

IMPERIAL GROUP SIMPLE SUBDIVISION

REPLAT OF LOTS 8 & 9, BLOCK 3 CROSSROADS COLORADO WEST FILING NO. TWO

DEDICATION

That the undersigned Imperial Industrial Group, Ltd are the owners of that real property situated in the S1/2 NW1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book , Page , Lots 8 & 9, Block 3, Crossroads Colorado West Filing No. Two, as recorded in Plat Book 12, Page 299, as recorded in the official records of the Clerk and Recorders Office, Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as IMPERIAL GROUP SIMPLE SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate all Utility and Multi-purpose Easements to the City of Grand Junction for the use of 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.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 31st day of October, 2001 A.D.

Paul Engh
Paul Engh - Imperial Industrial Group, Ltd.



NOTARY PUBLIC CERTIFICATION

STATE OF California } ss
COUNTY OF San Diego }

The foregoing instrument was acknowledged before me by Paul R. Engh this 31st day of October, A.D., 2001.

Witness my hand and official seal

Glenn E. Dugan Jr.
Notary Public

My Commission Expires January 5, 2002

CITY OF GRAND JUNCTION APPROVAL

This plat of Imperial Group Simple Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 3rd day of November, A.D., 2001.

Richard
City Manager

Cindy Enos Martz
President of City Council

CLERK AND RECORDER'S CERTIFICATE

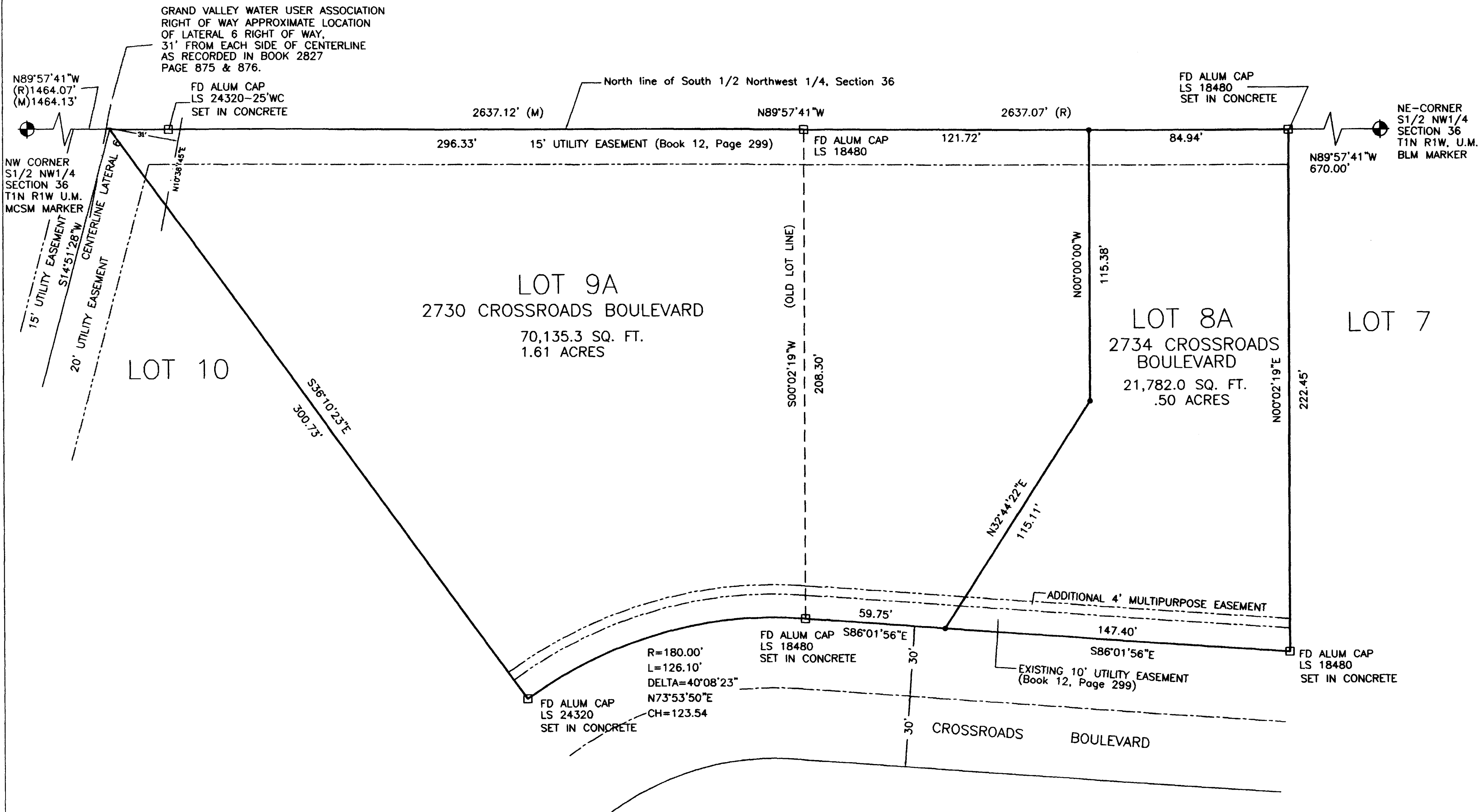
STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 11:11 o'clock A. M., November 16, A.D., 2001, and was duly recorded in Plat Book No. 18 Page No. 272

