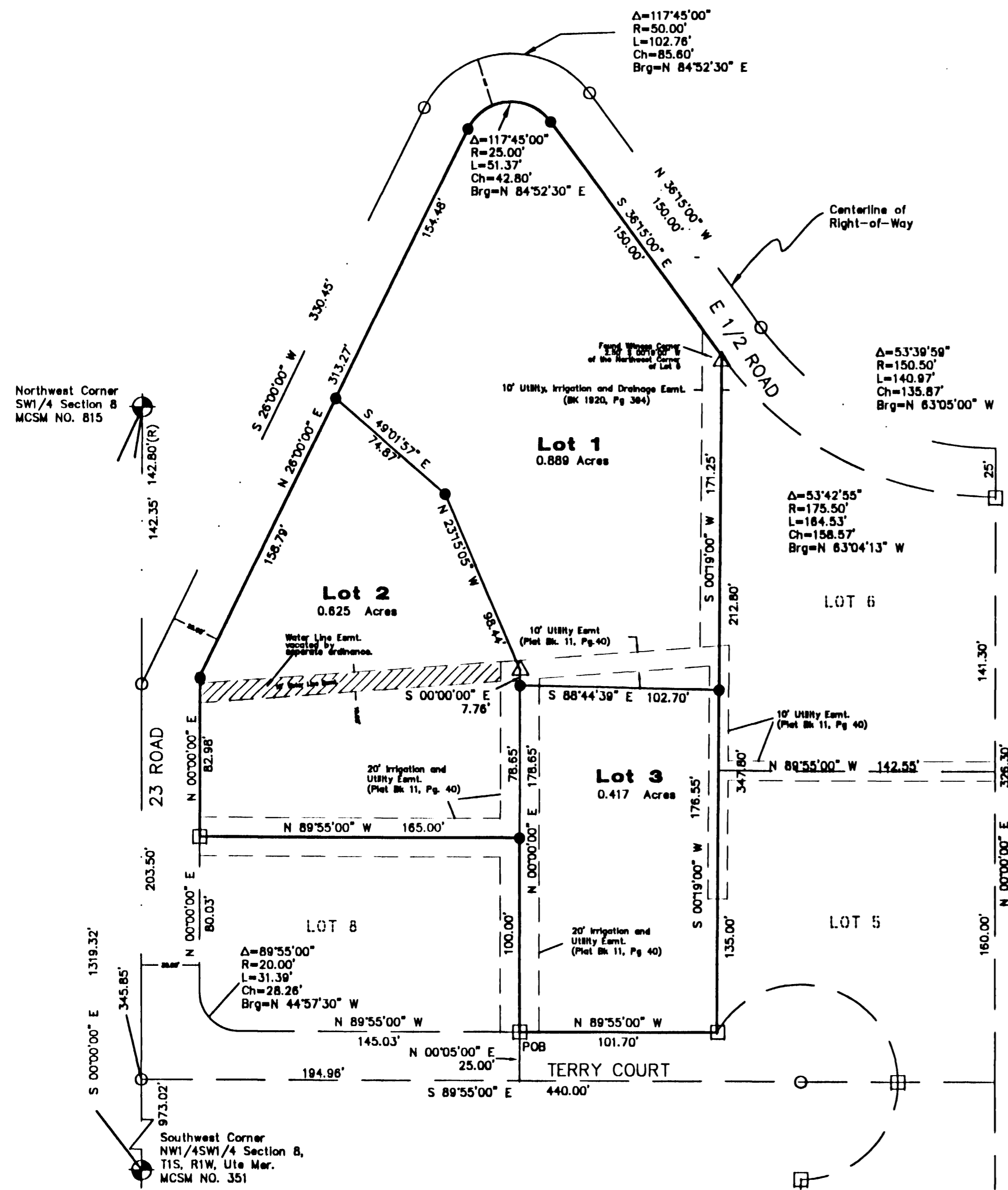


DEL MONTE PARK REPLAT

A REPLAT OF LOTS 7, 9 AND 10

DEL MONTE PARK SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Mary Louise Sharpe, Richard K. Riddoch, Martha Jones Riddoch, Thomas G. Kupcho, and Rhonda K. Kupcho are the owners of that real property located in part of the SW1/4 and the NW1/4 of Section 8, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Lots 7, 9, and 10 Del Monte Park Subdivision, Mesa County Colorado, as recorded in Plat Book 11, Page 40, Mesa County Records. More particularly described as follows:

Commencing at the Northwest corner of the Southwest one quarter, Section 8, Township one South, Range one West, Ute Meridian; whence the Southwest corner of the Northwest one quarter, Southwest one quarter bears South 00 degrees 00 minutes 00 seconds East, a distance of 1319.32 feet, with all bearings relative thereto; thence South 00 degrees 00 minutes 00 seconds East, a distance of 345.85 feet along the Centerline of 23 Road; thence leaving said Centerline South 89 degrees 55 minutes 00 seconds East along the Centerline of Terry Court, a distance of 194.96 feet; thence North 00 degrees 05 minutes 00 seconds East, a distance of 25.00 feet to the Southeast corner of Lot 8 Del Monte Park Subdivision, Mesa County, Colorado and the POINT OF BEGINNING; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 8, a distance of 100.00 feet to the Northeast corner of said Lot 8; thence North 89 degrees 55 minutes 00 seconds West along the North line of said Lot 8, a distance of 165.00 feet to the East Right-of-Way line of 23 Road; thence, along said Right-of-Way line, North 00 degrees 00 minutes 00 seconds East, a distance of 82.98 feet; thence North 26 degrees 00 minutes 00 seconds East, a distance of 313.27 feet; thence along the arc of a curve to the right having a delta angle of 117°45'00", with a radius of 25.00 feet, an arc length of 51.37 feet, a chord bearing of North 84 degrees 52 minutes 30 seconds East, and a chord length of 42.80 feet to a point on the South Right-of-Way line of E 1/2 Road; thence South 36 degrees 15 minutes 00 seconds East, along said Right-of-Way line, a distance of 150.00 feet to the Northwest corner of Lot 6 of said Del Monte Park Subdivision; thence South 00 degrees 19 minutes 00 seconds West along the West line of Lots 5 and 6 of said Del Monte Park Subdivision, a distance of 347.80 feet to a point on the North Right-of-Way line of Terry Court; thence along said North Right-of-Way line North 89 degrees 55 minutes 00 seconds West, a distance of 101.70 feet; to the POINT OF BEGINNING. Said parcel containing an area of 1.931 Acres, as described.

