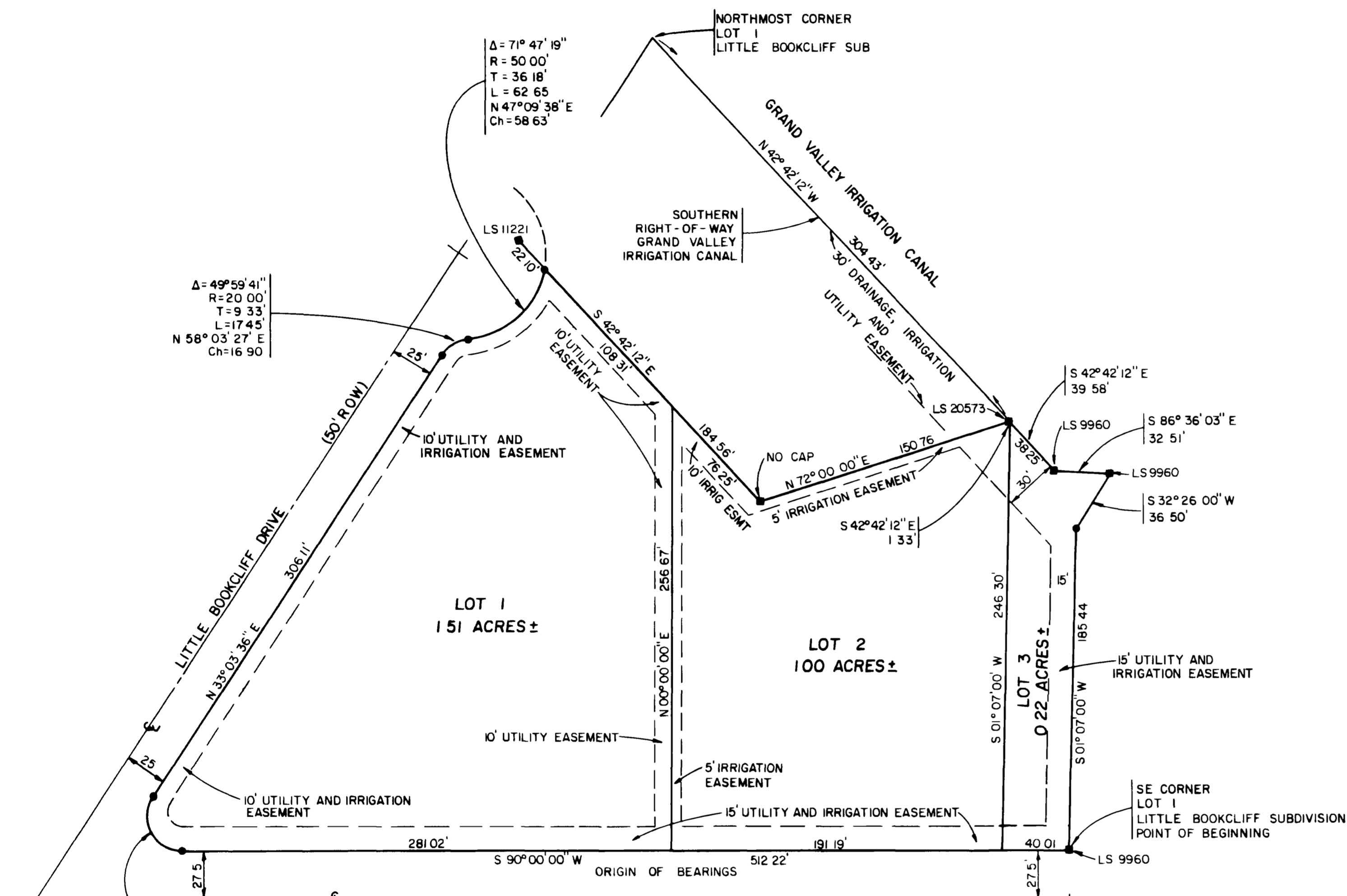


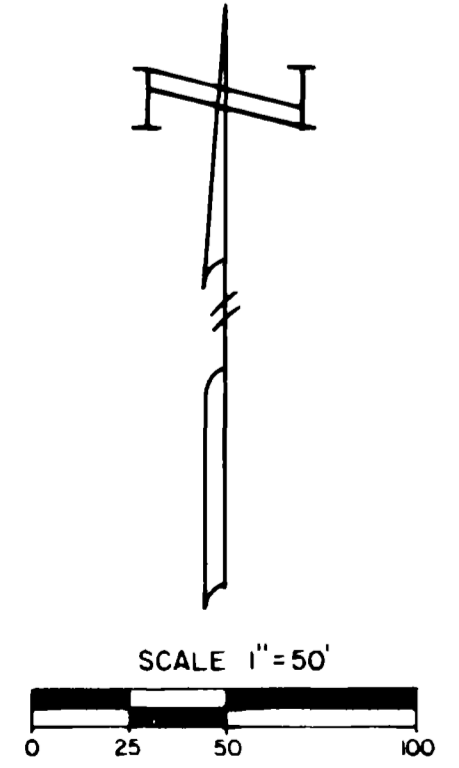
REPLAT OF PART OF LOT 1, ALL OF LOT 2 LITTLE BOOKCLIFF SUBDIVISION CITY OF GRAND JUNCTION