2025254

Reception No. _____ Clerk and Recorder

LL-54 By: _____ Deputy

Drawer No. _____



NOTES

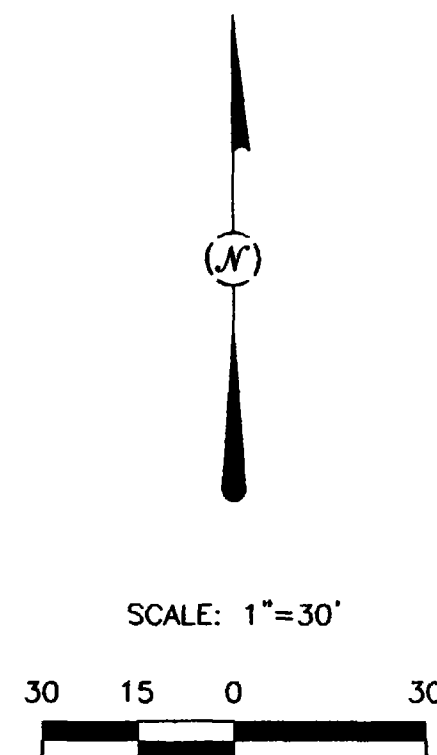
1) Bearings based on the North line of the South 1/2 Northwest 1/4 Section 36 T1N R1E, Ute Meridian to bear S89°57'41"W as per the Plat of Crossroads Colorado West Filing No. Two. Both Monuments noted on plat.

2) Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

3) Easement and Title Information provided by Abstract & Title Company, of Mesa County, Inc. Policy No. 00904890 C, dated December 28, 2000.

LEGEND

- ⊕ MESA COUNTY OR BLM SURVEY MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- (R) RECORD MEASUREMENT
- (M) MEASURED DISTANCE
- FOUND REBAR, AS NOTED

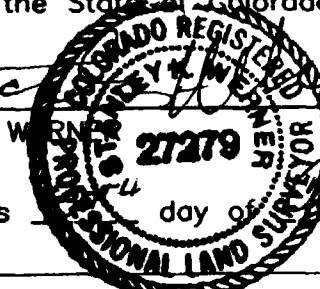


SURVEYOR'S CERTIFICATION

I hereby certify that this plat of IMPERIAL GROUP SIMPLE SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Stanley K. W...
STANLEY K. W... 27279 PLS 27279

Certified this 11th day of November, 2001



Located in the S1/2 NW1/4 of Section 36, T1N, R1W, UTE M.

IMPERIAL GROUP SIMPLE SUBDIVISION
REPLAT OF LOTS 8 & 9, BLOCK 3
CROSSROADS COLORADO WEST
FILING NO. TWO

HIGH DESERT SURVEYING

2591 B 3/4 ROAD
GRAND JUNCTION, COLORADO 81503 (970) 254-8649

PROJECT NO. 01-34	SUR. BY:	DRAWN	CHECKED	SHEET	OF
DATE: JULY 09, 2001	BE/RB	SKW	JF	1	1
REVISED OCTOBER 29, 2001					