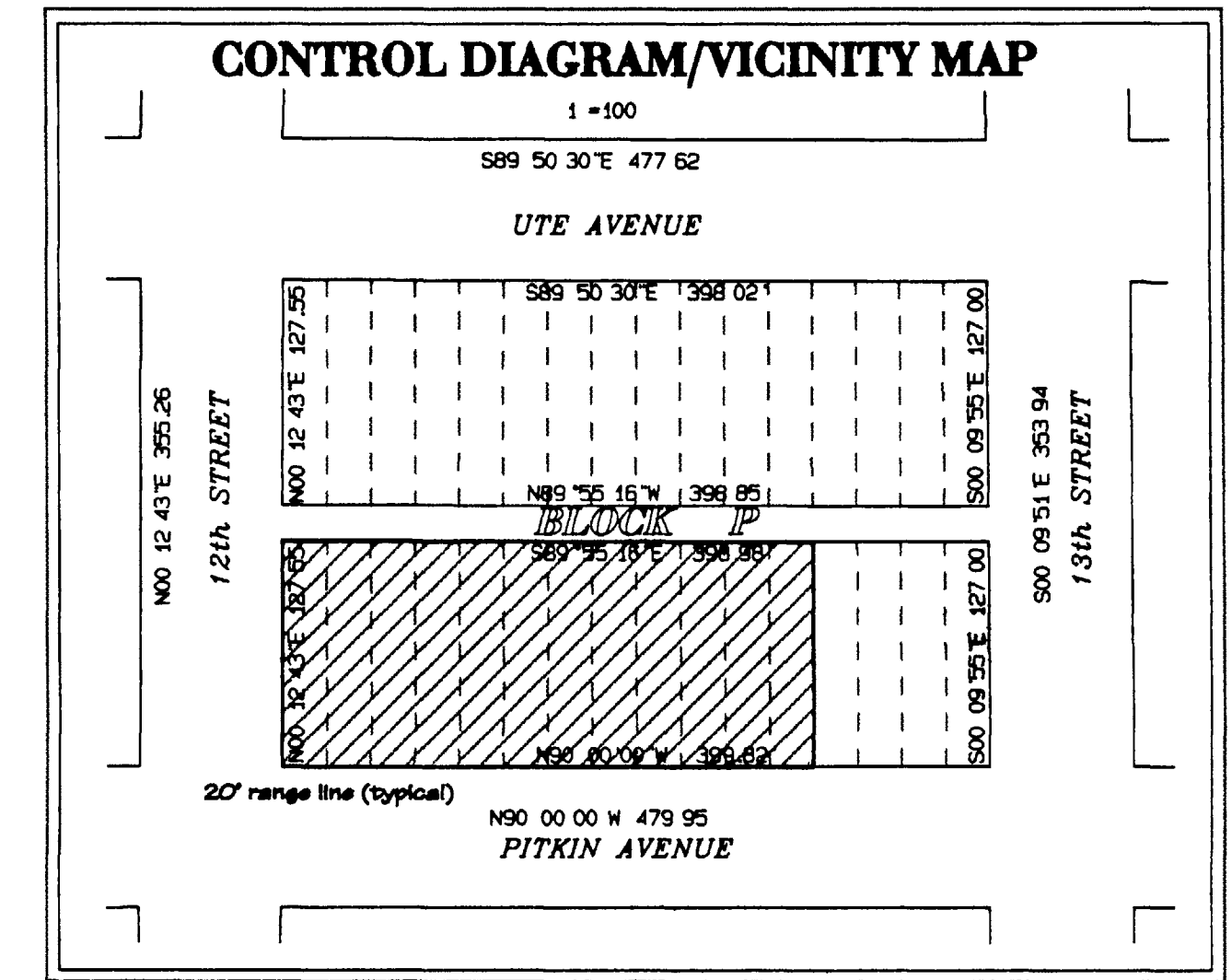
