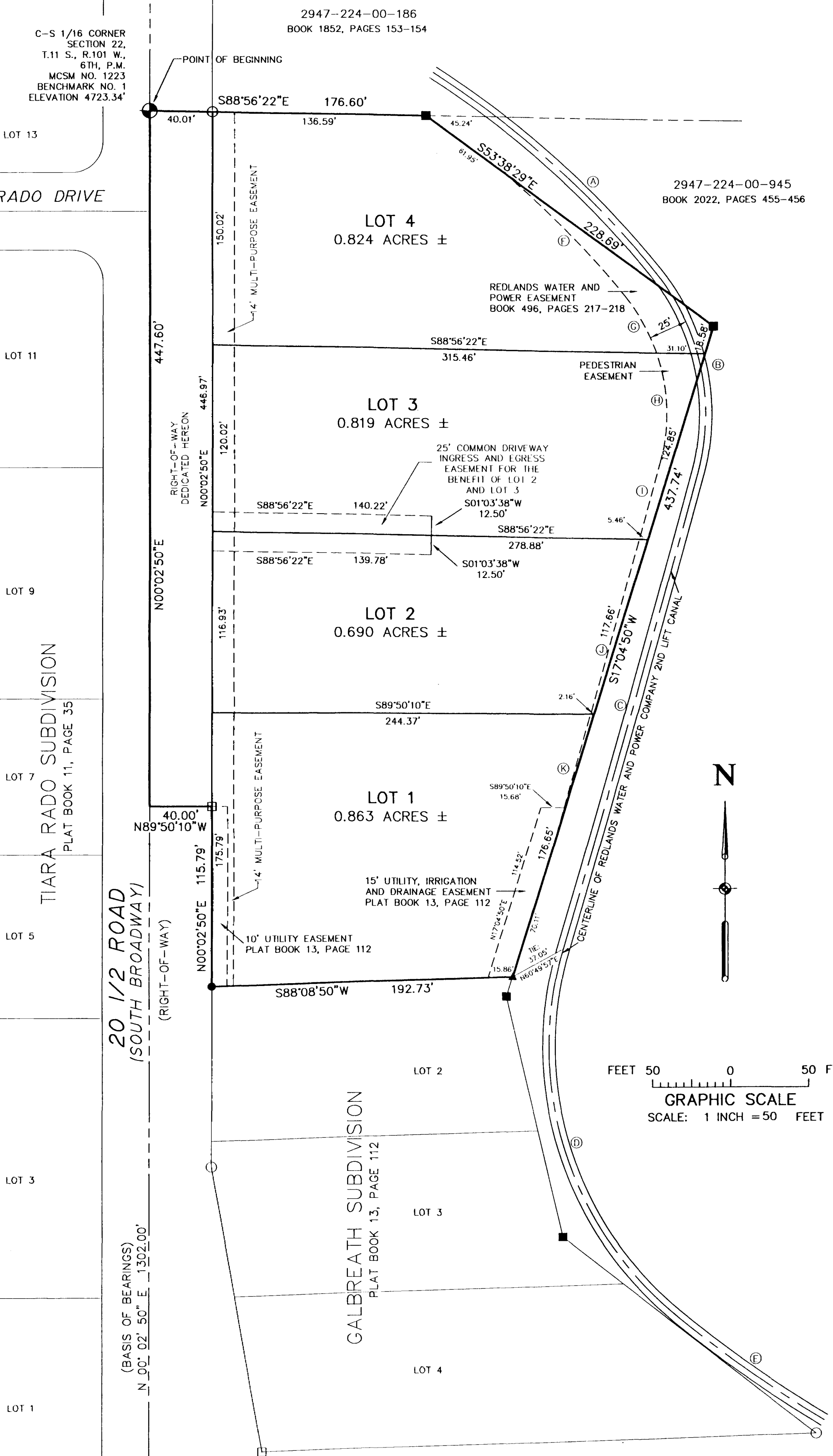


ROBERTSON MINOR SUBDIVISION

SW 1/4, SE 1/4 OF SECTION 22, T.11 S., R.101 W., 6TH P.M.
AND REPLAT OF LOT 1, GALBREATH SUBDIVISION,
MESA COUNTY, COLORADO



CENTERLINE CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	599.00'	143.70'	72.19'	143.35'	S45°29'07"E	13°44'42"
B	145.00'	135.88'	73.39'	130.96'	S11°46'02"E	5°34'27"
C	14328.00'	318.31'	159.16'	318.30'	S15°42'53"W	01°16'22"
D	224.00'	262.12'	148.39'	247.42'	S17°10'19"E	6°70'24"
E	812.00'	115.71'	57.95'	115.61'	S54°46'38"E	08°09'52"

