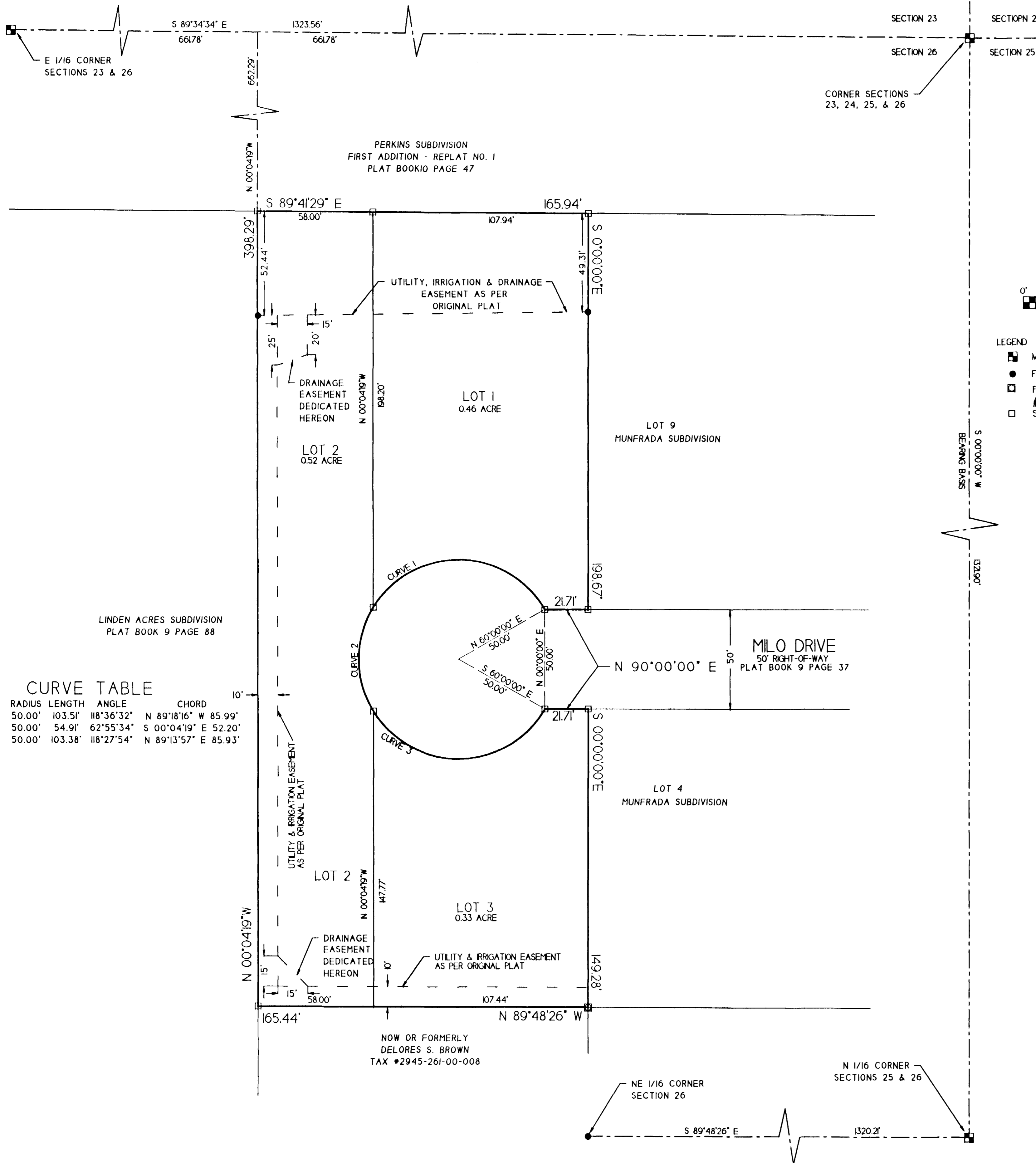


MUNFRADA REPLAT

BEING A REPLAT OF LOTS 5, 6, 7, & 8, MUNFRADA SUBDIVISION,
IN THE NE 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH,
RANGE 1 WEST, UTE MERIDIAN
MESA COUNTY, CITY OF GRAND JUNCTION, COLORADO



CURVE TABLE

CURVE	RADIUS	LENGTH	ANGLE	CHORD
1	50.00'	103.51'	118°36'32"	N 89°18'16" W 85.99'
2	50.00'	54.91'	62°55'34"	S 00°04'19" E 52.20'
3	50.00'	103.38'	118°27'54"	N 89°13'57" E 85.93'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, City of Grand Junction, State of Colorado, and that being Lots 5, 6, 7, and 8, Munfrada Subdivision, as recorded in Book 2171 Page 751 of the Mesa County Records, as shown on the accompanying plat:

That said owners have caused said real property to be laid out and surveyed as MUNFRADA REPLAT, a subdivision of a part of the City of Grand Junction, Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart all of those portions of said real property which are labeled as 'DRAINAGE EASEMENT' on the accompanying plat as easements for the installation and maintenance of drainage and irrigation facilities:

all easements described above include further right of ingress and egress to and from said easements, being reasonable and prudent as to all usage:

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication.

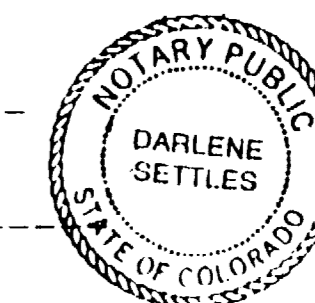
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10 day of September, 1998.

Bret D. Seligman
Bretsel Units, a Limited Liability Company
by: Bret D. Seligman, President

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 10th day of September, 1998 for Bretsel Units, a Limited Liability Company by Bret D. Seligman, President.

My Commission expires 2-23-2001
Witness my hand and official Seal
Darlene Settles
Notary Public



My Commission Expires 2-23-2001

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 5:17 o'clock P.M., this 14 day of SEPT, 1998, and is duly recorded in Plat Book No. 16 Page 267, Reception No. 1864-27L, Drawer No. EE159.

Clerk and Recorder _____ FEE _____ Deputy _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
This plat of MUNFRADA REPLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 14th day of September, 1998.
Paul J. Terry Mayor
Frank A. Johnson City Manager

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of MUNFRADA REPLAT, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504
Phone: (970) 434-4679



NOTES:

- BEARINGS ARE BASED UPON THE EAST LINE OF NE 1/4 NE 1/4 OF SECTION 26.
- FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE CORNER FOR SECTIONS 23, 24, 25, & 26 AND THE N 1/16 CORNER FOR SECTIONS 25 & 26. THE VALUE USED, S 00°00'00" W, IS GIVEN FOR THIS LINE ON THE PLAT OF MUNFRADA SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 37.

NOTICE: According to Colorado 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.

MUNFRADA REPLAT

OF
LOTS 5 THROUGH 8
MUNFRADA SUBDIVISION

MESA COUNTY CITY OF GRAND JUNCTION COLORADO

PREPARED FOR
RON WELLS

SCALE: 1"=30'

SEPTEMBER 10, 1998