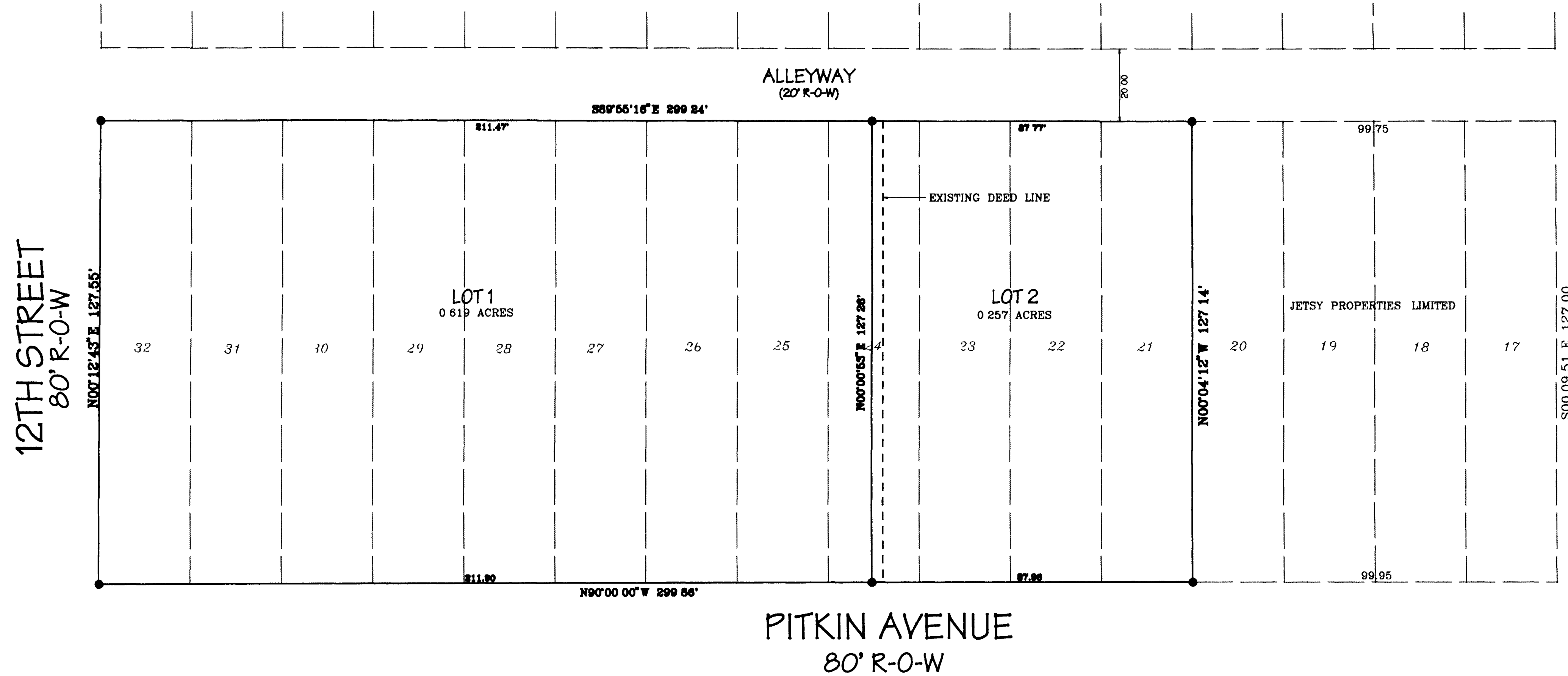