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
F	574.00'	112.08'	56.22'	111.90'	N44°12'24"W	11°11'16"
G	120.00'	41.08'	20.74'	40.87'	S28°48'24"E	19°36'43"
H	120.00'	71.37'	36.78'	70.33'	S01°57'41"E	34°04'44"
I	14303.00'	51.32'	25.66'	51.32'	S15°10'52"W	00°12'20"
J	14303.00'	116.82'	58.41'	116.82'	S15°31'04"W	00°28'05"
K	14303.00'	105.93'	52.97'	105.93'	S15°57'50"W	00°25'28"

LIEN HOLDER'S CERTIFICATE
Mortgage Edge Corporation, having property interests in or encumbrances upon the property involved approve this plat of Robertson Minor Subdivision this 17th day of February, A.D., 2000.

ACKNOWLEDGEMENT OF LIEN HOLDER
On this 24th day of February, A.D., 2000, before me the undersigned officer, personally appeared Tor Hayward, as President of Mortgage Edge Corporation and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 3/27/03

Pamela Young
Notary Public

- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP IN CONCRETE MARKED LS 22580
 - FOUND THIS SURVEY, 5/8" REBAR
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, IN CONCRETE, MARKED LS 9960
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP, IN CONCRETE, MARKED LS 16413
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.

AREA SUMMARY

LOTS	3.196 AC. ±	88.6%
ROADS	0.411 AC. ±	11.4%
TOTAL	3.607 AC. ±	100%

CITY APPROVAL
The Robertson Minor Subdivision, is approved and accepted this 13th day of April, A.D., 2000.

Spruit Cohen
City Manager

Gene Finney
Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE
State of Colorado } ss
County of Mesa } ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at _____, M., on the _____ day of _____, A.D. 2000 in Plat Book No. _____, Page No. _____, Reception No. _____

