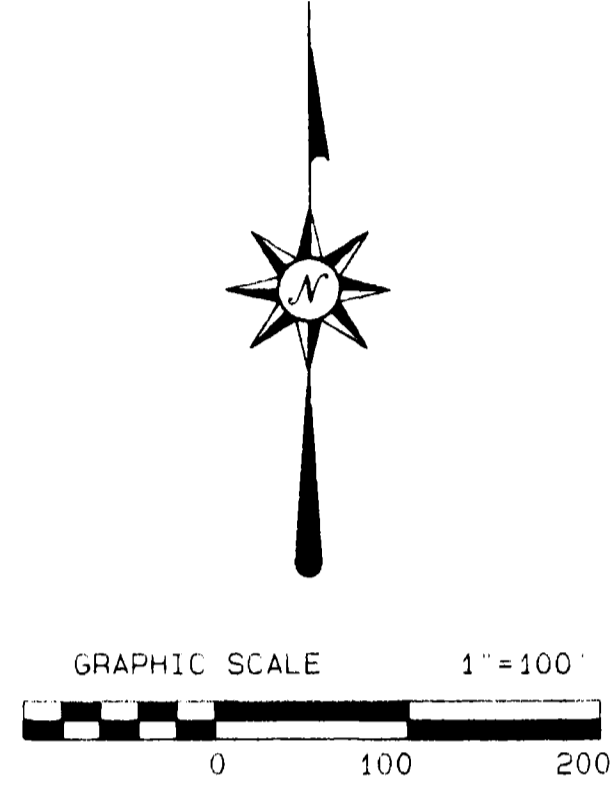
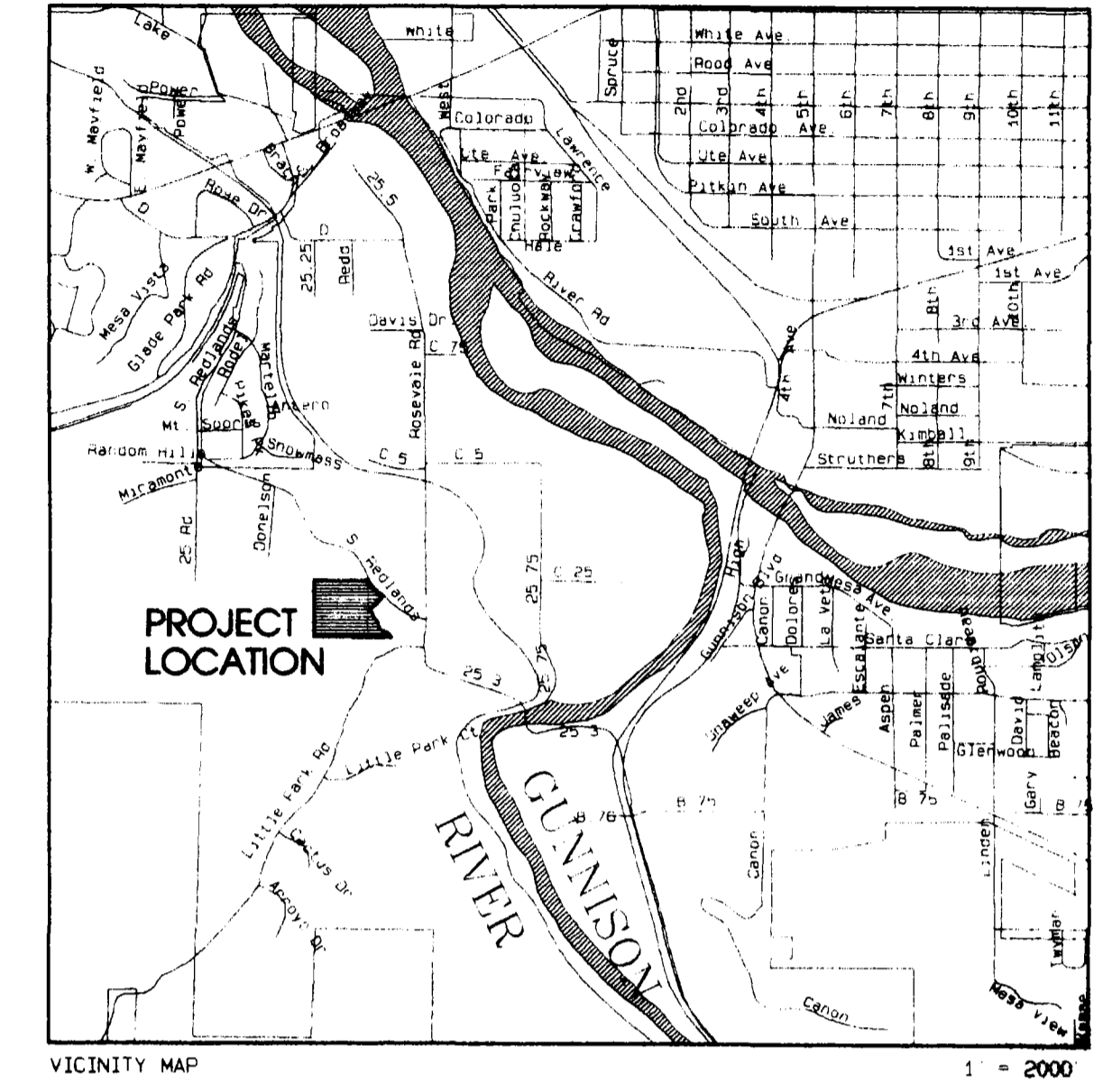
