

PIPE TRADES SUBDIVISION OF A PARCEL LOCATED IN THE NE1/4 SECTION 22, T1S, R1E, UTE MERIDIAN

Midlands Village Subdivision
Filing No. Two
Plat Book 16, Pages 39-41

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation is the owner of that tract of land located in the Northeast Quarter of Section 22, Township 1 South, Range 1 East, of the Ute Meridian, as described in Warranty deed recorded at Book 2859, Page 42 of the Mesa County Records, and more particularly described as follows:

Beginning at the Northwest Corner NE1/4 NE1/4 of Section 22, Township 1 South, Range 1 East, of the Ute Meridian, thence South 00 degrees 01 minutes 29 seconds West, a distance of 1094.77 feet; thence North 89 degrees 53 minutes 25 seconds West, a distance of 664.30 feet; thence North 00 degrees 26 minutes 50 seconds East, a distance of 1094.84 feet to a point on the North line of said NE1/4 NE1/4 of Section 22; thence along said North line, South 89 degrees 53 minutes 07 seconds East, a distance of 656.22 feet to the POINT OF BEGINNING.

Said parcel containing 16.594 Acres, as described.

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

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by e.g. a phase I environmental audit.

All Utility & Drainage 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 Multipurpose 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;

All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities;

Tract A is dedicated to the Pipe Trades Property Owners Association, if formed now or in the future, for the use of the Central Grand Valley Sanitation District as a utility easement for their purposes, including, but not limited to, the installation, removal, operation, replacement, repair and maintenance of existing and future placement of utilities, as described in Deed recorded in Book 2921, Page(s) 695.

Tracts B and C are dedicated to the Pipe Trades Property Owners Association, if formed now or in the future, for their uses and purposes, including, but not limited to, the installation and maintenance of traffic control facilities, street lighting, buffer walls, landscaping, trees, signage and grade structures, as described in Deed recorded in Book 2921, Page(s) 695.

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 & 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, Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation, has caused their name to be hereunto subscribed this 28 day of November, A.D. 2001.

by: Matthew D. Burtis
for: Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation

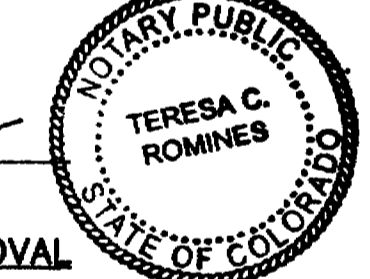
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Matthew D. Burtis, for Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation, this 28 day of November, A.D. 2001. Witness my hand and official seal:

Terese C. Romines
Notary Public

My Commission Expires 8/27/2005



CITY OF GRAND JUNCTION APPROVAL

This plat of Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 28 day of November, A.D., 2001.

City Manager [Signature]

President of City Council [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)

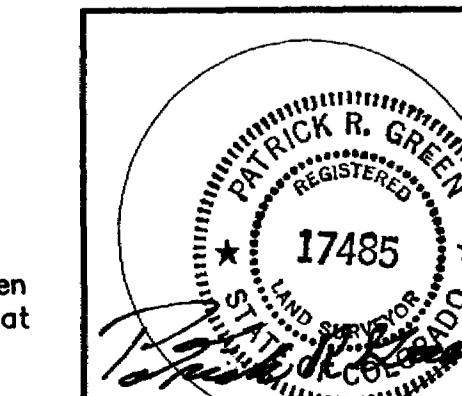
I hereby certify that this instrument was filed in my office at 3:40 o'clock

P. M., December 13, A.D., 2001, and was duly recorded in Plat Book 18,

Page No. 292, Reception No. 2030871, Drawer No. LL-69 Fees: \$10.00

Clerk and Recorder

By: _____
Deputy



PIPE TRADES SUBDIVISION
NE1/4 SECTION 22
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2001-73 SURVEYED [] DRAWN [] CHECKED [] SHEET [] OF []
DATE: Nov., 2001 TLP/MCW RSK PRG

GENERAL NOTES

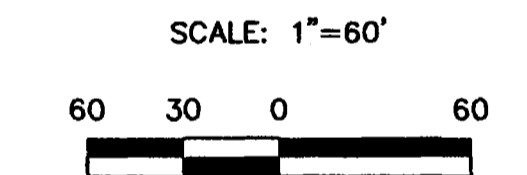
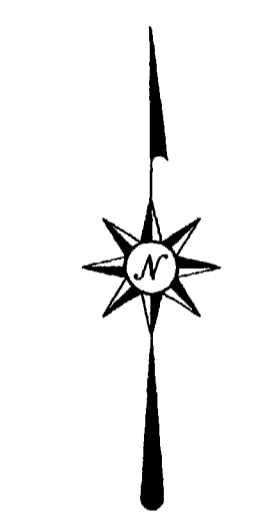
The Declaration of Covenants and Restrictions are recorded at Book 2981, Pages 685 through 694, Mesa County Records.

Easement and Title Information provided by Western Colorado Title Company, Commitment No. 00-12-035, dated June 4, 2001.

Basis of bearings is the North line of the NW1/4 NE1/4 of Section 22 that bears South 89 degrees 53 minutes 07 seconds East, a distance of 1312.45 feet, as established by GPS observation of MCGPS information. Both monuments on this line are Mesa County Survey Markers, as shown on 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".

Multipurpose easements on the North and West Lot lines overlay Tracts B and C, and are dedicated for their specific uses, as defined by the City. Tracts B and C are dedicated to the Property Owners Association for the buffer walls and landscaping purposes per "City of Grand Junction Conditions of Approval". See the "Declaration of Covenants and Restrictions" hereon.



