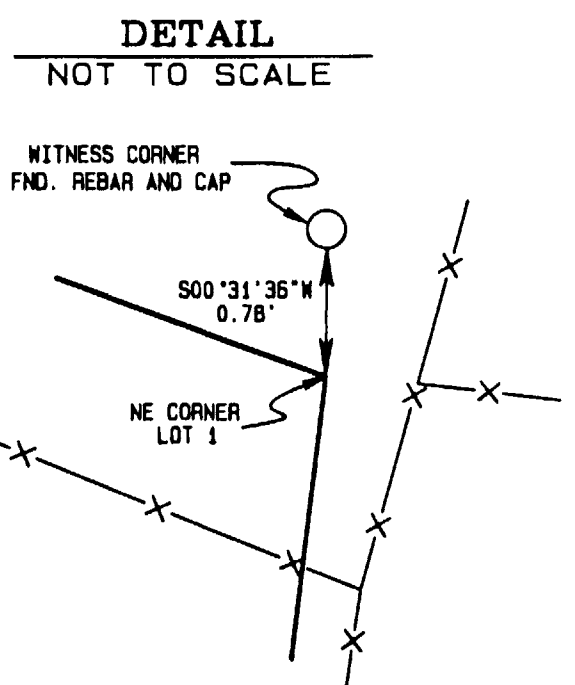
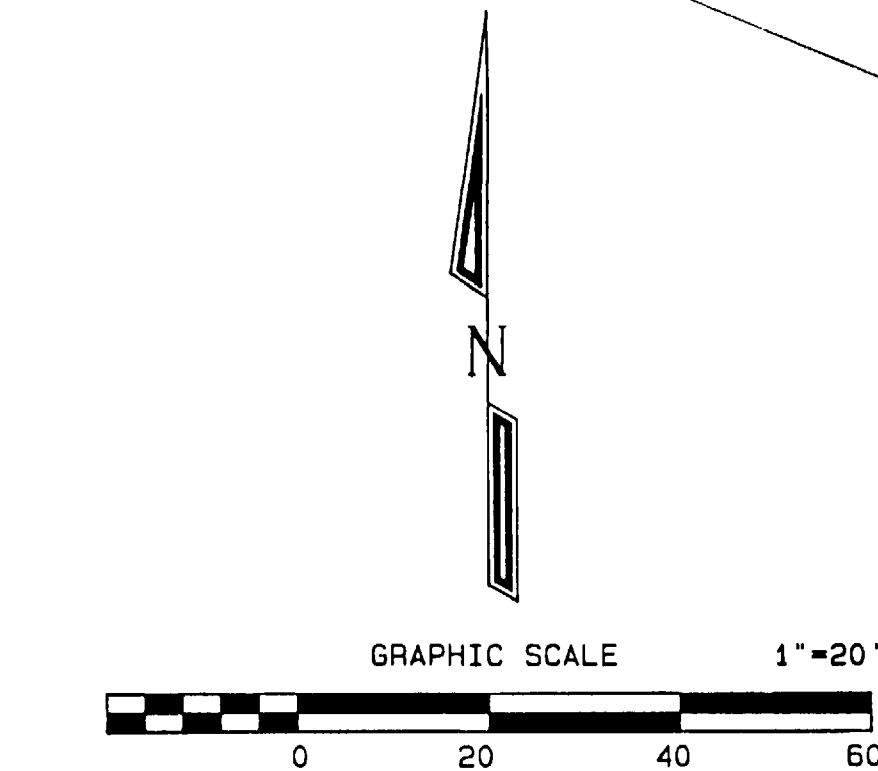