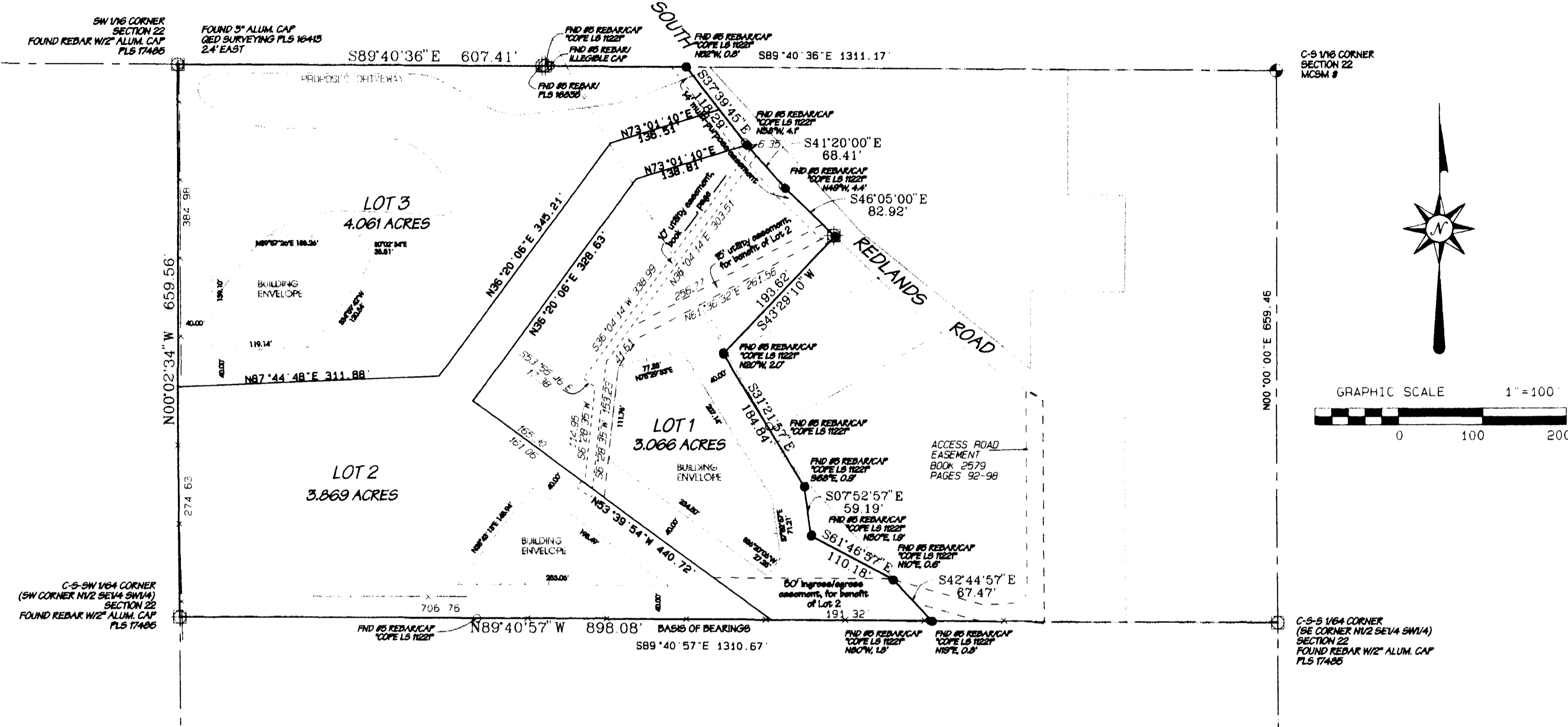


