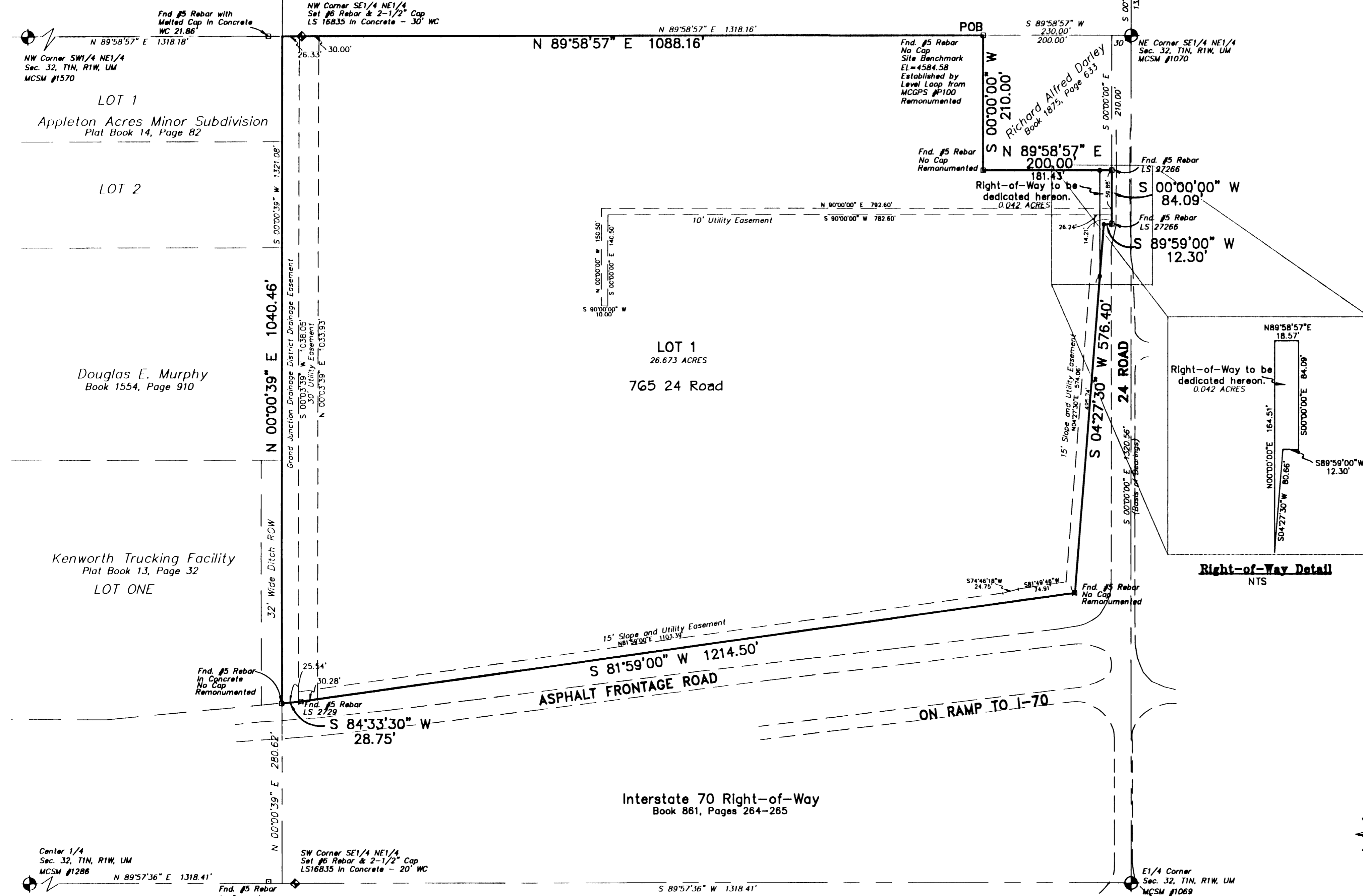


FELLOWSHIP CHURCH

Martin E. Etcheverry, Jr. and Doyla G. Etcheverry
(Trust Deed) Book 2086, Page 91

A Replat of
Lot 2, Pennington Subdivision
Plat Book 13, Page 44.3
LOT 2-A



LIENHOLDERS RATIFICATION OF PLAT

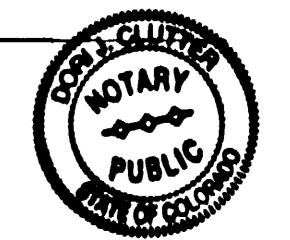
THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Fellowship Church. Signed this 1st day of October, 1998.

by: Doyla G. Etcheverry
for: U.S. Bank, National Association

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Doyla G. Etcheverry
for U.S. Bank, National Association this 1st day of October, A.D., 1998.
Witness my hand and official seal:

Danielle M. Miller
Notary Public



My Commission Expires September 09, 2001

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at
11:20 o'clock A.M., Nov 3
A.D., 1998, and was duly recorded in Plat Book No. 16 Page
No. 298 Reception No. 1872001 Drawer No. 1605

Fees _____ Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of Fellowship Church, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 1st day of October, A.D., 1998.