- ### LEGEND
- ALLOQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - 40'WC SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE - 40' Witness Corner
 - 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

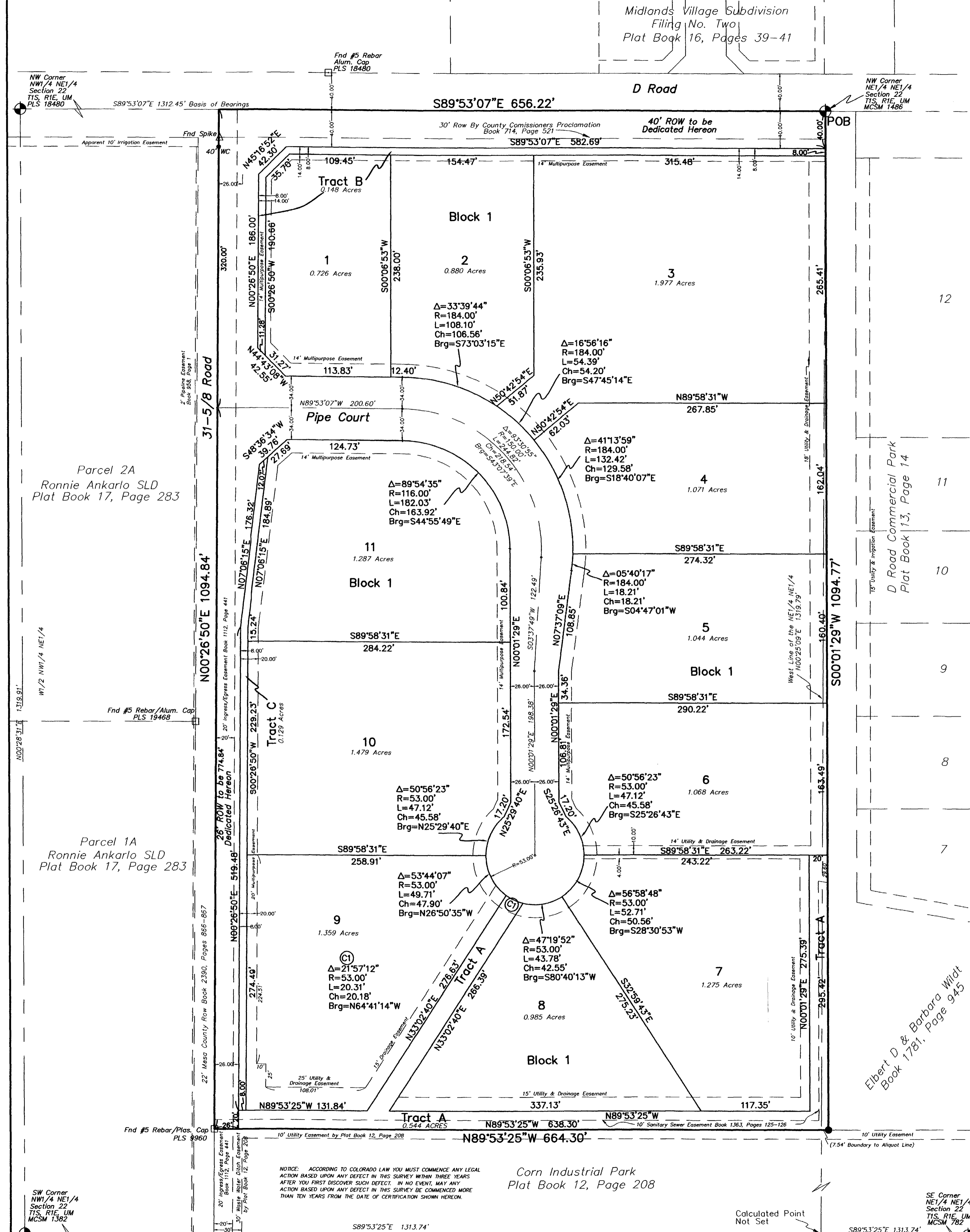
AREA SUMMARY

LOTS	=	13.152 Acres	79.26%
TRACTS	=	0.821 Acres	4.95%
ROAD ROW	=	2.621 Acres	15.79%
TOTAL	=	16.594 Acres	100.00%

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Pipe Trades 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 November 28, 2001



Corn Industrial Park
Plat Book 12, Page 208

Elbert D. & Barbara Wildt
Book 1781, Page 945

Calculated Point
Not Set

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 CERTIFICATION SHOWN HEREON.

NW Corner NW1/4 NE1/4 Section 22 T1S, R1E, UM PLS 18480

NW Corner NE1/4 NE1/4 Section 22 T1S, R1E, UM MCSM 1486

SW Corner NW1/4 NE1/4 Section 22 T1S, R1E, UM MCSM 1362

SE Corner NE1/4 NE1/4 Section 22 T1S, R1E, UM MCSM 762

NW1/2 NW1/4 NE1/4

Parcel 1A
Ronnie Ankarlo SLD
Plat Book 17, Page 283

Parcel 2A
Ronnie Ankarlo SLD
Plat Book 17, Page 283

Fnd #5 Rebar/Plas. Cap PLS 3960

Fnd #5 Rebar Alum. Cap PLS 18480

Fnd #5 Rebar/Alum. Cap PLS 19468

Fnd #5 Rebar/Plas. Cap PLS 3960