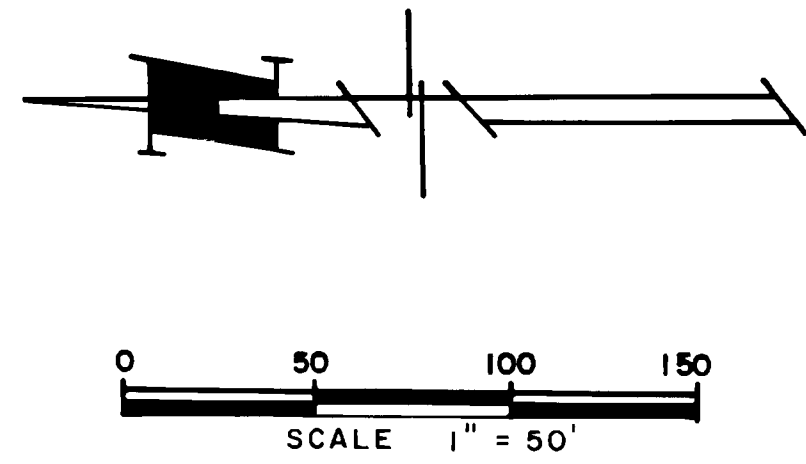


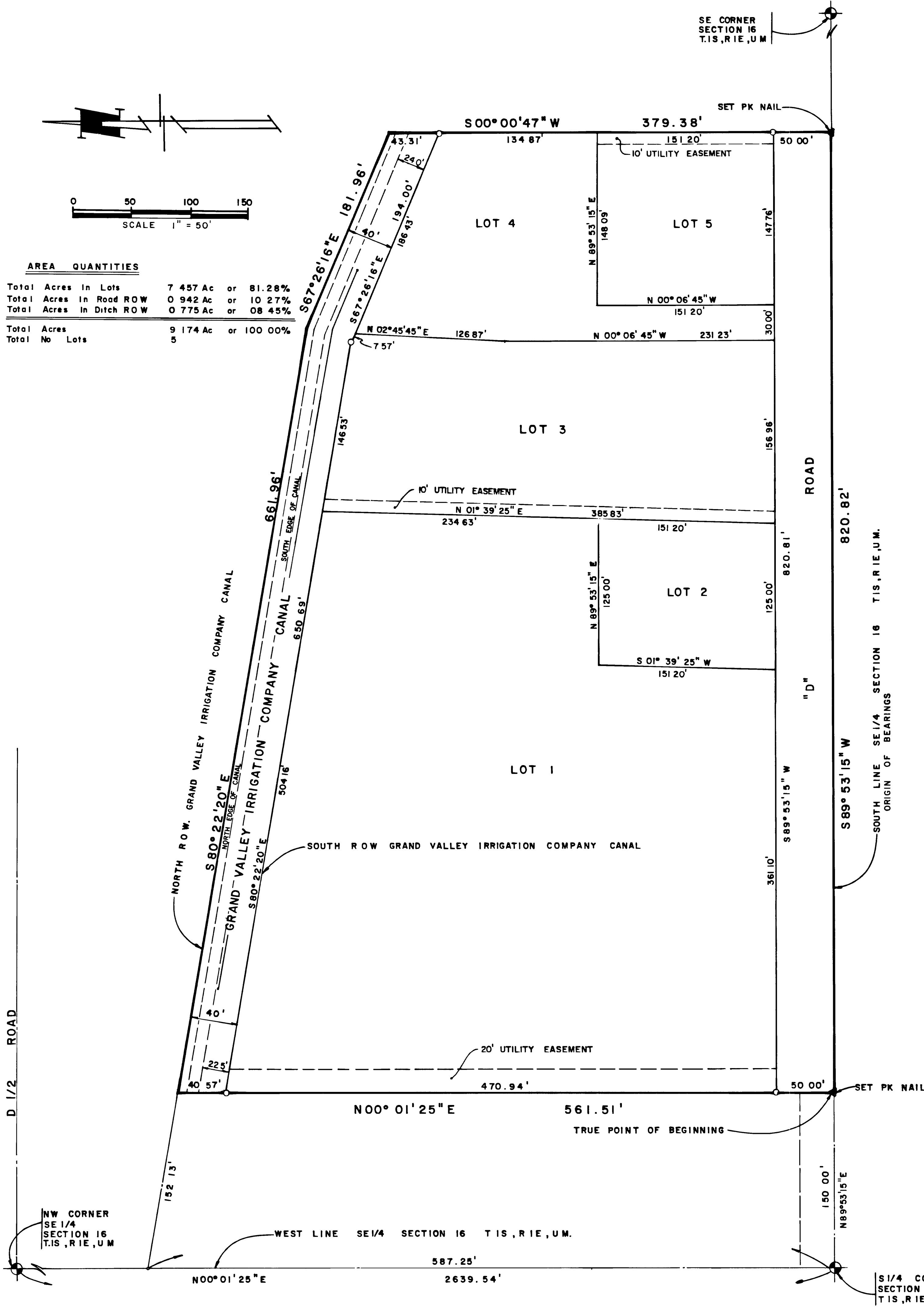
JUNCTION EAST SUBDIVISION

SE CORNER SECTION 16 T.1S, R.1E, U.M



AREA QUANTITIES

Total Acres in Lots	7 457 Ac	or	81.28%
Total Acres in Road ROW	0 942 Ac	or	10.27%
Total Acres in Ditch ROW	0 775 Ac	or	08.45%
Total Acres	9 174 Ac	or	100.00%
Total No Lots	5		



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Florence Marie Shaffer is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 SE 1/4 of Section 16, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the South Quarter Corner (S 1/4 Cor.) of said Section 16; Thence N 89° 53' 15" E along the south line of the SE 1/4 of said Section 16 a distance of 150.00 feet to the TRUE POINT OF BEGINNING; Thence N 00° 01' 25" E 561.51 feet to a point on the north right of way of the Grand Valley Irrigation Company Canal; Thence along said north right of way of the Grand Valley Irrigation Company Canal by the following two (2) courses and distances: (1) S 80° 22' 20" E 661.96 feet; (2) S 67° 26' 16" E 181.96 feet; Thence S 00° 00' 47" W 379.38 feet to a point on the south line of the SE 1/4 of said Section 16; Thence S 89° 53' 15" W along said south line of the SE 1/4 of Section 16 a distance of 820.82 feet to the TRUE POINT OF BEGINNING, containing 9.174 acres.

That said owner has caused the said real property to be laid out and surveyed as Junction East Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility 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.

