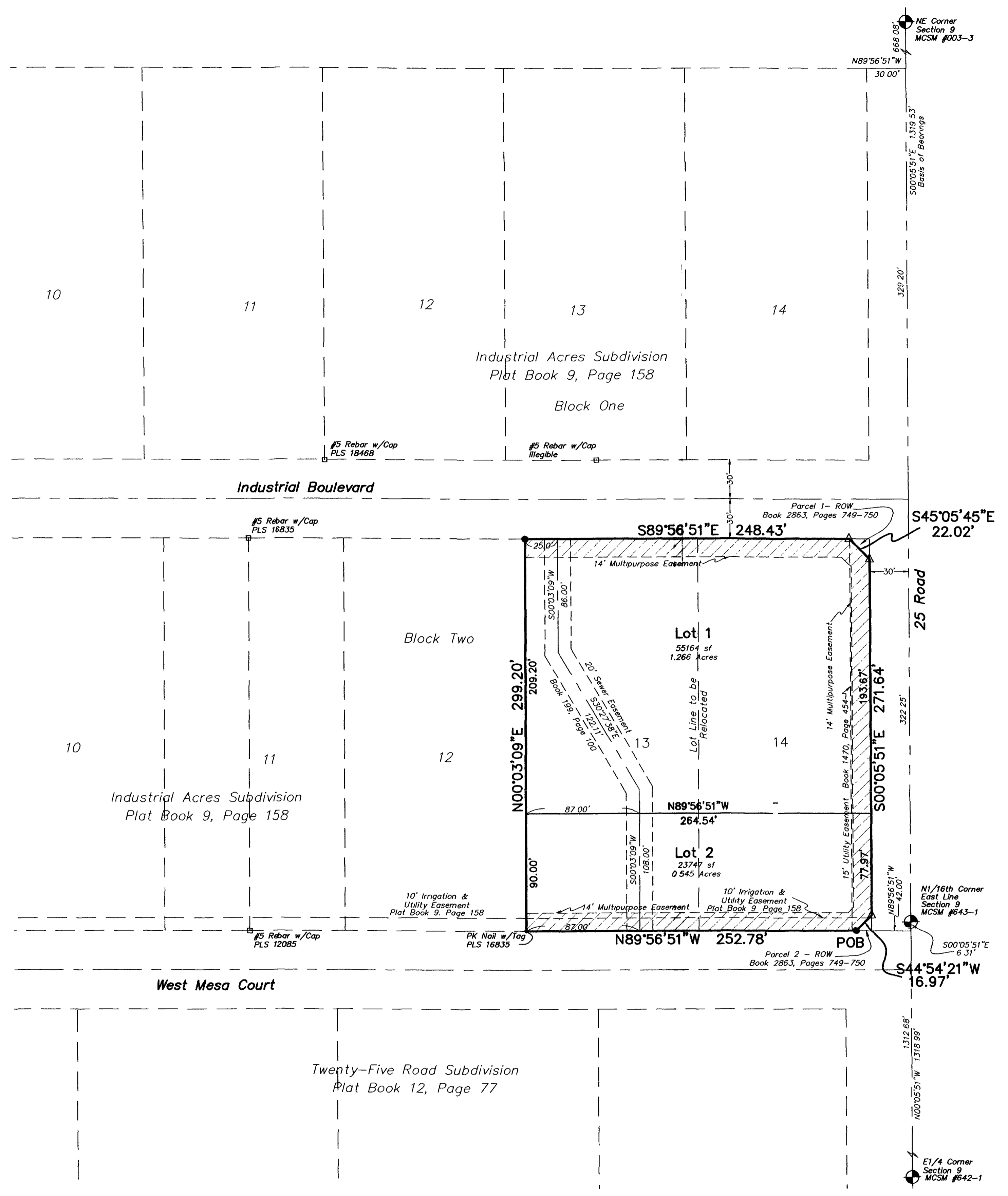


GAMBLE'S 25 ROAD SUBDIVISION

OF LOTS 13 AND 14 LOCATED IN INDUSTRIAL ACRES SUBDIVISION CITY OF GRAND JUNCTION, COLORADO



AREA SUMMARY

LOTS	=	1.811 Acres	100.00%
TOTAL	=	1.811 Acres	100.00%

GENERAL NOTES

There will be no Declaration of Covenants and Restrictions recorded for this subdivision.

