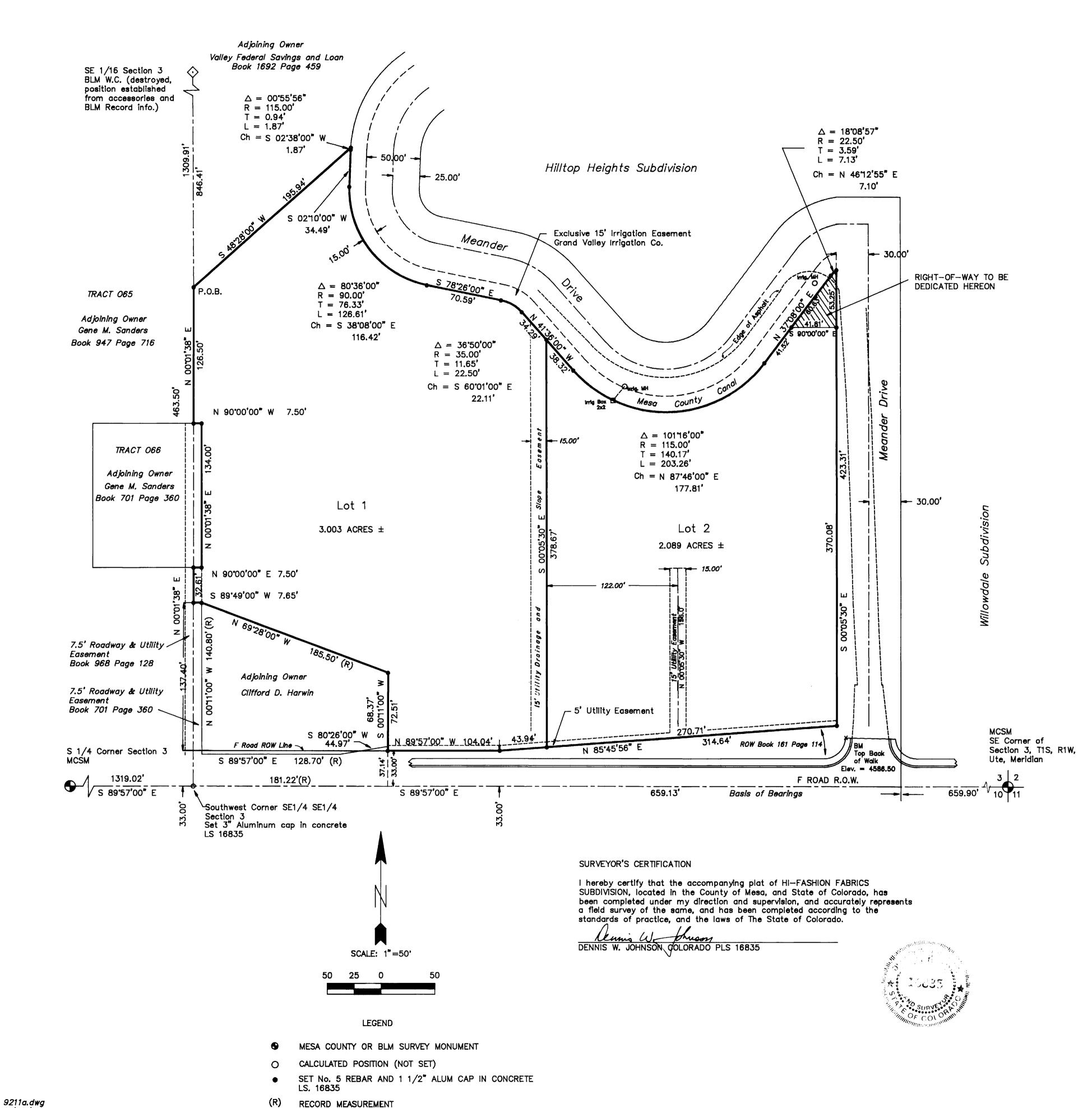
HI-FASHION FABRICS SUBDIVISION



6/29/92

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Kathleen D. Tomkins, is the owner of that real property situated in the County of Mesa, State of Colorado, and being situated in the Southeast One—quarter of the Southeast One—quarter (SE1/4 SE1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, (Book 1856 Page 212 Mesa County Records) being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter Southeast Quarter of Section 3, and assuming the South line of the SE1/4 SE1/4 to bear S 89°57′00″ E, Thence N 0°01′38″ E 463.50 feet along the West line of the SE 1/4 SE 1/4 to the TRUE POINT OF BEGINNING; Thence N 48*28'00" E 195.94' to intersect the South line of the Mesa County Canal; Thence following the South Line of the Mesa County Canal the following (9) courses; (1) Along the arc of a non-tangent curve to the left 1.87 feet, said curve having a radius of 115.0 feet, the chord of which bears S 2'38'00" W 1.87 feet; (2) S 02'10'00" W 34.49 feet; (3) along the arc of a curve to the left 126.61 feet, said curve having a radius of 90.0 feet, the chord of which bears S 38'08'00" E 116.42 feet; (4) S 78'26'00" E 70.59 feet; (5) Along the arc of a curve to the right 22.50 feet, said curve having a radius of 35.0 feet, the chord of which bears S 60'01'00" E 22.11 feet; (6) S 41'36'00" E 72.61 feet; (7)Along the arc of a curve to the left 203.26 feet, said curve having a radius of 115.0 feet, the chord of which bears N 87'46'00" E 177.81 feet; (8) Thence N 37°08'00" E 102.15 feet; (9) along the arc of a non-tangent curve to the right a distance of 7.13 feet, said curve having a radius of 22.50 feet, the chord of which bears N 46°12°55" E 7.10 feet to intersect the West rights—of—way line of Meander Drive; Thence S 0°05′30" E 423.31 feet to intersect the North rights—of—way line of F Road; Thonce along said north rights—of—way S 85°45′56″ W 314.64 feet; Thence N 89°57′00″ W 104.04 feet; Thence leaving said rights-of-way N 0~11'00" E 72.51 feet; Thence N 69°28'00" W 185.50 feet; Thence