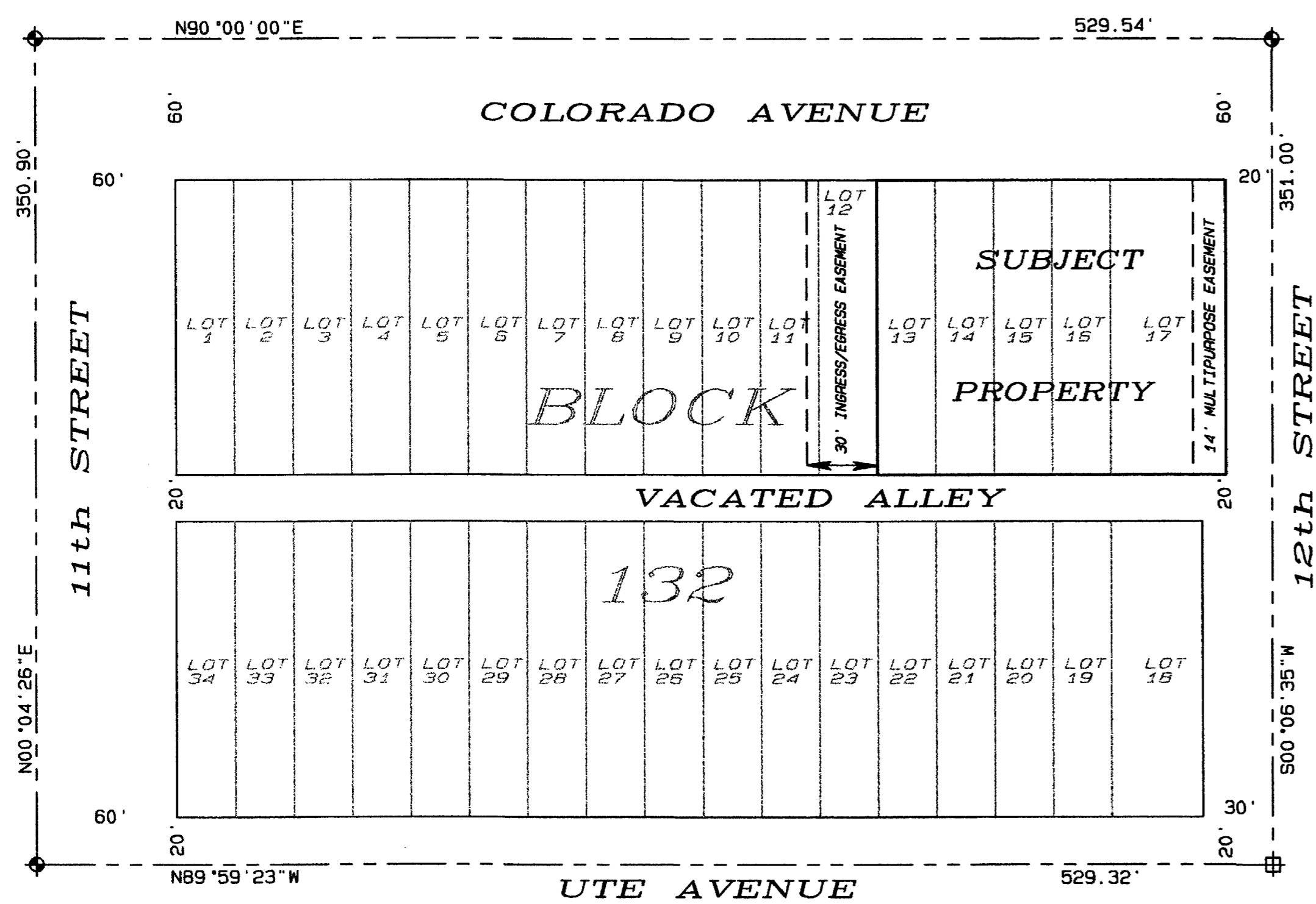
