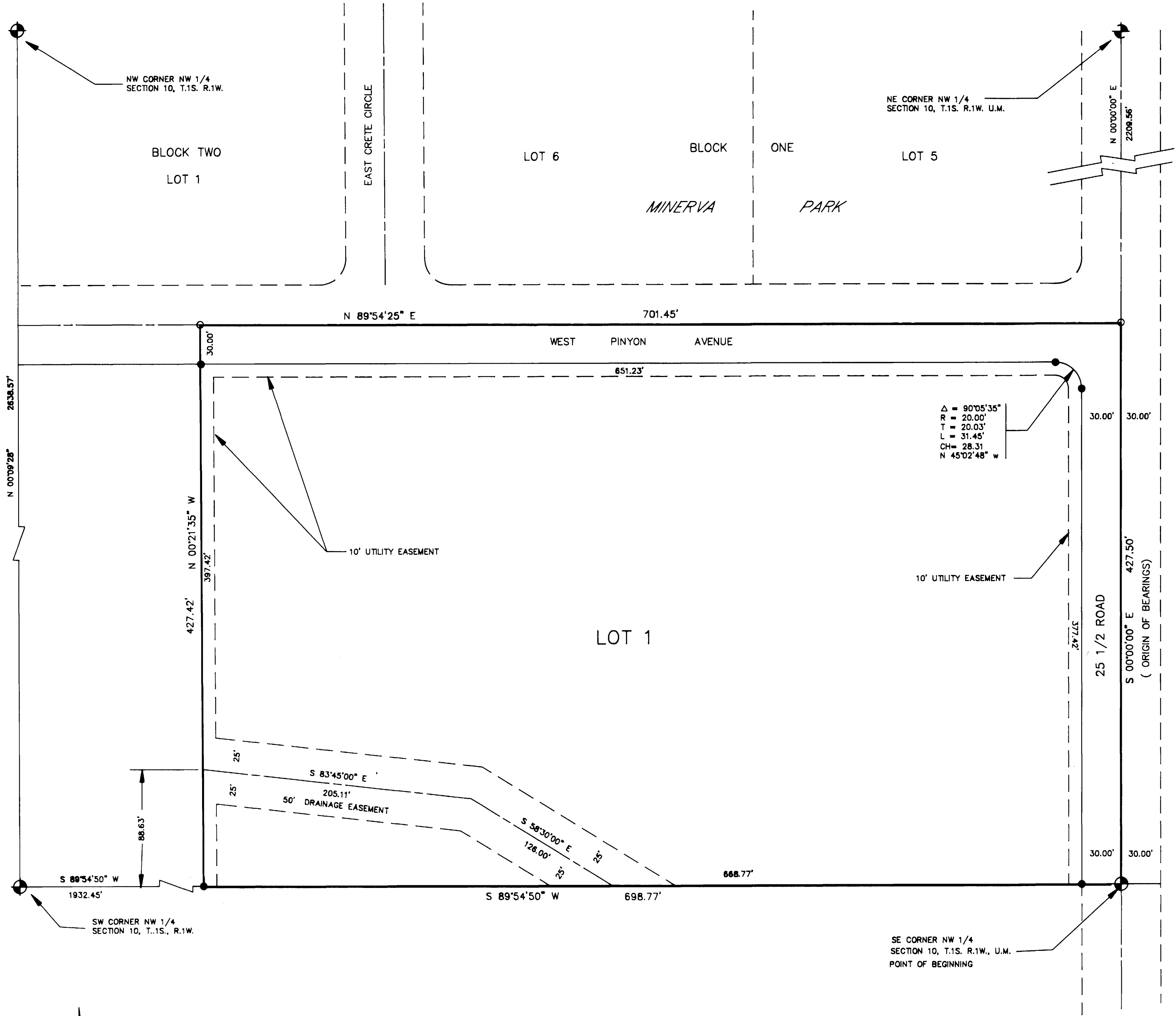


REPLAT PHIPPS AND SCOTT SUBDIVISION

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Raymond G. Phipps and Geraldine M. Phipps are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 NW 1/4 of Section 10, T.1S., R.1W., Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SE Corner (SE Cor.) of the NW 1/4 of said Section 10; Thence S 89° 54' 50\"/>

The said owner has caused the said real property to be laid out and surveyed as a Replat Phipps and Scott Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 dedicate to the City of Grand Junction those portions of said real property which are labeled as utility and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa, or the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 14th day of January, A.D., 1991.

