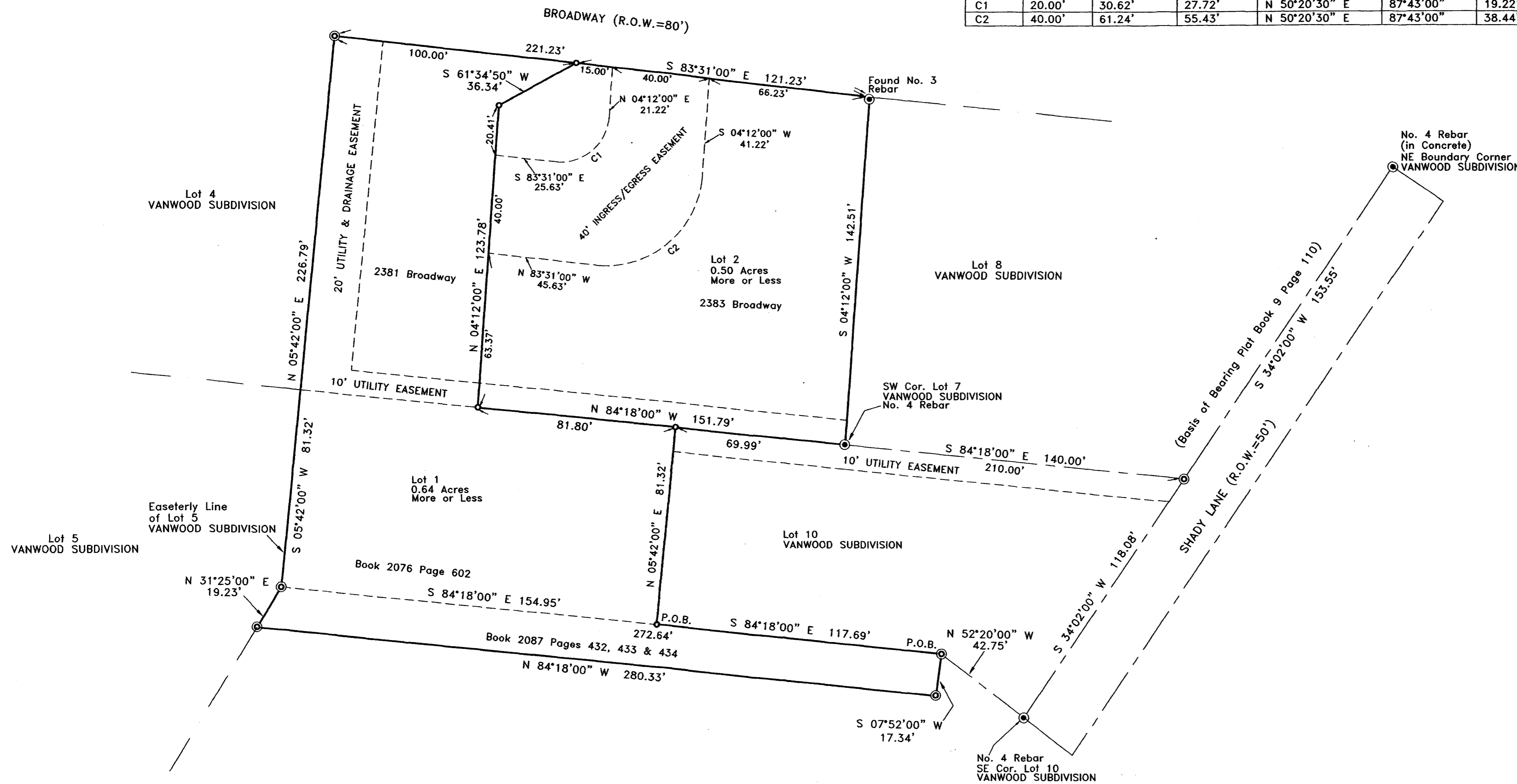


GRAND MATT SUBDIVISION

A REPLAT OF LOTS 6 AND 7 OF VANWOOD SUBDIVISION TOGETHER WITH PORTIONS OF NE 1/4, SE 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	30.62'	27.72'	N 50°20'30" E	87°43'00"	19.22'
C2	40.00'	61.24'	55.43'	N 50°20'30" E	87°43'00"	38.44'