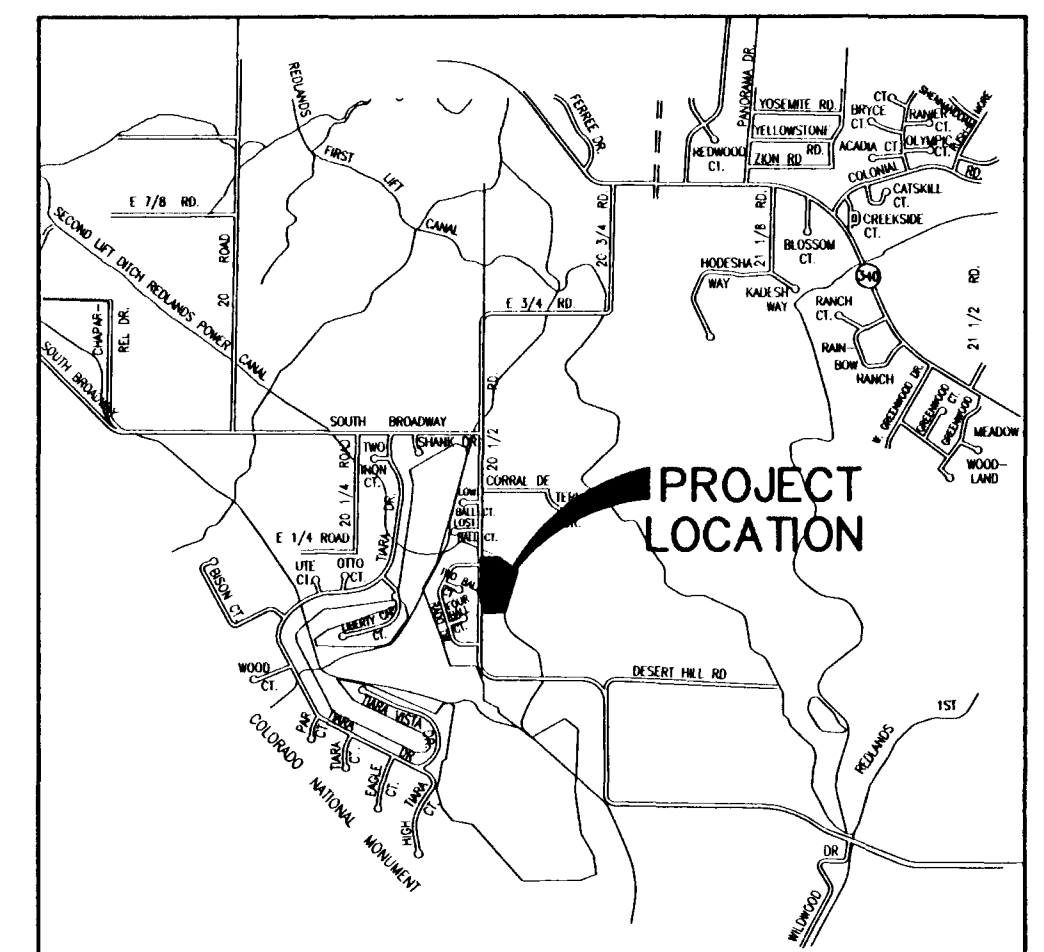
Drawer No. _____ Fees _____

SURVEYOR'S CERTIFICATE
I, Dean E. Ficklin, an employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of the Robertson Minor Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable Mesa County and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 22 day of February, A.D., 2000.

Dean E. Ficklin
P.L.S., 19597

- NOTES:**
- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
 - BASIS OF BEARINGS: The line between the S 1/4 corner and C-S 1/16 corner, both of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian having a assumed bearing of N 00° 02' 50" E, from GPS observation. Monuments on this line are indicated as shown on this Plat.
 - BASIS OF BENCHMARKS: P153 of 1996 GPS Geodetic Control Network, Mesa County Survey Marker No. 1138, SE corner Section 22, T.11 S., R.101 W., 6th Principal Meridian. Elevation = 4701.08 feet NAVD '88.
 - Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.



CERTIFICATE OF OWNERSHIP AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Stephen R. Robertson being the sole owner of the property described in the instrument recorded in Book 2625, at Pages 292-295 and that Mark E. Holmes and Darlene S. Holmes being the sole owners of the property described in the instrument recorded in Book 2208, at Page 147 in the records of the office at the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of Robertson Minor Subdivision, a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the Plat shown hereon:

DESCRIPTION OF ROBERTSON MINOR SUBDIVISION
A tract of land located in the SW 1/4 of the SE 1/4 of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, Mesa County, Colorado, more particularly described as follows:
Beginning at northwest corner of a tract of land, which is identical with the C-S 1/16 corner of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian and considering the west line of the SW 1/4 of the SE 1/4 of said Section 22 to bear N 00° 02' 50" E, with all other bearings contained herein relative thereto;

- Thence S 88° 56' 22" E, 176.60 feet;
- Thence S 53° 38' 29" E, 228.69 feet;
- Thence S 17° 04' 50" W, 437.74 feet;
- Thence S 88° 08' 50" W, 192.73 feet;
- Thence N 00° 02' 50" E, 115.79 feet;
- Thence N 89° 50' 10" W, 40.00 feet;
- Thence N 00° 02' 50" E, 447.60 feet to the point of beginning.

Robertson Minor Subdivision as described above contains 3.607 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- 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;
- Common Driveway Ingress and Egress Easements to the owners of the lots.
- All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian.

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; 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.

IN WITNESS WHEREOF, I hereunto set my hand this 7th day of April, A.D., 2000.

Stephen R. Robertson
Stephen R. Robertson, owner.

ACKNOWLEDGEMENT OF OWNERSHIP
State of Colorado } ss
County of Mesa } ss

On this 7th day of April, A.D., 2000, before me the undersigned officer, personally appeared Stephen R. Robertson as owner and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires August 7, 2003

Rose A. Adams
Notary Public

IN WITNESS WHEREOF, I hereunto set my hand this 24th day of February, A.D., 2000.

Mark E. Holmes
Mark E. Holmes, owner.

IN WITNESS WHEREOF, I hereunto set my hand this 24th day of February, A.D., 2000.

Darlene S. Holmes
Darlene S. Holmes, owner.

ACKNOWLEDGEMENT OF OWNERSHIP
State of Colorado } ss
County of Mesa } ss

On this 24th day of February, A.D., 2000, before me the undersigned officer, personally appeared Mark E. Holmes and Darlene S. Holmes as owners and acknowledged that they executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 3/27/03

Pamela Young
Notary Public

ROBERTSON MINOR SUBDIVISION
SW 1/4, SE 1/4 OF SECTION 22, T.11 S., R.101 W., 6TH P.M.
AND REPLAT OF LOT 1, GALBREATH SUBDIVISION,
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50' JOB NO: 8388-01 DATE: 2-22-00 SHEET NO: 1 of 1