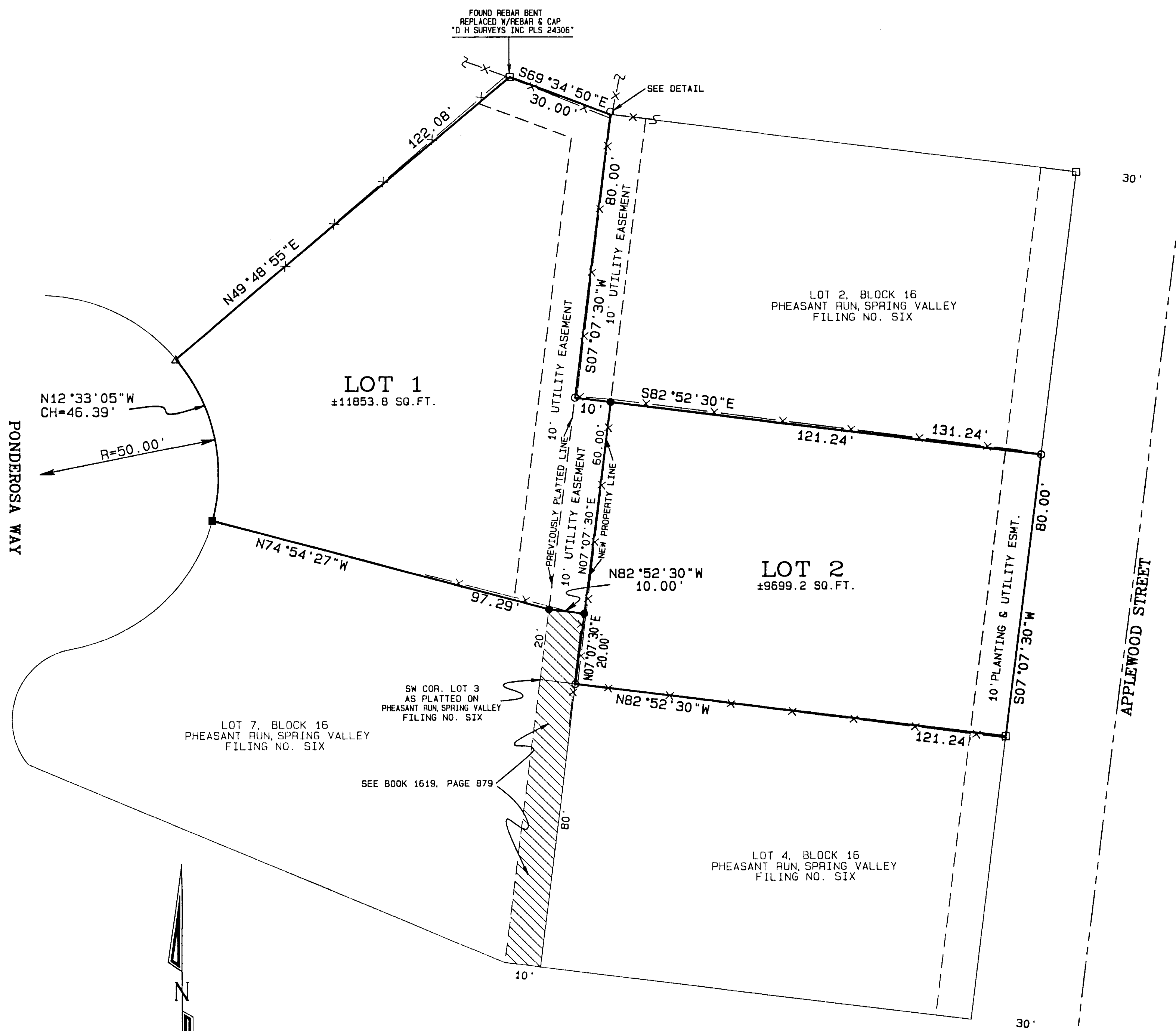