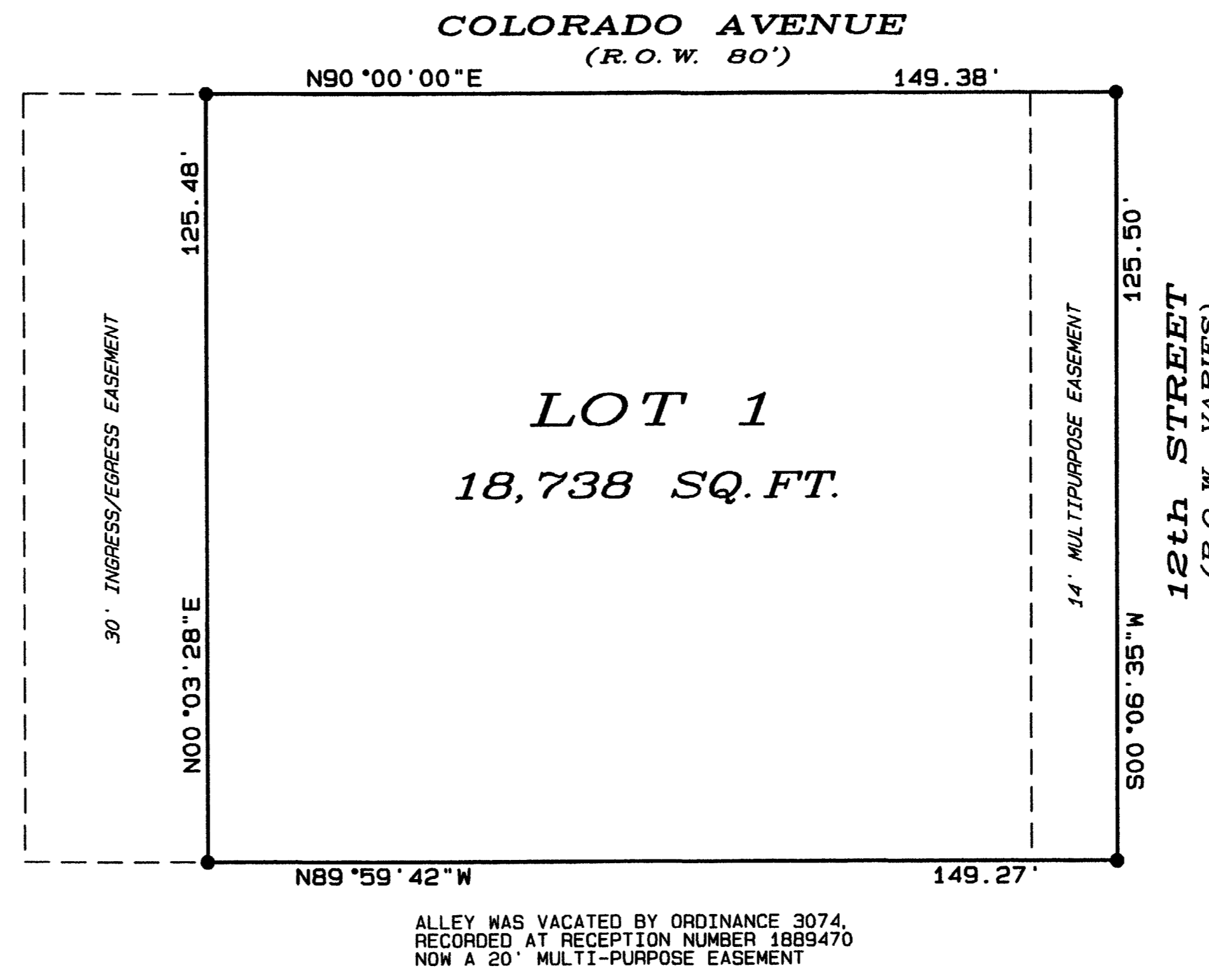