LEAH MARIE'S MINOR SUBDIVISION

SITUATED IN THE N1/2 SE1/4 SW1/4 OF SECTION 22

TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO



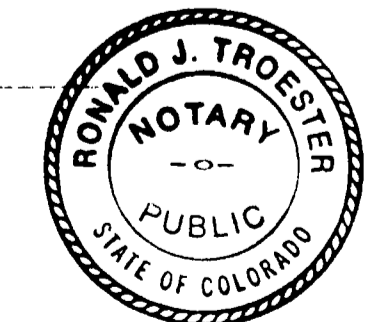
CITY OF GRAND JUNCTION APPROVAL:
 This plat of LEAH MARIE'S MINOR SUBDIVISION, a plat of a portion of the City of Grand Junction was approved this _____ day of _____, 2000.
 By: _____ City Manager Attest: _____ Mayor

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 _____ o'clock ____ M., this _____ day of _____, 2000, and is duly recorded in Plat Book No. _____ Page _____ as Reception No. _____ Drawer No. _____
 Fees: _____
 Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT:
 I hereby state that this survey and plat of LEAH MARIE'S MINOR SUBDIVISION were prepared by me or under my direct responsibility, supervision, and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief, and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.
 Kenneth Scott Thompson
 Colorado P.L.S. 18480
 February 25, 2000

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, Ben D. Hill and Faith M. Hill, are the owners of that real property in the County of Mesa, State of Colorado, being situated in the Southeast one-quarter of the Southwest one-quarter of Section 22, Township 1 South, Range 1 West of the Ute Meridian, described in Book 2374 at Pages 938 and 939 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:
 Beginning at the center-south southwest 1/64 corner of said Section 22, a rebar and 2" aluminum cap, marked "PLS 17485" whence a rebar and 2" aluminum cap, marked "PLS 17485" for the center south-south 1/64 corner bears South 89°40'57" East with all bearings contained herein relative thereto.
 Thence North 00°02'34" West along the west line of the north half of the southeast quarter of the southwest quarter of said Section 22, a distance of 659.56 feet to a rebar and 2" aluminum cap, marked "PLS 17485" for the southwest 1/18 corner.
 Thence South 89°40'36" East along the north line of the north half of the southeast quarter of the southwest quarter of said Section 22, a distance of 607.41 feet to a point on the southwesterly right-of-way line of South Redlands Road.
 Thence South 37°39'45" East along said right-of-way, a distance of 118.29 feet.
 Thence South 41°20'00" East along said right-of-way, a distance of 68.41 feet.
 Thence South 46°05'00" East along said right-of-way, a distance of 82.92 feet.
 Thence South 43°29'10" West departing said right-of-way, a distance of 193.62 feet.
 Thence South 31°21'57" East, a distance of 184.84 feet.
 Thence South 07°52'57" East, a distance of 59.19 feet.
 Thence South 61°46'57" East, a distance of 110.18 feet.
 Thence South 42°44'57" East, a distance of 67.47 feet to the south line of the north half of the southeast quarter of the southwest quarter of said Section 22.
 Thence North 89°40'57" West along said south line of the north half of the southeast quarter of the southwest quarter of said Section 22, a distance of 898.08 feet to the Point of Beginning.
 Containing 10.996 acres, more or less
 That said owners have caused the said real property to be laid out and surveyed as LEAH MARIE'S MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
 All Multi-Purpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
 The "15' utility easement, for the benefit of Lot 2", and the "50' ingress/egress easement, for the benefit of Lot 2", as shown hereon are to be conveyed to the owner(s) of Lot 2 by separate instrument(s)
 Utility easement - Book _____ Page _____
 Ingress/egress easement - Book _____ Page _____
 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 and 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.
 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 25th day of February, 2000
 Ben D. Hill
 Faith M. Hill
 State of Colorado }
 County of Mesa } ss
 This plat was acknowledged before me by Ben D. Hill and Faith M. Hill on this 25th day of February, 2000, for the aforementioned purposes.
 Notary Public Ronald J. Troester
 My Commission expires Feb. 15, 2000
 My address is 1234 N. 2nd St., Grand Junction, CO 81501



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- ⊕ FOUND REBAR & ALUM. CAP PLS 17485
- FOUND REBAR & CAP AS NOTED
- SET #5 REBAR/CAP PLS 18480

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.

LEAH MARIE'S MINOR SUBDIVISION
BEN HILL & FAITH HILL
 SE1/4 SW1/4, Section 22, Township 1 South, Range 1 West, Ute Meridian
THOMPSON-LANGFORD CORPORATION
 889 25 1/8 ROAD - # B-210 tlowest.com
 Grand Junction CO 81505 (970) 243-6067
 Date: Feb 25, 2000 Drawn: DRS Checked: KST Job No. 0479-008
 S:\Survey\0479 hill\0479-008\008\plat.pro Sheet 1 of 1