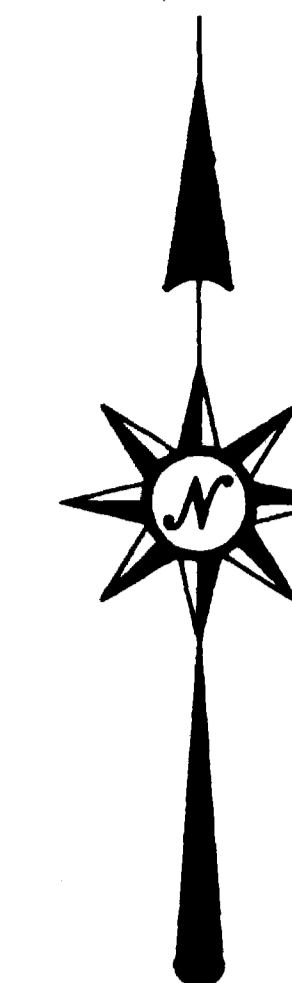
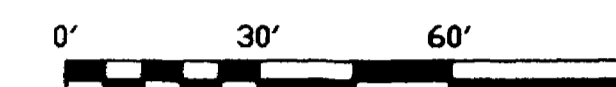


JUNCTION BELL SUBDIVISION

SS-2000-181



1" = 30'



DEDICATION AND OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

Junction Bell Federal Credit Union, is the owner of a parcel of land being that certain tract of land in the SW1/4 SW1/4 SW1/4 of Section 7, Township One South, Range One East of the Ute Meridian, Grand Junction, Colorado, recorded in Book 1129 at Page 915 and in Book 1408 at Page 907, of the Mesa County real property records, and the perimeter being more particularly described as follows:

Commencing at a City of Grand Junction survey monument for the southwest corner of said Section 7 from whence a Mesa County Survey Marker for the northwest corner of the SW1/4 SW1/4 of said Section 7 bears N00°00'00"W; thence S89°51'11"E on the southerly line of said Section 7, for a distance of 658.26 feet; thence N00°04'49"E 360.99 feet to a point on the boundary of Wimer Subdivision and the point of beginning; thence N89°51'11"W, on the boundary of said Wimer Subdivision, for a distance of 150.00 feet to the easterly right-of-way line of Court Road; thence leaving said Wimer Subdivision, N00°04'49"E on said right-of-way line for a distance of 139.01 feet; thence leaving said right-of-way line S89°51'11"E 150.00 feet to the boundary of Wimer Subdivision; thence S00°04'49"W 139.01 feet to the beginning.

[0.48 Acres]

That said owner has caused the said property to be laid out and surveyed as JUNCTION BELL SUBDIVISION, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

The owner states that there are no Lienholders of record.

All Multi-Purpose Easements to the City of Grand Junction for the use of the City-approved: utilities and public providers as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All tracts/easements include the right of ingress and egress on, along, over, under, 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 or tracts, the right to dredge; provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or 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, said owner have caused their names to be hereunto subscribed this 20th day of OCTOBER, A.D., 2000.

Lanette R. Williams
Junction Bell Federal Credit Union
Lanette R. Williams, President

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 20 day of October, A.D., 2000.
By Junction Bell Federal Credit Union
Lanette R. Williams, President

My commission expires: July 27, 2004

WITNESS MY HAND AND OFFICIAL SEAL

Lanette R. Williams
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 11:03 o'clock A.M., this 9th day of NOVEMBER, A.D., 2000, and is duly recorded as Reception Number 1972133 in Plat Book 18, Page 44 through - inclusive. Drawer No. 99-28