Raymond G. Phipps *Geraldine M. Phipps*
 Raymond G. Phipps Geraldine M. Phipps

AREA QUANTITIES

Total Acres in Lot 1 6.111 Ac or 88.96 %
 Total Acres in Streets 0.759 Ac or 11.04 %

STATE OF COLORADO)
 COUNTY OF MESA) §

The foregoing instrument was acknowledged before me this 14th day of January, A.D. 1991 by Raymond G. Phipps and Geraldine M. Phipps.

My Commission Expires: 08/21/93 Witness My Hand and Official Seal
Linda J. Wilson
 Notary Public

STATE OF COLORADO)
 COUNTY OF MESA) § Reception # 1564030

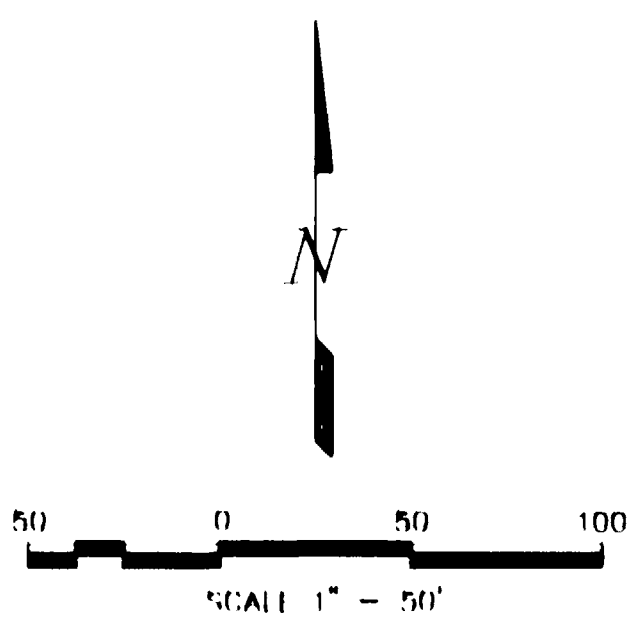
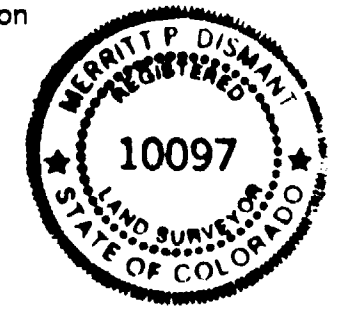
I hereby certify that this instrument was filed in my office at 8:33 o'clock A.M. This 27th day of February, A.D. 1991, and is duly recorded in plot # 13 P508 Fees Paid \$10.00

Monika Todd *Javine Martini*
 Clerk and Recorder Deputy
 Drawer J96

SURVEYOR'S STATEMENT

I hereby state that the survey as represented by this plat conforms to applicable requirements of the zoning and development Code of the City of Grand Junction and all applicable state laws and regulations.

Merritt P. Diamant 1/14/91
 Merritt P. Diamant CO LS 10097



- LEGEND**
- Mesa County Brass Cap
 - 5/8\"/>
 - 1/2\"/>

CITY APPROVAL

This REPLAT OF PHIPPS AND SCOTT SUBDIVISION in City of Grand Junction, Colorado, County of Mesa, State of Colorado was approved this 17th day of FEBRUARY, A.D., 1991

Mark L. DeLeon City Manager
William E. McLaughlin President of Council
Gregory DeHart Grand Junction City Engineer
William J. ... Chairman, Grand Junction Planning Commission

REPLAT PHIPPS AND SCOTT SUBDIVISION
 IN SE 1/4 NW 1/4 SECTION 10,
 T.1S., R.1W. UTE MERIDIAN

INTERMOUNTAIN TECHNICAL SERVICES INC.
 1360 MOTOR STREET GRAND JUNCTION, COLORADO

91001