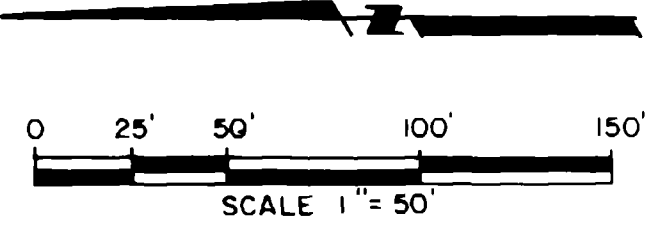
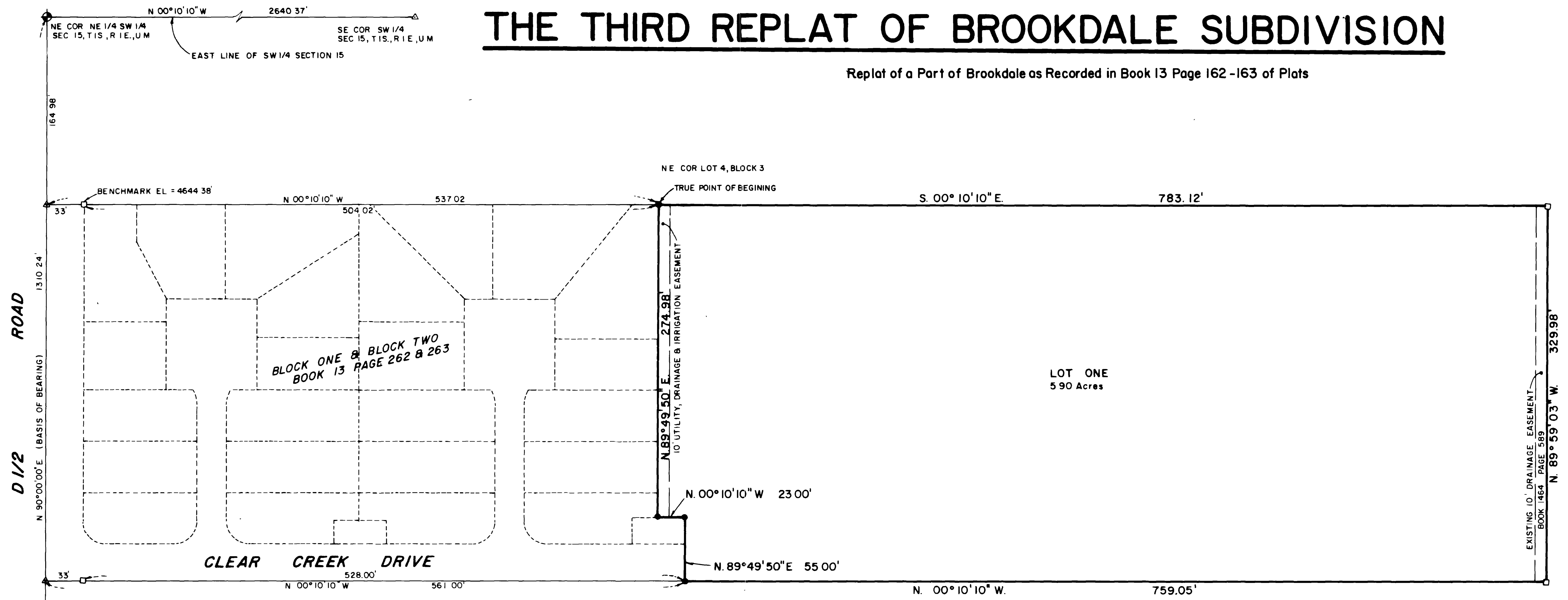


