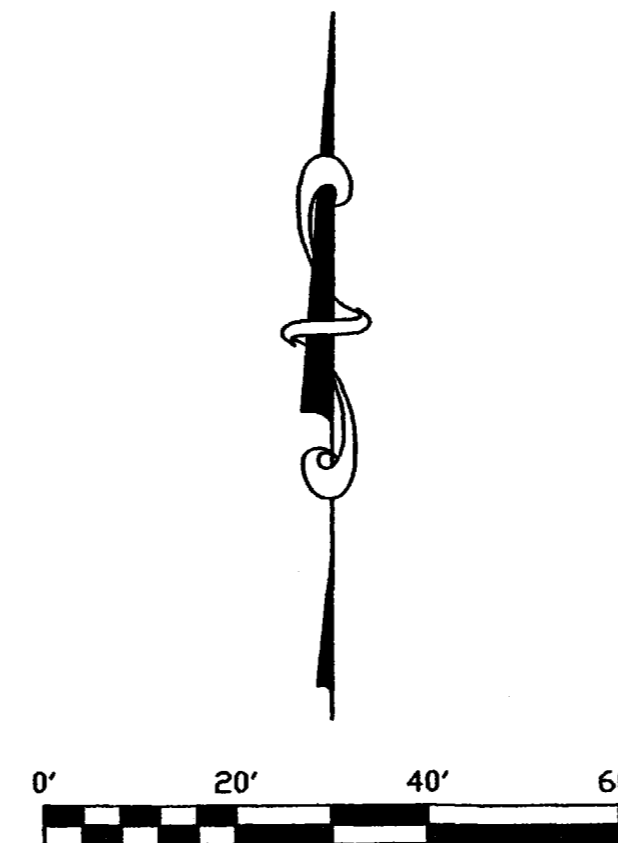
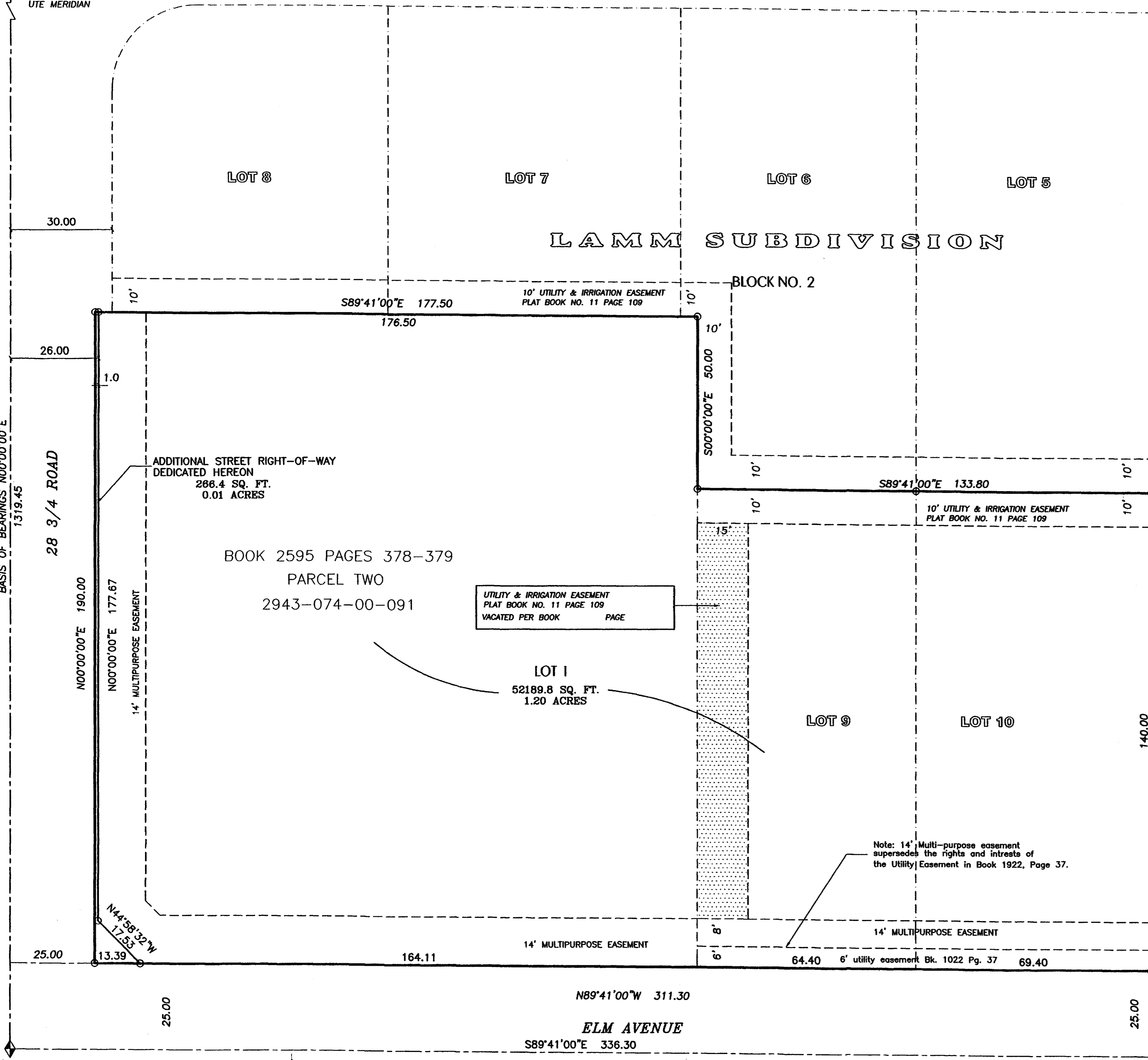