JETSY MINOR SUBDIVISION

A REPLAT OF LOTS 21-32, BLOCK P, KEITH'S ADDITION, CITY OF GRAND JUNCTION



NOTES

1. Basis of Bearings: Assumed N90 00 00" W between City of Grand Junction street monuments on Pitkin Avenue between 13th and 12th Streets
 2. Record basis for this survey is the plat of Keith's Addition to the City of Grand Junction, as recorded in Plat Book 1 at Page 13 bearing Reception No. 9643. Block boundaries determined by survey of street monuments or positions of which have been perpetuated by the City of Grand Junction and accepted as controlling. Lot boundaries determined by distributing excess or deficiency found in block against the record as evidenced by the official plat.
 3. A report on Ownership and Encumbrances prepared by Abstract and Title Company of Mesa County and dated September 17, 1999 (order no. 105275) revealed no easements of record on the subject property.
- 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.

LEGEND

- FOUND CITY RANGE LINE MONUMENT
- SET #5 REBAR/CAP PLS 18480

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned Jetsy Properties Limited a Colorado Limited Partnership is the owner of that real property situated in the City of Grand Junction located in the southwest quarter of the southwest quarter of Section 13 Township 1 South Range 1 West of the Ute Meridian County of Mesa State of Colorado described in Book 1833 at Page 944 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat being more particularly described as follows:

Lots 21 through 32 both inclusive in Block P of Keith's Addition to the City of Grand Junction

Containing 0.876 acres more or less

That said owner has caused said real property to be laid out and surveyed as JETSY MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction Colorado

That said owners certify that all leinholders if any are represented hereon

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 7th day of NOVEMBER AD 1999

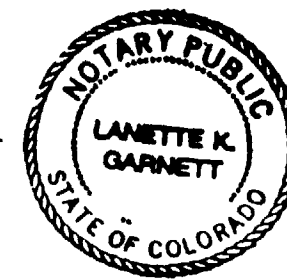
Jetsy Properties Limited
a Colorado Limited Partnership

By Jesse L. Boyce Jr.
Jesse L. Boyce Jr. as General Partner

State of Colorado
County of Mesa

This plat was acknowledged before me by Jesse L. Boyce Jr. as general partner of Jetsy Properties Limited a Colorado Limited Partnership on this 7th day of November AD 1999 for the aforementioned purposes

My Commission Expires 02/17/02
Notary Public Lanette K. Garnett
My address is 1310 N. 17th St.



CITY APPROVAL

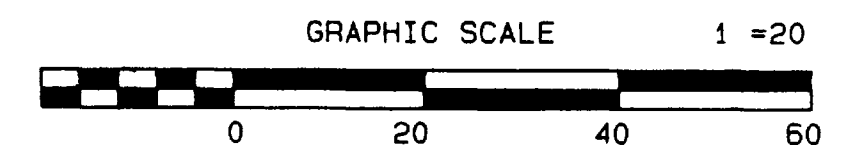
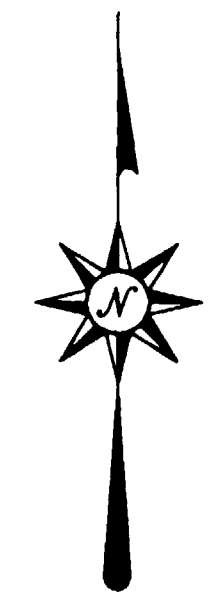
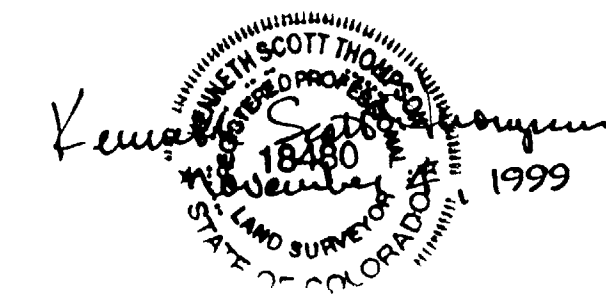
This plat of JETSY MINOR SUBDIVISION a plat of a portion of the City of Grand Junction County of Mesa State of Colorado was approved this 9th day of November 1999

By Mark Cohen Cave Jensen Attest
City Manager Mayor

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of JETSY MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction Colorado has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief.

Kenneth Scott Thompson
Colorado PLS 18480



COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County Colorado at 3:15 o'clock P M this 7th day of November 1999 and is duly recorded in Plat Book No. 17 Page 208 as Reception No. 1928186

Drawer No. 17-7 Fees 16.00

Clerk and Recorder

JETSY MINOR SUBDIVISION
LOTS 21- 32, BLOCK P, KEITH'S ADDITION
JETSY PROPERTIES

SW 1/4 SW 1/4 Section 13, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210 tlowest.com
Grand Junction CO 81505 (970) 243-6067

Date: Nov 4, 1999 Drawn: kat Checked: drs Job No: 0455-001
B:\Survey\0455 boyce\minorsub pro Sheet 1 of 1