THE THIRD REPLAT OF BROOKDALE SUBDIVISION

Replat of a Part of Brookdale as Recorded in Book 13 Page 162 -163 of Plats



LAND USE SUMMARY
TOTAL AREA IN LOT ONE = 5.90 AC

- LEGEND**
- ⊕ MESA COUNTY BRASS CAP
 - ⊙ CORNER SET BY L.S. 16413
 - FOUND & ACCEPTED CORNER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, CENTRAL BANK OF GRAND JUNCTION, N.A. IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND BEING A PART OF A REPLAT OF BROOKDALE, AND REPLAT OF LOTS 13 THROUGH 19, BLOCK THREE; LOTS 1 THROUGH 7, BLOCK FOUR, AND PARCEL 1, PARCEL 2, BEING A PORTION OF TRACT A, PARCEL 3, PARCEL 4, BEING A PORTION OF TRACT B, BROOKDALE, AS RECORDED IN BOOK 13 PAGES 262 AND 263 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REPLAT OF LOTS 1-16 BLOCK 3, LOTS 1-16 BLOCK 4, TRACT 3 AND 4, AND VACATION OF CLAY CREEK COURT, COBBLE CREEK DRIVE, CLEAR CREEK COURT, AND THE SOUTH 641.05 FEET OF CLEAR CREEK DRIVE ALL WITHIN THE REPLAT OF BROOKDALE, A SUBDIVISION RECORDED JUNE 28th, 1984 BOOK 13 PAGE 262-263, RECEPTION NO. 1365595 MESA COUNTY CLERK AND RECORDER RECORDS. MORE CLEARLY DESCRIBED BY SURVEY AS FOLLOWS BEGINNING AT THE N.E. COR. OF THE N.E. 1/4 OF THE SW 1/4 OF SECTION 15, T.1S., R.1W., UTE MERIDIAN WHOSE NORTH LINE BEARS S 90° 00' 00" W. AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. THENCE S 90° 00' 00" W. ALONG SAID NORTH LINE 164.98 FEET; THENCE S 0° 10' 10" E. 537.02 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE N.E. CORNER OF LOT 4, BLOCK 3 OF SAID SUBDIVISION, THENCE S 0° 10' 10" E. 783.12 FEET, THENCE N 89° 59' 03" W. 329.98 FEET, THENCE N 0° 10' 10" W. 759.05 FEET; THENCE N 89° 49' 50" E. 55.00 FEET, THENCE N 0° 10' 10" W. 23.00 FEET; THENCE N 89° 49' 50" E. 274.98 FEET, TO THE TRUE POINT OF BEGINNING.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED THE THIRD REPLAT OF BROOKDALE SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO.

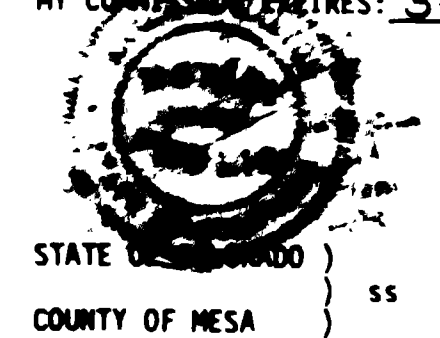
THAT SAID OWNER DOES HEREBY DEDICATED AND SET APART ALL OF THE STREETS AVENUES AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT FOREVER, AND DEDICATES TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION 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 AND REPLACEMENT OF SUCH LINES. SAID 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 ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 25th DAY OF May 1988.

CENTRAL BANK OF GRAND JUNCTION, N.A.
JEFFREY A. JOHNSON, SR. VICE-PRESIDENT
G. MICHAEL BUSSEY, SECRETARY AND SR. VICE-PRESIDENT
STATE OF COLORADO
COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May A.D., 1988 BY JEFFREY A. JOHNSON, SR. VICE-PRESIDENT AND G. MICHAEL BUSSEY, SECRETARY AND SR. VICE-PRESIDENT OF CENTRAL BANK OF GRAND JUNCTION.
MY COMMISSION EXPIRES: 3-4-91 WITNESS MY HAND AND OFFICIAL SEAL. *Heaven A. Walton*
ADDRESS: P.O. Box 608, Grand Jct CO



CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 1:58 O'CLOCK P.M. THIS 26th DAY OF May A.D. 1988 AND IS DULY RECORDED IN BOOK NO. 13 PAGE 411.
Ed James CLERK & RECORDERS DEPUTY CLERK
RECESSION 1496365
FEES \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 15th DAY OF September, 1988 A.D. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO
Mary K. Fuller CHAIRMAN

COUNTY COMMISSION CERTIFICATE

APPROVED THIS 26th DAY OF September, 1988 A.D. COUNTY COMMISSION OF THE COUNTY OF MESA, COLORADO
Maryanne Albera CHAIRMAN

SURVEYORS CERTIFICATES

I, MAX E. MORRIS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE THIRD REPLAT OF BROOKDALE 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.

Max E. Morris
MAX E. MORRIS
REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 16413



UTILITY COORDINATING COMMITTEE

APPROVED THIS 12th DAY OF November, 1988, A.D. UTILITY COORDINATING COMMITTEE.
Richard S. Miller Chairman

THE THIRD REPLAT OF BROOKDALE SUBDIVISION
Located in part of the SW 1/4 Section 15,
T.1S., R.1E., U.1M.

ARMSTRONG CONSULTANTS, INC.
1000 Grand Avenue, Colorado, 80501
303.455.9700

NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.