Clerk and Recorder

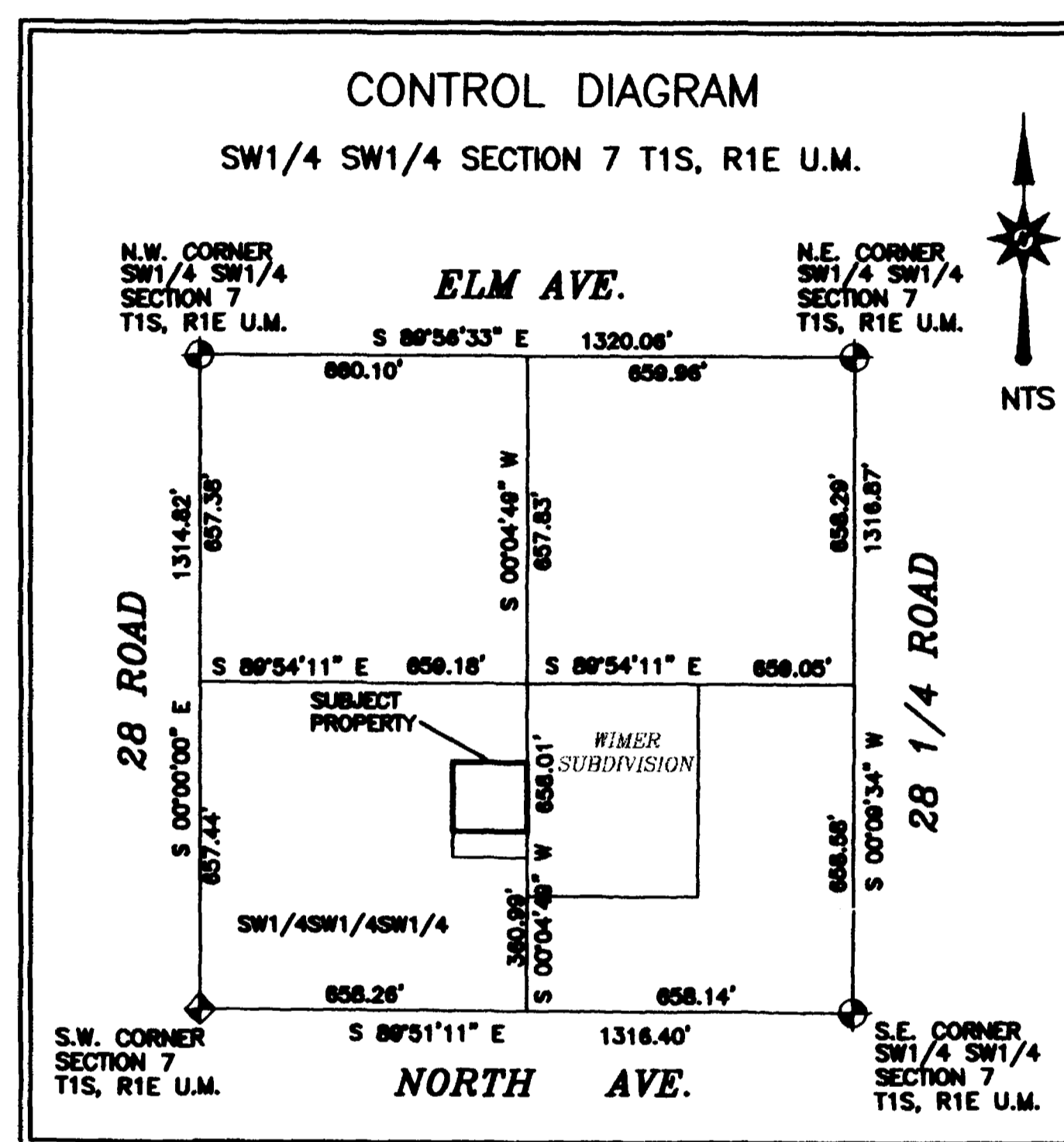
Deputy

Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 25 day of OCTOBER, A.D. 2000.

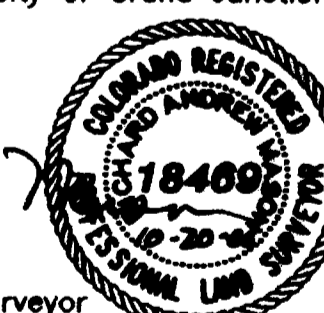
Mayor Gene Kinsey City Manager David Vanby



SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of JUNCTION BELL SUBDIVISION, a subdivision of a part the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469



10-20-00
Date

GENERAL NOTES

- Title information from Mesa County real property records and from Abstract&Title Co. of Mesa County, Inc., file no.00904372 C, effective date August 14, 2000.
- Basis of bearings derived from the plat of Omega Business Park, Plat Book 12, Pages 421-422.
- Reference is made hereon to Wimer Subdivision and deposit of survey, receipt no. 791-92.

L. SPARKS BK 2701 PG 419

LOT 1
0.48 ACRES

WIMER SUBDIVISION
PLAT BOOK 12 PAGES 421-422

JOHN IWAKIRI
BOOK 2576, PAGE 123
DEP. OF SURVEY 791-92

LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ◆ CITY MONUMENT
- ⊗ FOUND REBAR & CAP LS-18469
- ⊗ SET REBAR & CAP LS-18469
- FOUND REBAR & CAP LS-14115
- ⊙ FOUND REBAR & CAP LS-24320
- ⊙ FOUND 5/8" REBAR (NO CAP)

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.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\SC14\WORK\0070\0070PLAT.DWG			
JUNCTION BELL SUBDIVISION			
IN SW1/4 SW1/4 SW1/4 OF SECTION 7 IN T1S R1E, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Proj	Sheet
Drawn	Date 9/15/00	0070	1
			Of 1