S 89°49'00" W 7.65 feet to the the West line of the SE 1/4 SE1/4 Section 3: Thence N 0°01'38" E 32.61 feet; Thence N 90°00' E 7.50 feet; Thence N 0°01'38" E 134.0 feet; Thence N 90° 00' W 7.50 feet; N 0°01'38" E 126.50 feet to the TRUE POINT OF BEGINNING. Said parcel contains 5.092 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as HI-FASHION FABRICS SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads, and R.O.W.'s as shown on the accompanying plat to the City of Grand Junction and to the Public forever, and hereby dedicates those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the maintenance of such utilities such as telephone and electric lines, poles and cables: storm and sanitary sewer mains; gas pipe lines; and those portions of said real property which are labeled as irrigation ditches, flumes and conduits, with further right of ingress and egress to and from the above described utility easements.

That all expenses for the improvements shall be financed by the seller or purchaser, and not the City of Grand Junction.

IN WITNESS WHEREOF, Kathleen D. Tomkins has caused her name to be hereunto subscribed this 50 day of Avgust ,A.D. 19**92_**. Kathleen D. Tomkins

STATE OF COLORADO)ss COUNTY ON MESA

The foregoing instrument was acknowledged before me

this <u>5th</u> day of <u>August</u>, A.D., 1992

My Commission Expires Oct. 10, 1995

Witness my hand and official seal

CITY APPROVAL

This Plat of HI-FASHION FABRICS SUBDIVISION, a Subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on

Wark Elchen CITY/MANAGER

DIRECTOR OF DEVELOPMENT

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) Sucception # /6/159/
COUNTY OF MESA
I hereby certify that this instrument was filed in my office at 11:27

A.M., august 18, A.D., 1992, and was

HI-FASHION FABRICS SUBDIVISION

LOCATED IN SE1/4 SE1/4 SECTION 3 T.1S., R.1W., UTE MERIDIAN MESA COUNTY, COLORADO

Professional Surveying Services P.O. Box 4506 - Grand Jct., CO

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE 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

SHEET 1 OF 1