$\Delta = 71^\circ 47' 19''$
 $R = 50.00'$
 $T = 36.18'$
 $L = 62.65'$
 $N 47^\circ 09' 38'' E$
 $Ch = 58.63'$

$\Delta = 49^\circ 59' 41''$
 $R = 20.00'$
 $T = 9.33'$
 $L = 17.45'$
 $N 58^\circ 03' 27'' E$
 $Ch = 16.90'$

$\Delta = 123^\circ 03' 36''$
 $R = 20.00'$
 $T = 36.88'$
 $L = 42.96'$
 $N 28^\circ 28' 12'' W$
 $Ch = 35.16'$



CLERK AND RECORDERS CERTIFICATE
 I hereby certify that this instrument was filed in my office at 9:45 o'clock A.M. this 14th day of August, A.D. 1987, and is duly recorded in Plat Book No. 13, Page 370.
 Reception # 1463465 9-69
Carol Sawyer
 Clerk and Recorder
 Deputy

CITY APPROVAL
 This plat of Replat of part of Lot 1, all of Lot 2 Little Bookcliff Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted this 15 day of July, A.D. 1987.
Markelichen City Manager
John Bennett President of Council
Paul M. McKenna Director of Development
Sue M. Rish Chairman, Grand Junction Planning Commission
James D. Newton Grand Junction City Engineer

LEGEND
 * #5 REBAR WITH CAP, SET IN CONCRETE
 ■ FOUND CORNER TO BE SET IN CONCRETE
 † #5 REBAR & CAP SET AT ALL LOT CORNERS
 TOTAL NUMBER OF LOTS = 3
 TOTAL ACRES = 2.73 ±

SURVEYORS CERTIFICATE
 My commission expires Nov. 30, 1988.
 I, James T. Patty, Jr., do hereby certify that the accompanying plat of Replat of part of Lot 1, all of Lot 2 Little Bookcliff Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.
 Date: MAY 22 1987
James T. Patty, Jr.
 James T. Patty, Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960
NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

DEDICATION

Know all men by these presents That the undersigned are the owners of this real property situate in the City of Grand Junction, County of Mesa, State of Colorado, and being a part of the NE 1/4 Section 11, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:
 Beginning at the Southeast corner of Lot 1 in Little Bookcliff Subdivision, as per map recorded in Book 12, Page 210 of Maps in the Office of the County Clerk and Recorder of said Mesa County,
 Thence S 90°00'00" W along the North Right-of-way of Wellington Avenue a distance of 512.22 feet,
 Thence along the arc of a circular curve to the right whose radius is 20.00 feet, through a central angle of 123°03'36" and whose long chord bears N 28°28'12" W 35.16 feet to a point on the Easterly Right-of-way of Little Bookcliff Drive,
 Thence along said Easterly Right-of-way of Little Bookcliff Drive by the following three (3) courses and distances:
 (1) N 33°03'36" E L 306.11 feet,
 (2) Along the arc of a circular curve to the right whose radius is 20.00 feet, through a central angle of 49°59'41" and whose long chord bears N 58°03'27" E 16.90 feet,
 (3) Along the arc of a circular curve to the left whose radius is 50.00 feet through a central angle of 71°47'19" and whose long chord bears N 47°09'38" E 58.63 feet,
 Thence S 42°42'12" E 184.56 feet,
 Thence N 72°00'00" E 150.76 feet to a point on the Southern Right-of-way of the Grand Valley Irrigation Canal,
 Thence along said Southern Right-of-way by the following two (2) courses and distances:
 (1) S 42°42'12" E 39.58 feet,
 (2) S 86°36'03" E 32.51 feet,
 Thence S 32°26'00" W 36.50 feet,
 Thence S 01°07'00" W 185.44 feet to the Point of Beginning, containing 2.73 acres, more or less.

That said owners have caused the said real property to be layed out and surveyed as Replat of part of Lot 1, all of Lot 2 Little Bookcliff Subdivision, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.
 That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility, drainage and irrigation 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.
 In witness whereof said owners have caused their names to be hereunto subscribed this 5 day of August, A.D. 1987.

SSM Investments, a Colorado Partnership
Roger C. Shenkel *Philip J. Mohler*
 Roger C. Shenkel Philip J. Mohler

Denis P. Campbell *Lester S. Duncan*
 Denis P. Campbell Lester S. Duncan

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of August, A.D. 1987, by Roger C. Shenkel, Philip J. Mohler of SSM Investments, a Colorado partnership.

Witness my hand and official seal
Jwila Locke
 Notary Public
 630 Karen Ct
 Grand Junction, Colo 81504
 My commission expires 11-30-88

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 4 day of August, A.D. 1987, by Denis P. Campbell and Lester S. Duncan.

Witness my hand and official seal
Lolanna M. Fetherly
 Notary Public
 790 Wellington
 Grand Jct. Co 81501

 ROLLAND ENGINEERING 844 Grand Avenue Grand Junction, Colorado 81501 (303) 243-8300	NO.	DATE	REVISION	BY
	DESIGNED	CHECKED	JOB NO.	SHEET
	JP	JP		1
DRAWN	DATE			
LG	5-18-87			