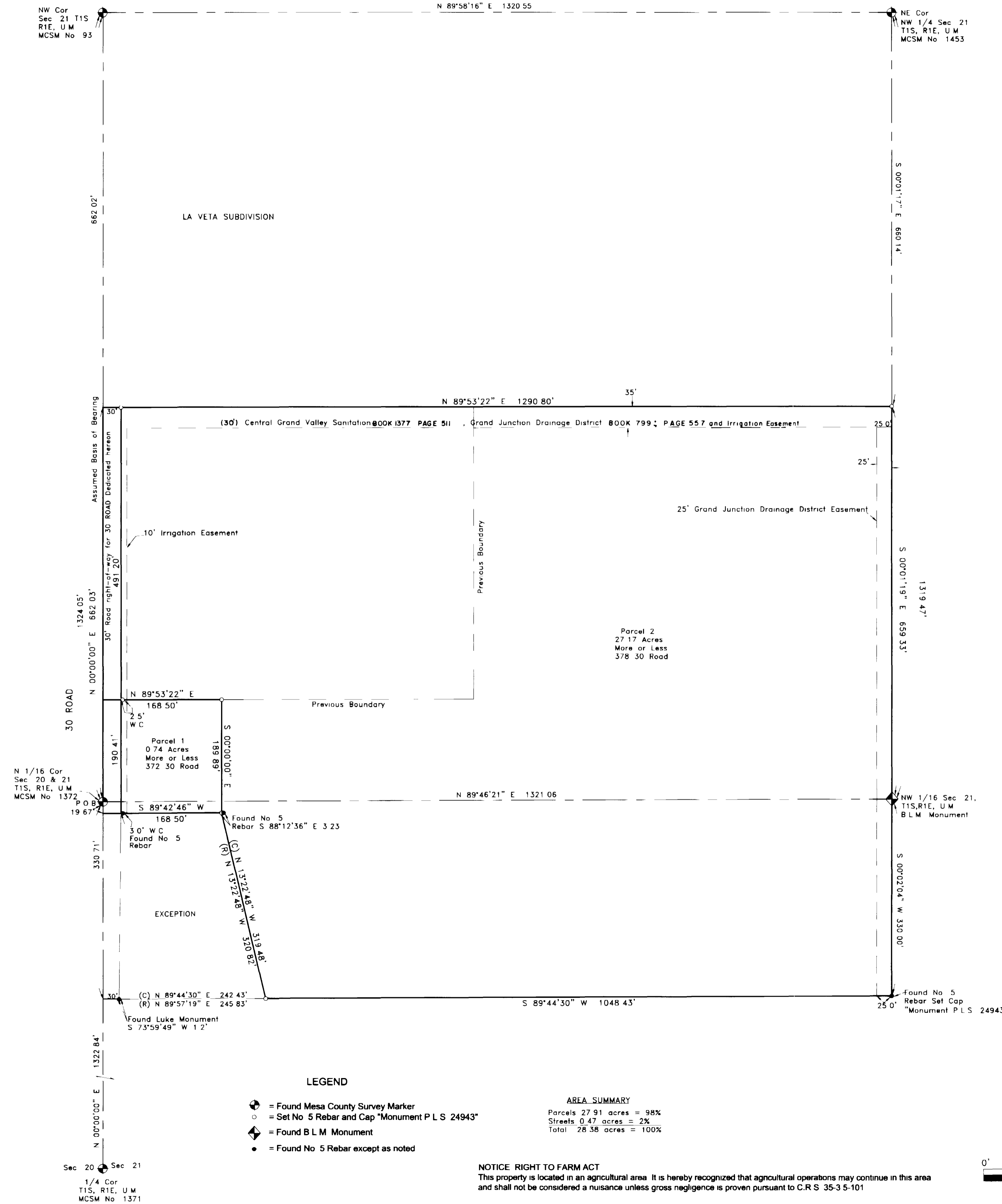


HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10) (d)



DEDICATION

KNOW ALL MEN THESE PRESENTS

That Delbert E. Hitchcock and June L. Hitchcock are the owners of that real property as described in Book 1592 at Page 255 and Book 1592 at Page 256, in the Mesa County Clerk and Recorder's Office. Said real property described as follows: A Tract or Parcel of Land situated in the NW 1/4 of Section 21, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as: Beginning at the N 1/16 corner on the West line of said Section 21 that when aligned with the NW corner of said Section 21 is assumed to bear N00°00'00"E and all bearings contained herein to be relative thereto, thence N00°00'00"E 662.03 feet, thence N89°53'22"E 1320.80 feet, thence S00°01'19"E 659.33 feet to the NW 1/16 corner of said Section 21, thence S00°02'04"W 330.00 feet, thence S89°44'30"W 1048.43 feet, thence N13°22'48"W 319.48 feet, thence S89°42'46"W 198.50 feet, thence N00°00'00"E 19.67 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel Contains 28.38 acres more or less.

That said owners have caused that real property to be laid out and surveyed as the HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT.

That said owners do hereby dedicate and set apart all streets and roads to the County of Mesa and to the use of the public forever and hereby dedicates all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances, thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All easements are to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invites and also for public services, including but not limited to, postal services, trash collection, fire, police, and emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, and in drainage and irrigation 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 owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 26 day of August AD 1998

STATE OF COLORADO)
) SS
 COUNTY OF MESA)

Delbert E. Hitchcock June L. Hitchcock
 Delbert E. Hitchcock June L. Hitchcock

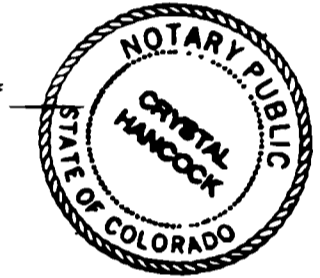
STATE OF COLORADO)
) SS
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 26th day of

August AD 1998

My commission expires 6/25/01

Crystal Hancock
 Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:26 o'clock PM this

28th day of August AD 1998 and is duly recorded as

Reception Number 1862252 in Plat Book 16 at Page 257

Drawer No EE151 Fees \$10.00 1.00

Monika Todd Oliver Hinckle
 Clerk and Recorder Deputy

BOARD OF MESA COUNTY COMMISSIONER'S

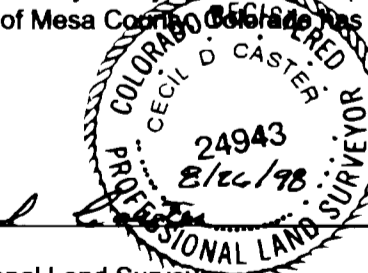
Approved this 27th day of August AD 1998

James R. Baughman
 Chairperson

SURVEYORS CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of the HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster
 Registered Professional Land Surveyor
 P L S Number 24943



BASIS OF BEARING

A bearing of N00°00'00"E was assumed between the N1/16 corner on the West line and the NW corner of Section 21, T1S, R1E, U.M.

HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT
 Located in the NW 1/4 of Section 21,
 Township 1 South, Range 1 East, of the
 Ute Meridian.

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 the certification shown hereon.

Monument Surveying Co
 741 Rood Ave
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4874

DESIGNED _____ FIELD APPROVAL _____
 DRAWN RM _____ TECHNICAL APPROVAL _____
 CHECKED CDC _____ APPROVED _____

PREPARED FOR Delbert E. Hitchcock JOB NO 98-44

