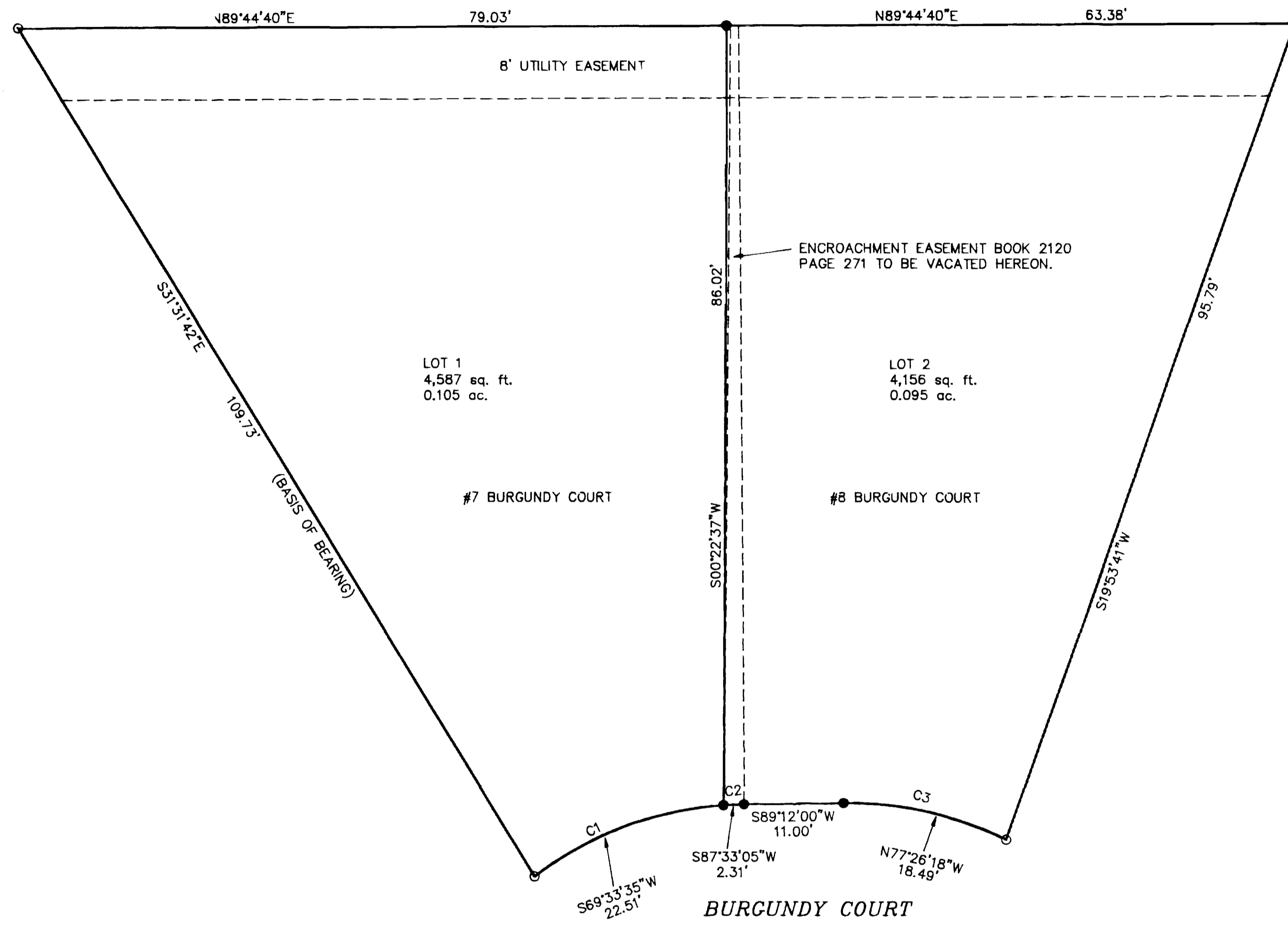


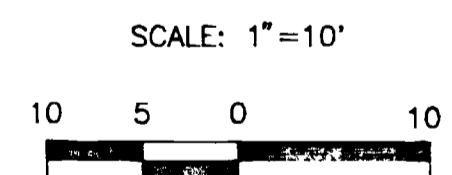
JOHNSON-WAGNER SUBDIVISION
(A REPLAT OF LOTS 7 & 8, BLOCK 3, THE VINEYARD FILING NO. 3)



BASIS OF BEARING FROM THE WESTERLY LINE OF LOT 7, BLOCK 3, THE VINEYARD FILING NO. 3

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	32°40'43"	S69°33'35"W	11.73	40.00	22.81	22.51
C2	03°18'15"	S87°33'05"W	1.15	40.00	2.31	2.31
C3	26°43'24"	N77°26'18"W	9.50	40.00	18.65	18.46



○ = FOUND REBAR & CAP L.S. 11980
● = SET 24" NO. 5 REBAR & CAP L.S. 12901
NOTE: ALL PROPERTY CORNERS IN CONCRETE

AREA SUMMARY
AREA IN LOTS = 8,743 SQ. FT. OR 100%

I, WILLIAM O. ROY DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF JOHNSON-WAGNER SUBDIVISION HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

William O. Roy
WILLIAM O. ROY, L.S. 12901
DATED THIS 24th DAY OF JAN, 1997

NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Milo R. Johnson, Elizabeth C. Johnson and Twila M. Wagner are the owners of that real property situated in the NW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado as recorded in Book 2120 at Page 271 and Book 2130 at Page 526 in the records of the Mesa County Clerk and Recorders Office being more particularly described as follows:

Lots 7 and 8, Block 3, The Vineyard Filing No. 3, Mesa County, Colorado

That said owners have caused the said real property to be laid out and surveyed as JOHNSON-WAGNER SUBDIVISION

That said owners do 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 dedicates to the Public Utilities those portions of said real property which are labeled as utility 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D., 1997.

Milo R. Johnson *Elizabeth C. Johnson* *Twila M. Wagner*
Milo R. Johnson Elizabeth C. Johnson Twila M. Wagner

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 4th day of February, A.D., 1997

My Commission expires: 9-30-2000 *Julie Link*
Notary Public

LIENHOLDERS CERTIFICATE-MESA COUNTY TEACHERS FEDERAL CREDIT UNION

Paul B. Denning, President

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1997

My Commission expires: _____ Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:27 o'clock P M this 24th day of March, A.D., 1997 and is duly recorded in Plat Book No. 15, Page 278 Drawer No. 0021 Recept. # 1792461

Monika Todek *Kathryn A. Hall*
Clerk and Recorder Deputy Fees \$ 10.00 + 1.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of February, A.D., 1997, County Planning Commission of the County of Mesa, State of Colorado.

Sharon R. Kutz
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 4th day of March, A.D., 1997, Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn A. Hall
Chairman

JOHNSON-WAGNER SUBDIVISION
(A REPLAT OF LOTS 7 & 8, BLOCK 3, THE VINEYARD FILING NO. 3)

LOCATED IN THE NW 1/4 OF SEC. 7,
T. 1 S., R. 1 W., U.M.

CENTURY SURVEYING
P.O. BOX 368, GRAND JCT., CO 81602
TEL: 970-241-2607