GENERAL NOTES

There will be no Declaration of Covenants and Restrictions recorded with this plat.
 Basis of bearings assume the West line of the NW1/4 SW1/4 of Section 8 to bear S 00°00'00" E, a distance of 1319.32 feet, as shown on the Plat of Del Monte Park Subdivision, as recorded in Plat Book 11, Page 40. Both monuments on this line are Mesa County Survey Markers.
 Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
 Easement and Title Information provided by Western Colorado Title of Mesa County, Inc., Commitments No. 98-03-197V, 98-04-103C, 98-04-072C.
 The Power line easement and Water line easement crossing Lot 10, Del Monte Park Subdivision (Lot 1) were vacated by instrument recorded in Book 1921, Page 51, Mesa County Records.
 Book 951, Page 409 is a Protective Covenant governing the use of trailer coach or mobile homes that affects this plat.
 The 10 foot wide waterline easement crossing Lot 2, was vacated by City of Grand Junction Ordinance No. 3064.

That said owners have caused the real property to be laid out and platted as Del Monte Park Replat, a subdivision of a part of the City of Grand Junction, Colorado,

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 23rd day of July, A.D. 1998.

by: Mary Louise Sharpe
 Mary Louise Sharpe
 by: Richard K. Riddoch by: Martha Jones Riddoch
 Richard K. Riddoch Martha Jones Riddoch
 by: Thomas G. Kupcho by: Rhonda K. Kupcho
 Thomas G. Kupcho Rhonda K. Kupcho

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Thomas G. and Rhonda K. Kupcho, this 23rd day of July, A.D., 1998.
 Witness my hand and official seal:
 Notary Public Dorena L. Cooper
 My Commission Expires 8/27/2001

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Mary Louise Sharpe, this 17th day of August, A.D., 1998.
 Witness my hand and official seal:
 Notary Public Dorena L. Cooper
 My Commission Expires 8/27/2001

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Richard K. and Martha Jones Riddoch, this 23rd day of September, A.D., 1998.
 Witness my hand and official seal:
 Notary Public Dorena L. Cooper
 My Commission Expires 8/27/2001

CITY OF GRAND JUNCTION APPROVAL

This plat of DEL MONTE PARK REPLAT, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23rd day of September, A.D., 1998.
 City Manager Markel Cohen
 President of City Council [Signature]

SURVEYOR'S CERTIFICATION

I, Leslie E. Doehling, do hereby certify that the accompanying plat of Del Monte Park Replat, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.
 Date certified 7-22-98 Leslie E. Doehling

LEGEND

- ⊙ ALIQUOT SURVEY MARKER
 - SET CENTERLINE MONUMENT PER CITY CODE
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 31551 PER CRS-38-51-105, IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, LS 2729
 - △ FOUND REBAR, LS 23877
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- SCALE: 1" = 50'

CLERK AND RECORDER'S CERTIFICATE

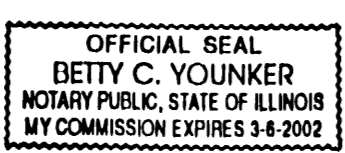
STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 3:22 o'clock P.M., Oct 6, A.D., 1998, and was duly recorded in Plat Book 16, Page No. 282 Reception No. 1867766 Drawer No. FF171 Fees: _____
 Clerk and Recorder _____
 Deputy _____

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Del Monte Park Replat.
 Signed this 14th day of September, 1998.
Kaye Gardner
 by: Norwest Mortgage, INC.

NOTARY PUBLIC CERTIFICATION

STATE OF ILLINOIS } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Kaye Gardner, this 17 day of September, A.D., 1998.
 Witness my hand and official seal:
 Notary Public Betty C. Younker
 My Commission Expires 3-6-2002



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Del Monte Park Replat.
 Signed this _____ day of _____, 1998.
 by: First Nationwide Mortgage Corporation

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by _____, this _____ day of _____, A.D., 1998.
 Witness my hand and official seal:
 Notary Public _____
 My Commission Expires _____

AREA SUMMARY

LOT 1	= 0.889 Acres	46.04%
LOT 2	= 0.825 Acres	32.37%
LOT 3	= 0.417 Acres	21.59%
TOTAL	= 1.931 Acres	100.00%

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Del Monte Park Replat.
 Signed this 19th day of August, 1998.
Paul A. DeYoung, Pres.
 by: Mesa County Teachers
 Federal Credit Union

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by PAUL B. DEYOUNG, this 19th day of AUGUST, A.D., 1998.
 Witness my hand and official seal:
 Notary Public Leslie E. Doehling
 My Commission Expires May 3, 2000



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 CERTIFICATION SHOWN HEREON.