Basis of bearings is the East line of the NE1/4 NE1/4 Section 9, T1S, R1W, UM which bears South 00 degrees 05 minutes 51 seconds East, a distance of 1319.53 feet. Both monuments on this line are Mesa County Survey Markers, 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".

Easement and Title Information provided by Meridian Land Title, Inc., Policy No. 06 3090 93 000426.

NOTES REQUIRED BY CITY:

Existing zoning for this subdivision is C-2 by City Development Code, and any new development on either lot will be required to conform to such zoning criteria for this zoning.

No structures may be built over existing sewer easement shown on the face of this plat.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Gamble Enterprises, Inc., a Colorado corporation is the owner of that real property located in part of Industrial Acres Subdivision, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 1795, Page 596.)

Lots 13 and 14, Block Two, Industrial Acres Subdivision, as shown on Plat recorded in Plat Book 9, Page 158 of Mesa County records, EXCEPT Parcels 1 and 2 for City of Grand Junction right-of-way, as described in Book 2863, Pages 749 and 750.

That said owners have caused the real property to be laid out and platted as GAMBLE'S 25 ROAD 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 GAMBLE'S 25 ROAD SUBDIVISION as follows:

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 Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, 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 WITNESS WHEREOF, said owners, Gamble Enterprises, Inc., a Colorado corporation, has caused their names to be hereunto subscribed this 2 day of JAN, A.D. 2002.

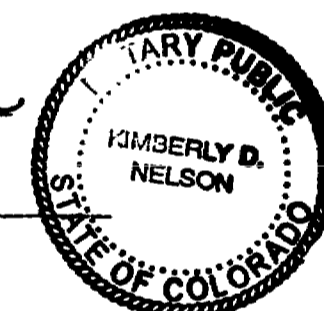
by: Mark L. Gamble
Mark L. Gamble, President
for Gamble Enterprises, Inc., a Colorado corporation

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Mark L. Gamble, President for Gamble Enterprises, Inc., a Colorado corporation, this 2nd day of January, A.D., 2002.

Witness my hand and official seal:
Kimberly D. Nelson
Notary Public
My Commission Expires 7-8-2003



CITY OF GRAND JUNCTION APPROVAL

This plat of GAMBLE'S 25 ROAD 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 January, A.D., 2002.

City Manager Jeff Paul
President of City Council Christina Marty

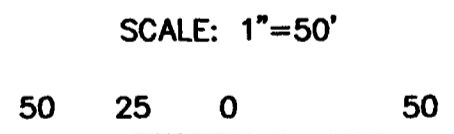
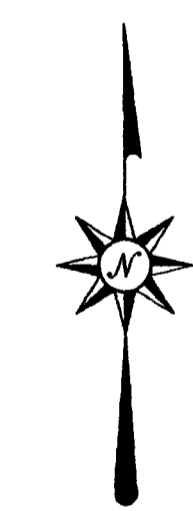
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:36 o'clock P.M., January 4, A.D., 2002, and was duly recorded in Plat Book 18, Page No. 316 Reception No. 2034318 Drawer No. LL-80 Fees: \$10.00

Clerk and Recorder

By: _____
Deputy



LEGEND

- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- △ SET CONCRETE NAIL & BRASS TAG, 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
- ▨ 14' MULTIPURPOSE EASEMENT BY THIS PLAT

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of GAMBLE'S 25 ROAD 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 JAN. 2, 2002

NE1/4 Sec.9, T1S, R1W, UM

PATRICK R. GREEN
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. No. 17485

GAMBLE'S 25 ROAD SUBDIVISION
OF LOTS 13 AND 14 LOCATED IN
INDUSTRIAL ACRES SUBDIVISION
CITY OF GRAND JUNCTION, COLORADO

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

PROJ NO 2001-102	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Oct, 2001	RSK	PL		1	1

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.