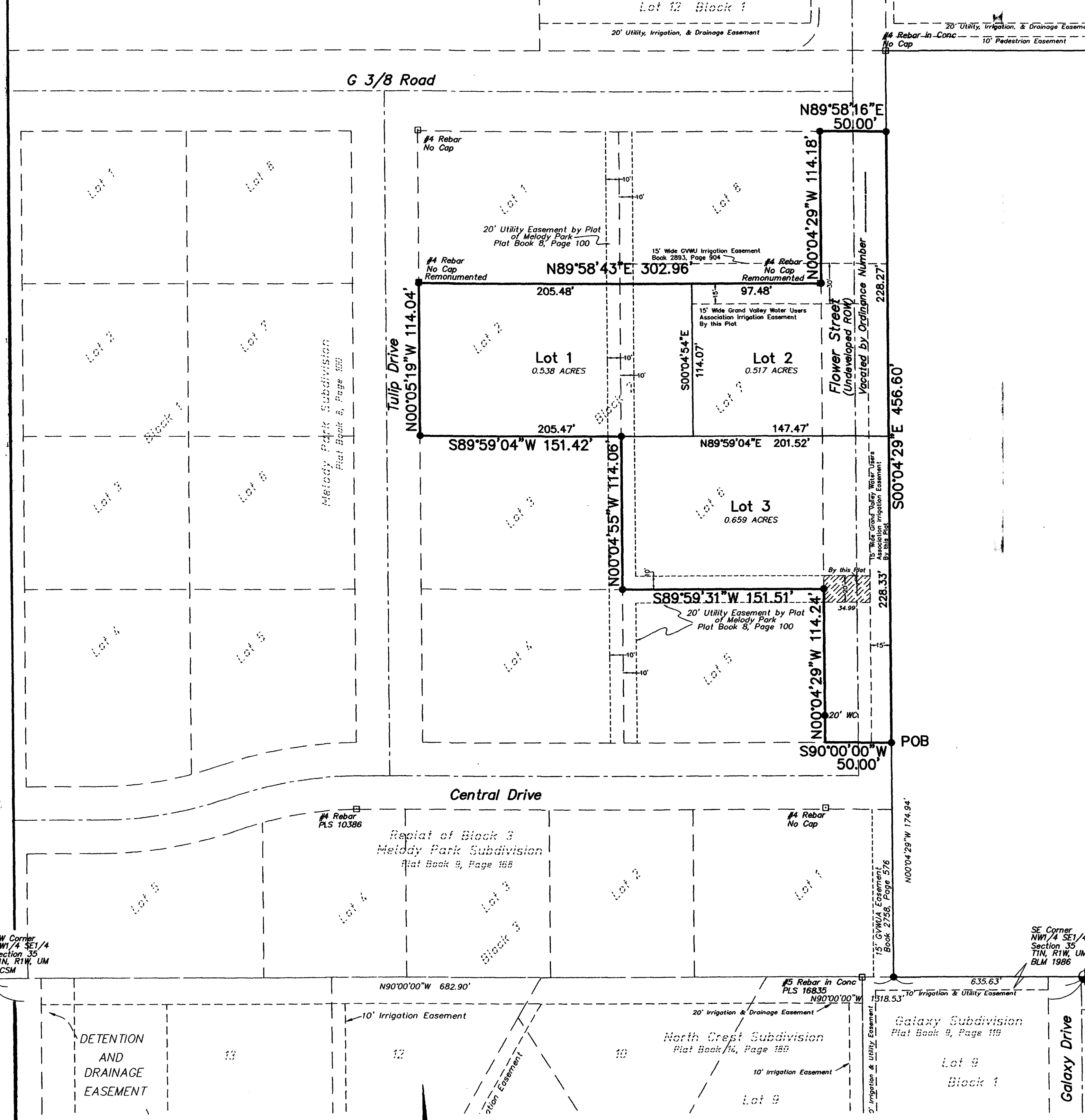


MELODY PARK TWO SUBDIVISION

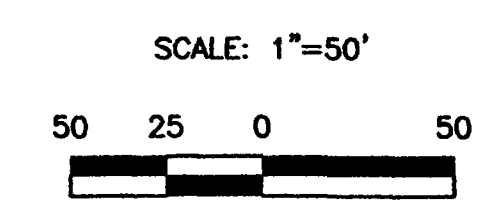
A REPLAT OF LOTS 2, 6, & 7, BLOCK 2

MELODY PARK SUBDIVISION

AND THAT PORTION OF VACATED FLOWER STREET



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, ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



AREA SUMMARY		
LOTS	=	1.715 Acres 100.00%
TOTAL	=	1.715 Acres 100.00%

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Melody Park Two Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of 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.