LEGEND

- = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- = Found Monument as Noted
- = Monument Set in Concrete

AREA SUMMARY

Lots 1.14 Acres = 100%
 Streets 0 Acres = 0%
 Total 1.14 Acres = 100%

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of GRAND MATT SUBDIVISION, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster
 Registered Professional Surveyor
 P.L.S. Number 24943



Scale 1"=30'

DEDICATION:

KNOW ALL MEN THESE PRESENTS:

That Rufina Marquez and Jose F. Marquez are the owners of that real property as described in Book 1922 at Page 954, Book 2076 at Page 602 and Book 2087 at Pages 432-434 as recorded in the Mesa County Clerk and Recorders Office, said real property being described as follows: Lots 6 and 7 of VANWOOD SUBDIVISION, AND a Tract of land located in the NE1/4 SE1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows: Beginning at the SW corner of Lot 10 in VANWOOD SUBDIVISION, in Section 17, Township 1 South, Range 1 West, thence N05°42'00"E 81.31 feet; thence N84°18'00"W 154.95 feet; thence S05°42'00"W 81.32 feet; thence S84°18'00"E 154.95 feet more or less to the point of beginning, ALSO a tract or parcel of land situated in the NE1/4 SE1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows: Commencing at the SE corner of Lot 10 in VANWOOD SUBDIVISION whose Easterly line is recorded as bearing S34°02'00"W and all bearings contained herein to be relative thereto; thence N52°20'00"W 42.75 feet to the point of beginning; thence S07°52'00"W 17.34 feet; thence N84°18'00"W 280.33 feet to the Easterly line of Lot 5 in VANWOOD SUBDIVISION; thence N31°25'00"E 19.23 feet along the Easterly line of said Lot 5; thence leaving said East line of Lot 5, S84°18'00"E 272.64 feet to the point of beginning, Mesa County, Colorado. Contains 1.14 acres more or less

That said owners has caused that real property to be laid out and surveyed as GRAND MATT SUBDIVISION.

That said owners does hereby dedicate and set apart all streets and roads to the County of Mesa and to the use of the public forever and hereby dedicates all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances, thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All ingress and egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also by public services, including but not limited to, postal service, trash collection, fire, police, and emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, and in drainage and detention/retention easements, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 2nd day of April AD 1999 A NOTARY PUBLIC
 MY COMMISSION EXPIRES 6/16/2001
 Edna M. Marquez
 STATE OF COLORADO)
 COUNTY OF MESA)
 Jose F. Marquez
 Rufina Marquez

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:13 O'clock AM this 9th day of April AD 1999 and is duly recorded as Reception Number 1897127 in Plat Book 17 at Page 38.

Clerk and Recorder Monica Todd Deputy Olivia Herrera
 Fees 10" 1" Drawer No. GG-119

BOARD OF MESA COUNTY COMMISSIONER'S
 Approved this 8th day of April AD 1999
 Kathryn K Hall
 Chairperson

MESA COUNTY PLANNING COMMISSION
 Chairperson

LIENHOLDER APPROVAL
 Representative Dennis J. Hedrick, V.P. of Conti Mortgage
 Pennsylvania
 STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of March AD 1999

My Commission Expires
 Susanna C. Barbach
 Notary Public

Basis of Bearing: A Bearing of S34°02'W is indicated in Plat Book 9 at Page 110 along the Easterly line of VANWOOD SUBDIVISION and was used between the found monuments on the Easterly line of said subdivision.

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.

MONUMENT SURVEYING CO.
 741 ROOD AVE
 GRAND JUNCTION, CO 81501
 (970) 245-4189 FAX (970) 245-4674

Grand Matt Subdivision
 LOCATED in the SE 1/4 of Sec. 17,
 T1S, R1W, U.M.

DESIGNED: FIELD APPROVAL
 DRAWN: RM & CDC TECHNICAL APPROVAL
 CHECKED: CDC APPROVED
 PREPARED FOR: Jose & Rufina Marquez JOB NO. 98-16