FRASER-BLANSCKET MINOR SUBDIVISION

A REPLAT OF LOT 8 AND A PART OF LOT 3, BLOCK 16 PHEASANT RUN, SPRING VALLEY - FILING NO. SIX



- LEGEND**
- SET #5 REBAR W/2" ALUM. CAP IN CONCRETE STAMPED "D H SURVEYS INC. PLS 24306"
 - SET 3/4" BRASS DISK IN CONCRETE STAMPED "D H SURVEYS INC. PLS 24306"
 - FOUND #5 REBAR W/PLASTIC CAP MARKED "PARAGON LS 9066"
 - FOUND #5 REBAR W/PLASTIC CAP MARKED "LS 14113"
 - FOUND #5 REBAR
 - △ FOUND #5 REBAR W/PLASTIC CAP (ILLEGIBLE)

NOTE: The record bearings and distances for Lot 8, Block 16 of Pheasant Run, Spring Valley Filing No. Six, fail to form a mathematically closed figure. The error appears to be in the chord bearing on the front of Lot 8. It should be N12°33'05"W, not N12°42'36"W.

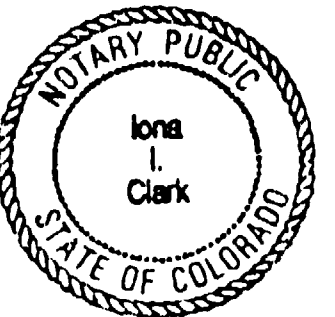
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, James E. Fraser, Gudrun H. Fraser, Clarence D. Blanscet and Victoria E. Blanscet are the owners of that real property as described in Book 1834 at Page 69 and Book 2307 at Page 107 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows: Lot 8, Block 16 of Pheasant Run Spring Valley Filing No. Six Subdivision, a subdivision of the City of Grand Junction, and Lot 3 Block 16 of said subdivision except the south 20.00 feet of the west 10.00 feet of said Lot 3.

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

James E. Fraser
James E. Fraser
Clarence D. Blanscet
Clarence D. Blanscet

Gudrun H. Fraser
Gudrun H. Fraser
Victoria E. Blanscet
Victoria E. Blanscet



STATE OF COLORADO)
COUNTY OF MESA) ss
The forgoing instrument was acknowledged before me this 8th day of September A.D., 1997 by James E. Fraser, Gudrun H. Fraser, Clarence D. Blanscet and Victoria E. Blanscet
Witness my hand and official seal: *Jana D. Case*
Notary Public
Address 743 N. 12th Grand Jct Co 81501 My commission expires: _____

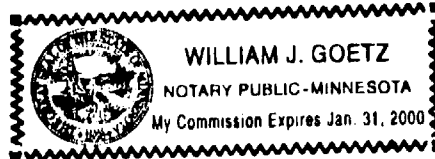
My Commission expires December 23, 1999

LIENHOLDER'S SIGNATURE

Ellen M. Barr
NORWEST MORTGAGE



STATE OF COLORADO)
COUNTY OF MESA) ss
The forgoing instrument was acknowledged before me this 20th day of OCTOBER A.D., 1997 by Norwest Mortgage, by *Ellen M. Barr, Asst. Vice President*
Witness my hand and official seal: *William J. Goetz*
Notary Public
Address 2051 KILLEBREW DR., SUITE 500, BLOOMINGTON, MN 55425 My commission expires: 1-31-2000



CITY APPROVAL

This plat of FRASER-BLANSCKET MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 5th day of November 1997.

Mark Lehman
City Manager

Gant Lacey
President of Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I, hereby certify that this instrument was filed for recording in my office at 3:04 o'clock P.M., this 7th day of NOVEMBER A.D., 1997, and is duly recorded in Plat Book No. 16 at Page 35.
Reception No. 1819519 Fee \$ _____ Drawer No. DD 151

Deputy Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, 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.



8-17-97
Date

FRASER-BLANSCKET MINOR SUBDIVISION
A REPLAT OF LOT 8 AND A PART OF LOT 3, BLOCK 16
PHEASANT RUN, SPRING VALLEY - FILING NO. SIX
LOCATED IN THE
SE 1/4 NE 1/4, SECTION 1, T.1S., R.1W., U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 371-97-01
Drawn By TMODEL Date AUGUST, 1997 Sheet 1 OF 1