Date certified Sept. 14, 2001

MELODY PARK TWO SUBDIVISION
 NW1/4 SE1/4 SECTION 35
 T1N, R1W, UTE MERIDIAN
 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 North 7th Street
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2000-43 SURVEYED [] DRAWN [] CHECKED [] SHEET 1 OF 1
 DATE: Aug., 2001 RM RSK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Carla Eden, Rose T. Ward, and John S. and Frances C. Jessup, as joint tenants are the owners of that real property located in part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), Section 35, Township 1 North, Range 1 West, of the Ute Meridian, as recorded in Warranty Deeds Book 1779, Page 427 (Eden), Book 1741, Page 143 (Ward), and Book 2157, Page 720 (Jessup), being more particularly described as follows:

Lots 2, 6, and 7 and that portion of Flower Street right-of-way vacated by Ordinance No. 3336, all in Block 2, Melody Park Subdivision, in the City of Grand Junction, Colorado, as described in Plat Book 8, Page 100 of Mesa County records.

Commencing at the Southeast corner of the NW1/4 SE1/4 Section 35, T1N, R1W, of the Ute Meridian, whence the Southwest corner of the said NW1/4 SE1/4 Section 35 bears North 90 degrees 00 minutes 00 seconds West, a distance of 1318.53 feet, for a basis of bearing, with all bearings contained herein relative thereto; thence, along the South line of said NW1/4 SE1/4 Section 35, and being the North line of Galaxy Subdivision, as recorded in Plat Book 9, Page 119, Mesa County Records, North 90 degrees 00 minutes 00 seconds West, a distance of 635.63 feet, to the Southeast corner of Melody Park Subdivision, as recorded in Plat Book 8, Page 100, Mesa County Records; thence North 00 degrees 04 minutes 29 seconds West, a distance of 174.94 feet to the POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence North 00 degrees 04 minutes 29 seconds West, a distance of 114.24 feet; thence South 89 degrees 59 minutes 31 seconds West, a distance of 151.51 feet; thence North 00 degrees 04 minutes 55 seconds West, a distance of 114.06 feet; thence South 89 degrees 59 minutes 04 seconds West, a distance of 151.42 feet; thence North 00 degrees 05 minutes 19 seconds West, a distance of 114.04 feet; thence North 89 degrees 58 minutes 43 seconds East, a distance of 302.96 feet; thence North 00 degrees 04 minutes 29 seconds West, a distance of 114.18 feet; thence North 89 degrees 58 minutes 16 seconds East, a distance of 50.00 feet; thence South 00 degrees 04 minutes 29 seconds East, a distance of 456.60 feet to the POINT OF BEGINNING.

Said parcel containing an area of 1.715 Acres more or less, as described.

That said owners have caused the real property to be laid out and platted as Melody Park Two Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, and that said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Melody Park Two Subdivision as follows:

All Utility Easements to the City of Grand Junction for the use of City approved public utilities 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, equivalent other public providers and appurtenant facilities.

All Drainage Easements hereby platted to the Grand Valley Water Users Association Inc., as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground, as recorded in Book 2939, Page 76.

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, said owners, Carla Eden, Rose T. Ward, and John S. and Frances C. Jessup, have caused their names to be hereunto subscribed this 23 day of August, A.D. 2001.

by Carla Eden Carla Eden
 by John S. Jessup John S. Jessup
 by Rose T. Ward Rose T. Ward
 by Frances C. Jessup Frances C. Jessup

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Carla Eden, this 30th day of August, A.D., 2001.
 Witness my hand and official seal:
Teresa C. Romines
 Notary Public
 My Commission Expires 8/27/2005

LIENHOLDERS RATIFICATION OF PLAT

Washington Mutual Home Loans, Inc. recorded in Book 2906, Page 44
 Countrywide Home Loans, Inc. recorded in Book 2177, Page 272

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by John S. Jessup, this 23rd day of August, A.D., 2001.
 Witness my hand and official seal:
Kimberly D. Nelson
 Notary Public
 My Commission Expires 7-8-2003

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Frances C. Jessup, this 23rd day of August, A.D., 2001.
 Witness my hand and official seal:
Kimberly D. Nelson
 Notary Public
 My Commission Expires 7-8-2003

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Rose T. Ward, this 23rd day of August, A.D., 2001.
 Witness my hand and official seal:
Kimberly D. Nelson
 Notary Public
 My Commission Expires 7-8-2003

NOTES:

The Declaration of Covenants and Restrictions are to remain the same as those governing Melody Park Subdivision.
 Easement and Title Information provided by Meridian Land Title Company, Commitment No. 42395 and 42396, dated April 24, 2000.
 Basis of bearings is the North line of Galaxy Subdivision, as shown on plat recorded in Plat Book 9, Page 119 of the Mesa County records, which bears North 90 degrees 00 minutes 00 seconds West, a distance of 1318.53 feet. Both markers on this line are as shown on the face of this plat.
 Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

CITY OF GRAND JUNCTION APPROVAL

This plat of Melody Park Two Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 15th day of October, A.D., 2001.
 City Manager Andy Adams
 President of City Council Cindy Ennis Martz

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 2:41 o'clock P. M., October 15, A.D., 2001, and was duly recorded in Plat Book 18, Page No. 254 Reception No. 2020175 Drawer No. LL-40 Fees: 810.00
 Clerk and Recorder
 By: _____
 Deputy