LOT 1 KINDERHAUS SUBDIVISION

A REPLAT OF LOTS 9 AND 10 LAMM SUBDIVISION and PARCEL TWO, BK. 2595 PGS. 378-379, CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO

MCSM # (ILLEGIBLE)
E1/16 CORNER ON CENTER LINE
SECTION 7, T1S, R1E
UTE MERIDIAN



KNOW ALL MEN BY THESE PRESENTS:

DEDICATION
That the undersigned, MICHAEL BOCCONCELLI AND CHRISTI W. BOCCONCELLI are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 2595 at Pages 378-379 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 NE1/4 SE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

PARCEL I BOOK 2595 PAGES 378-379
Lots 9 and 10 in Block 2 of LAMM SUBDIVISION,

PARCEL II BOOK 2595 PAGES 378-379
Beginning 25 feet North and South 89°41' East 25 feet from the Southwest corner of the SW1/4 NE1/4 SE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian;
thence North 190 feet;
thence South 89°41' East 177.5 feet;
thence South 190 feet;
thence North 89°41' West 177.5 feet to the Point of Beginning,
All in Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as LOT 1 KINDERHAUS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Multi-purpose 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 thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

There are no lien holder's

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 29th day of April, A.D., 2002.

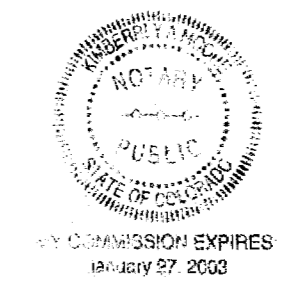
Michael Bocconcelli
MICHAEL BOCCONCELLI

Christi W. Bocconcelli
CHRISTI W. BOCCONCELLI

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 29th day of April, A.D., 2002, by MICHAEL BOCCONCELLI and CHRISTI W. BOCCONCELLI

Michael Bocconcelli
My commission expires: 1-27-2003



2251 Broadway, G.J. CO 81505
Notary Public
Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 9:03 o'clock P.M. this 21st day of June, A.D., 2002, and is duly recorded in Plat Book No. 19, Page 47
Drawer M-27 Reception 2002337

CITY APPROVAL

This plat of LOT 1 KINDERHAUS SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 3rd day of May, A.D., 2002.

[Signature]
City Manager

Cindy Erno Martz
President of Council

SURVEYOR'S CERTIFICATE

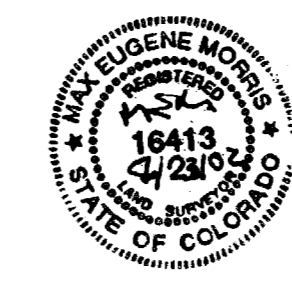
I, Max E. Morris, certify that the accompanying plat of LOT 1 KINDERHAUS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

4/23/2002
Date

LOT 1 KINDERHAUS SUBDIVISION
A REPLAT OF LOTS 9 AND 10 LAMM SUBDIVISION and
PARCEL TWO, BK. 2595 PGS. 378-379, CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO

SITUATED IN THE NE1/4 SE1/4 SECTION 7, T1S, R1E OF THE UTE MERIDIAN	
FOR: MARK AUSTIN R.G. CONSULTING	SURVEYED BY: SB EG
ACAD ID: KinderFin	DRAWN BY: MEM
SCALE: 1"=20'	CHECKED BY: DMM
DATE: 4/22/2002	SHEET NO. 1 of 1
	FILE: 01-276



AREA SUMMARY

LOTS = 1.20 ACRES = 99.17%
ROAD = 0.01 ACRES = 0.83%
LOTS = 1.21 ACRES = 100%

TITLE POLICY INFO.

STEWART TITLE OF WESTERN COLORADO, INC.
ORDER NO. 01002461K
TAX SCHEDULE NO. 2943-074-22-017 AND 2943-074-00-091
PRPOERTY ADDRESS: 2880 ELM AVENUE, GRAND JUNCTION, CO.

LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- SET NO.5 REBAR W/CAP L.S. 16413
(PERIMETER SET IN CONCRETE)

BASIS OF BEARINGS STATEMENT:

Bearings are based on the West line of the NW1/4 of the SE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian as depicted on the plat of Lamm Subdivision, recorded in Plat Book No. 11 at Page 109 in the Mesa County Clerk & Recorder's Office. Said North line bears N00°00'00"E.

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.