Shari A. Olson City Manager
Janet L. Terry President of City Council

NOTES:

Basis of bearings assumes the East line of the SE1/4 NE1/4 of Section 32 to bear S 00°00'00" E, a distance of 1320.56 feet. Both monuments on this line are as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Meridian Land Title Company, Inc. - Title policy No. 14563 Amended

Note: Existing property corners which were recovered during this survey which were within 0.25 feet± of the calculated position were accepted as being "in position".

There will be no Declaration of Covenants and Restrictions recorded with this plat.

LEGEND

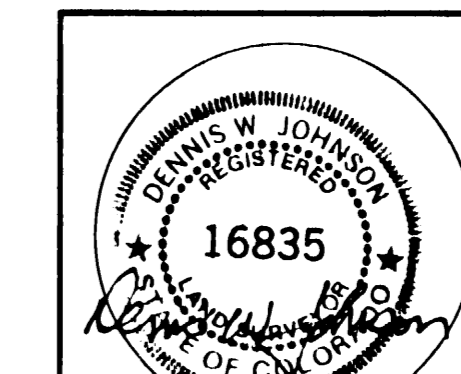
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED
- ◆ Found No. 6 Rebar & 2-1/2" Cap, in concrete, PLS 16835

ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

ALL BOUNDARY CORNERS SET OR RESET IN CONCRETE TO COMPLY WITH CRS-38-51-105

AREA SUMMARY	
LOT 1	= 26.673 Acres 99.84%
ROW	= 0.042 Acres 00.16%
TOTAL	= 26.715 Acres 100.00%

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.



FELLOWSHIP CHURCH
A Part of the SE1/4 NE1/4
SECTION 32, T1N, R1W,
UTE MERIDIAN, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 95096	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: June, 1998	mm/gj/jl	rk	1	1

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Dr. Daniel C. Hooper
this 1st day of September, A.D., 1998.
Witness my hand and official seal:

Daniel C. Hooper
Notary Public



My Commission Expires April 12, 2000

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Fellowship Church, 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 some. 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 Oct 6, 1998

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That the undersigned Fellowship of Excitement, aka Grand Junction Baptist Church of Grand Junction, Colorado, a nonprofit Corporation, are the owners of that real property situated in the SE1/4 NE1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 2042, Pages 187 and 188.
Commencing at the North Sixteenth (N1/16th) on the East line of Section 32, Township 1 North, Range 1 West of the Ute Meridian, which bears North 00 degrees 00 minutes 00 seconds West, a distance of 1320.56 feet from the East Quarter Corner (E1/4) of said Section 32, with all bearings contained herein relative thereto; Thence along the North line of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) South 89 degrees 58 minutes 57 seconds West, a distance of 230.00 feet to the POINT OF BEGINNING; thence South 00 degrees 00 minutes 00 seconds West, a distance of 210.00 feet; thence North 89 degrees 58 minutes 57 seconds East, a distance of 200.00 feet to a point on the West right-of-way line of 24 Road; thence along said right-of-way line South 00 degrees 00 minutes 00 seconds West, a distance of 84.09 feet to a point on the North line of a tract of land as described in Book 861, Pages 284 and 285 dedicated to the Colorado State Department of Highways for right-of-way purposes; thence along said right-of-way line the following four (4) courses: South 89 degrees 59 minutes 00 seconds West, a distance of 12.30 feet; South 04 degrees 27 minutes 30 seconds West, a distance of 576.40 feet; South 81 degrees 59 minutes 00 seconds West, a distance of 1214.50 feet; South 84 degrees 33 minutes 30 seconds West, a distance of 28.75 feet; thence leaving said right-of-way line and following along the West line of the said SE1/4 NE1/4 North 00 degrees 00 minutes 39 seconds East, a distance of 1040.46 feet; thence along the North line of the SE1/4 NE1/4 North 89 degrees 58 minutes 57 seconds East, a distance of 1088.16 feet to the POINT OF BEGINNING.

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, and telephone lines.
All Slope Easements to the Colorado Department of Highways for the purpose of roadway slopes, maintenance, drainage, and utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.
All Drainage Easements hereby platted to the City of Grand Junction for the use of the Grand Junction Drainage District, as perpetual easements 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, Detention/Retention easements, the right to dredge. Provided, 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.
IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 1st day of September, A.D., 1998.

Dr. Daniel C. Hooper
for: Fellowship of Excitement, aka Grand Junction Baptist Church of Grand Junction, Colorado, a nonprofit Corporation

Said parcel containing an area of 26.715 acres as described.
That said owners have caused the real property to be laid out and platted as Fellowship Church, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of Fellowship Church as follows: