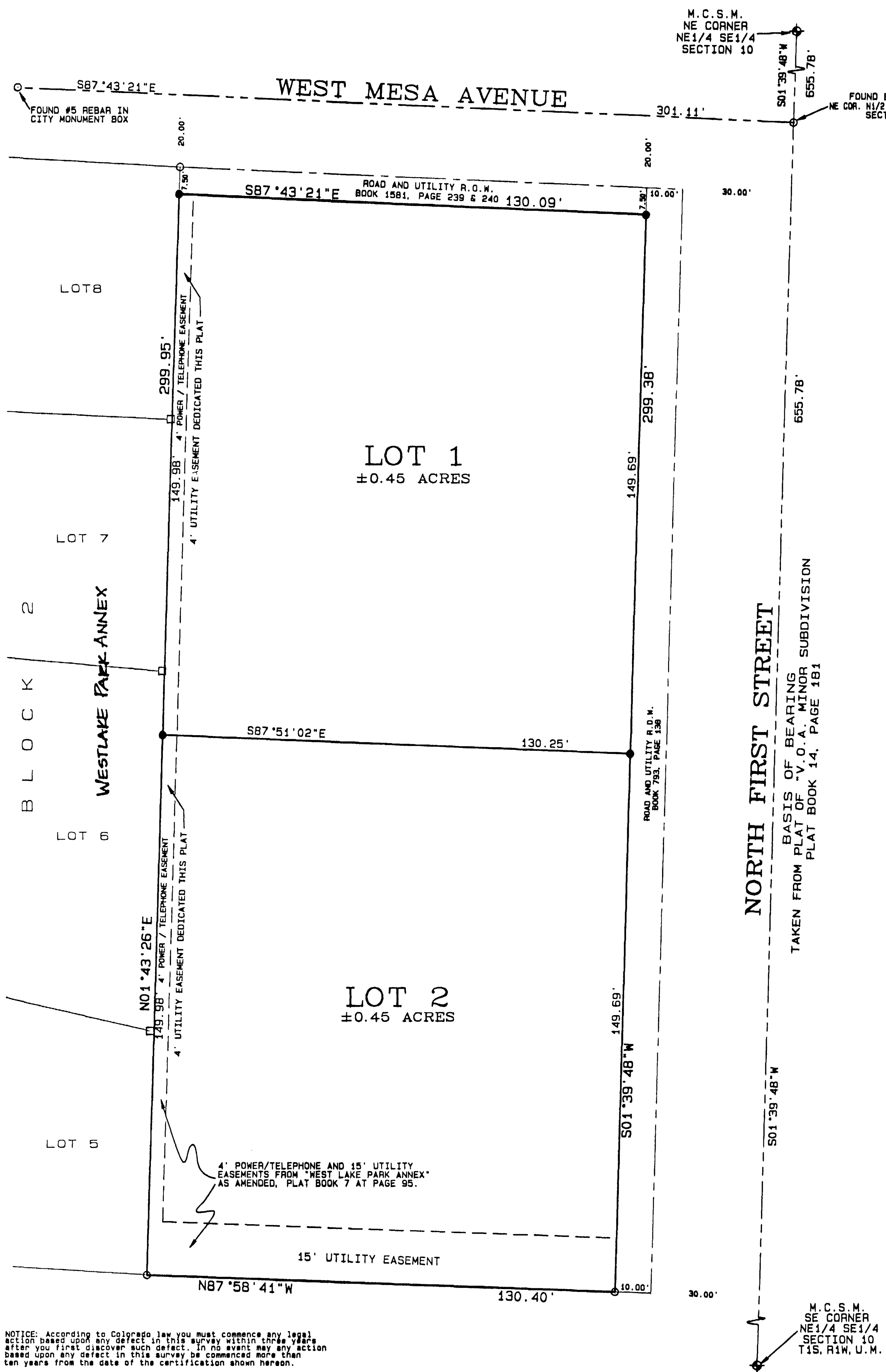


SYLVAN MINOR SUBDIVISION

A REPLAT OF BLOCK 1, WEST LAKE PARK ANNEX

SECOND AMENDED PLAT



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Kerry L. Murdock, Joy L. Murdock, David M. Durham, and Sondra L. Durham are the owners of that real property as described in Book 2361 at Page 115 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Block 1 of WESTLAKE PARK ANNEX according to the Second Amended Plat thereof, EXCEPT tracts as conveyed to the City of Grand Junction, a Municipal Corporation by instruments recorded December 15, 1960 in Book 793 at Page 138 and recorded March 28, 1986 in Book 1581 at Page 239 and 240.

That said owner has caused the said real property to be laid out and surveyed as SYLVAN MINOR SUBDIVISION a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart property as shown and labeled on the accompanying plat as follows:

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, telephone lines.

All Ingress / Egress, Parking and Drainage Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and 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, and in Drainage and Detention / Retention easements, the right to dredge; provide, 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.

Kerry L. Murdock
Kerry L. Murdock

Joy L. Murdock
Joy L. Murdock

David M. Durham
David M. Durham

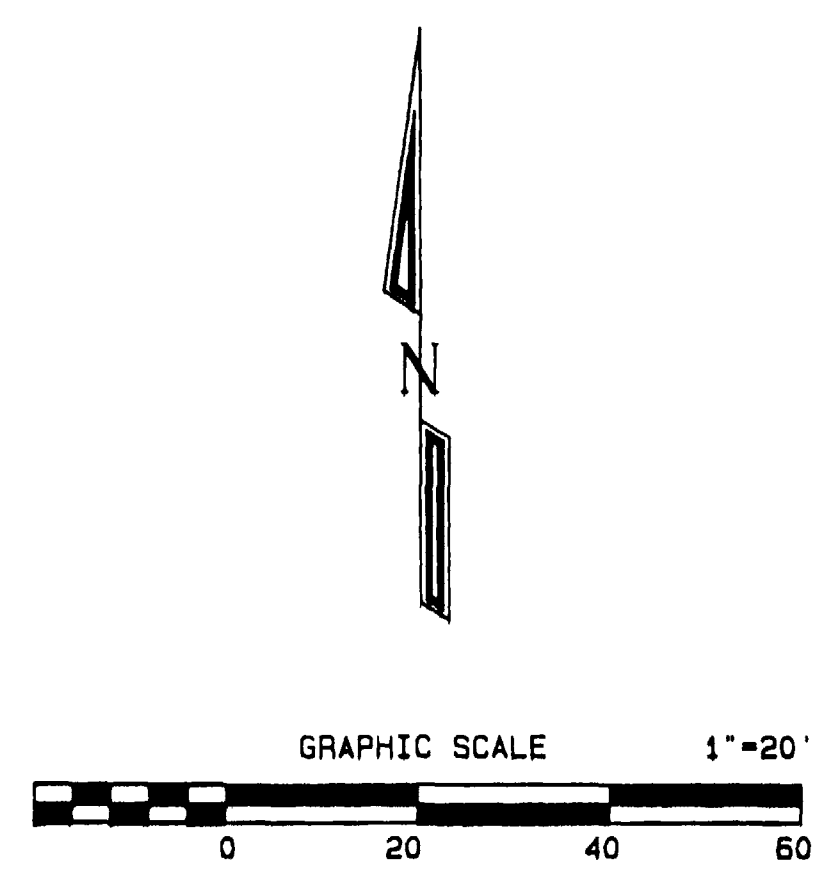
Sondra L. Durham
Sondra L. Durham

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me this 12 day of December, 1997, by Kerry L. Murdock, Joy L. Murdock, David M. Durham, and Sondra L. Durham.

My commission expires 14 February 1998 Witness my hand and official seal

Patricia J. Spruce Address 2312 Elm Ave. Grand Jct., Co. 81601
Notary Public



- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR, SET IN CONCRETE
 - FOUND #2 REBAR
 - ⊙ FOUND BOLT SPIKE
 - SET #5 REBAR W/2" ALUMINUM CAP IN CONCRETE STAMPED "D H SURVEYS INC. PLS 24306"

NOTE:

THE INGRESS / EGRESS, PARKING AND DRAINAGE EASEMENT IN THE DEDICATION WILL ENCOMPASS THE ENTIRE SUBDIVISION, EXCEPT UNDER, OVER, OR ACROSS ANY BUILDINGS.

CITY APPROVAL

This plat of SYLVAN MINOR SUBDIVISION, A subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 29 day of DECEMBER 1997.

David A. Volney
City Manager

Grant L. Terry
President of Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)ss

I hereby certify that this instrument was filed in my office at 1:48 o'clock P.M. this 9th day of JANUARY A.D., 1998, and is duly recorded in Plat Book 16 Page 65 DRAWER DD173 Reception # 1827504

Clerk and Recorder

Deputy

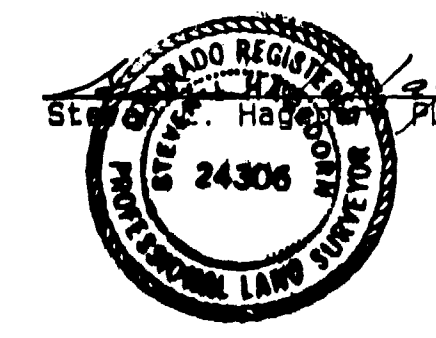
SURVEYOR'S CERTIFICATE

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.

Steven L. Hagedorn
PLS 24306

12-12-97
Date

Steven L. Hagedorn
M.C.S.M. SE CORNER NE1/4 SE1/4 SECTION 10 T15, R1W, U.M.



Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Policy No. 898607C.

SYLVAN MINOR SUBDIVISION
A REPLAT OF BLOCK 1, WEST LAKE PARK ANNEX
SECOND AMENDED PLAT
LOCATED IN THE
NE1/4 SE1/4 SECTION 10, T15, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

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 the certification shown hereon.