PARTNERS WAY SIMPLE SUBDIVISION

A Replat of Lots 13 through Lot 17, Block 132, City of Grand Junction, Mesa County, Colorado



CONTROL SKETCH
NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Hilltop Community Resources is the owner of that real property as described in Book 2450 at Page 801 in the records of the Mesa County Clerk and Recorder's office, being more particularly described as follows:
All of Lots 13 through 17, Block 132 of the City of Grand Junction, Mesa County, Colorado.
That said owner has caused the said real property to be laid out and surveyed as PARTNERS WAY SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat 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 any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.
All Multi-purpose Easements to the City of Grand Junction for the use of City-approved utilities, and public providers 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 Ingress / Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s) and also for the use by public providers and utilities, including but not limited to, postal services, trash collection, fire, police and emergency vehicles and services.
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 WHITNESS WHEREOF said owner has caused their name to be hereunto subscribed this _____ day of _____ A.D., 2001.

CITY APPROVAL

This plat of PARTNERS WAY SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 6th day of December, A.D., 2001.

[Signature]
City Manager

[Signature]
City Mayor

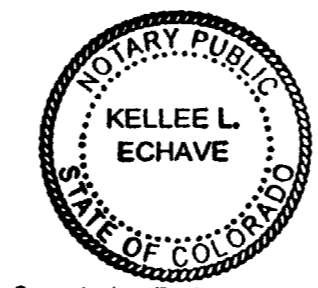
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1:31 o'clock P.M., this 14th day of December A.D. 2001, and is duly recorded in Plat Book No. 18 at page 297.
Reception No. 2030946 Fees 16.00 Drawer No. LL-73

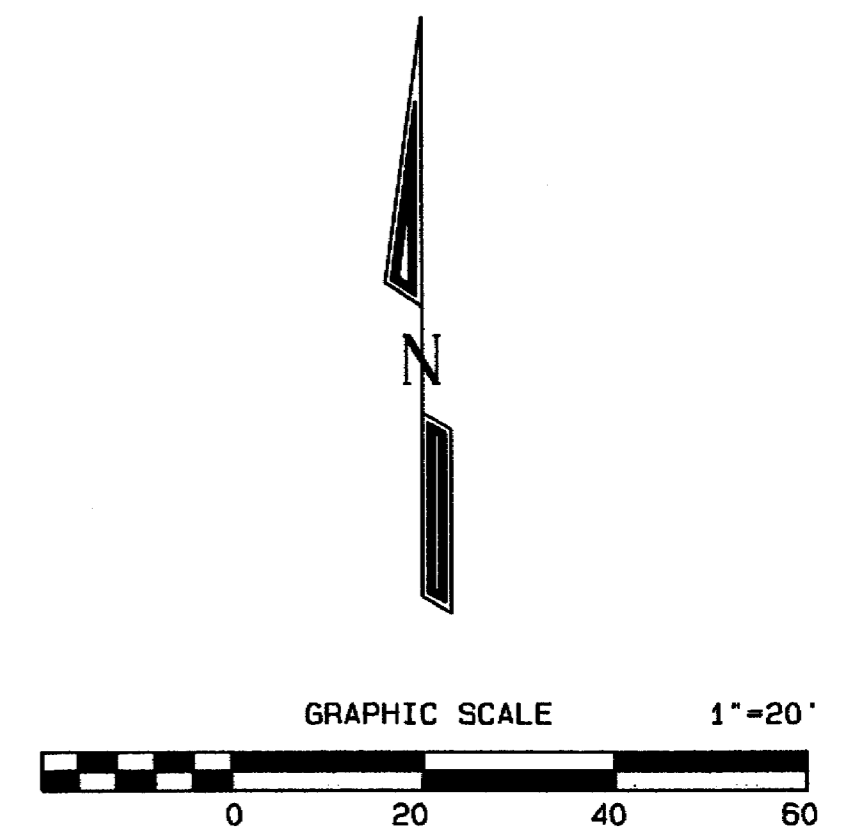
Deputy

Clerk and Recorder

[Signature]
Sally Schaefer
CEO for Hilltop Community Resources



STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 12th day of November A.D., 2001, by Sally Schaefer, CEO for Hilltop Community Resources.
Witness my hand and official seal: *[Signature]*
Kellee L. Echave
Notary Public
Address 1331 Hermosa Ave.
My commission expires: 4/2/2005



- LEGEND**
- ◆ FD. CITY MONUMENT IN MONUMENT BOX
 - ⊕ FD. ALUMINUM MONUMENT L.S. 18469 IN MONUMENT BOX
 - SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 24306

AREA SUMMARY
Lot 1 = 18,738 sq. ft. or 0.43 acres 100%

Basis of Bearing is N90°00'00"E between City monuments on the north line of Block 132, this is from a Deposit of Survey #1519-97 in the records of the Mesa County Surveyors Office.

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

[Signature]
Steven L. Hagedorn, P.L.S. 24306
11-9-01
PROFESSIONAL LAND SURVEYOR

PARTNERS WAY SIMPLE SUBDIVISION
A Replat of Lots 13 through Lot 17, Block 132,
City of Grand Junction, Mesa County, Colorado

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 227-01-20
Drawn By TMODEL	Date NOVEMBER 2001	Sheet 1 OF 1