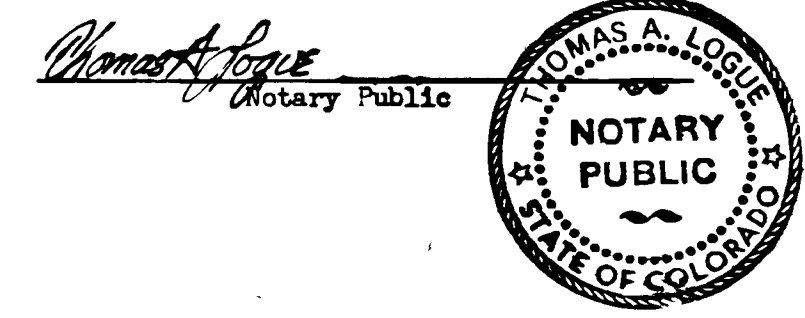
IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 5th day of November A.D., 1979.

Florence Marie Shaffer
Florence Marie Shaffer

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 5th day of November A.D., 1979 by Florence Marie Shaffer.

Witness my hand and official seal. My commission expires: Aug 9th 1981



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss # 1224719

I hereby certify that this instrument was filed in my office at 2:34 o'clock P. M. this 22 day of May A.D., 1980 and is duly recorded in Plat Book No. 12, Page 263.

Earl Sawyer
Clerk and Recorder

By Hazel M. Huskey
Deputy

Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25th day of MARCH A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

Paul Sommerich
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

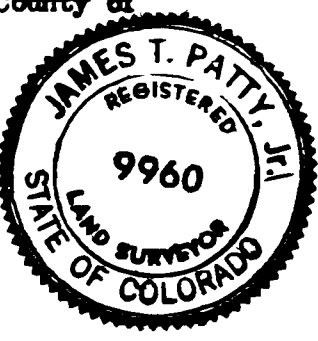
Approved this 25th day of MARCH A.D., 1980 Board of County Commissioners of the County of Mesa, Colorado.

Walter G. ...
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Junction East Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



By: Robert H. ...
Mesa County Road Department

Date: APRIL 2, 1980

LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
- ▲ Indicates PK Nail Set

JUNCTION EAST SUBDIVISION

PARAGON ENGINEERING, INC.

P.O. Box 2077
1240 Colorado Blvd., Suite 104
Grand Junction, Colorado 81502 (303) 853-8888