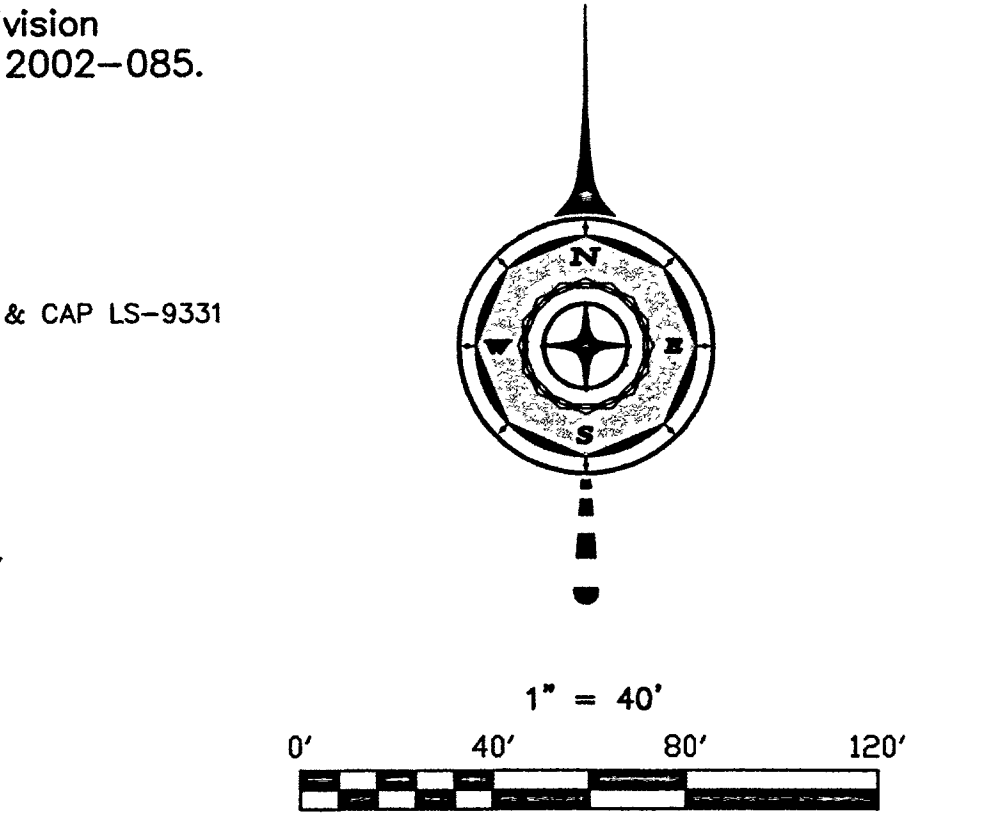
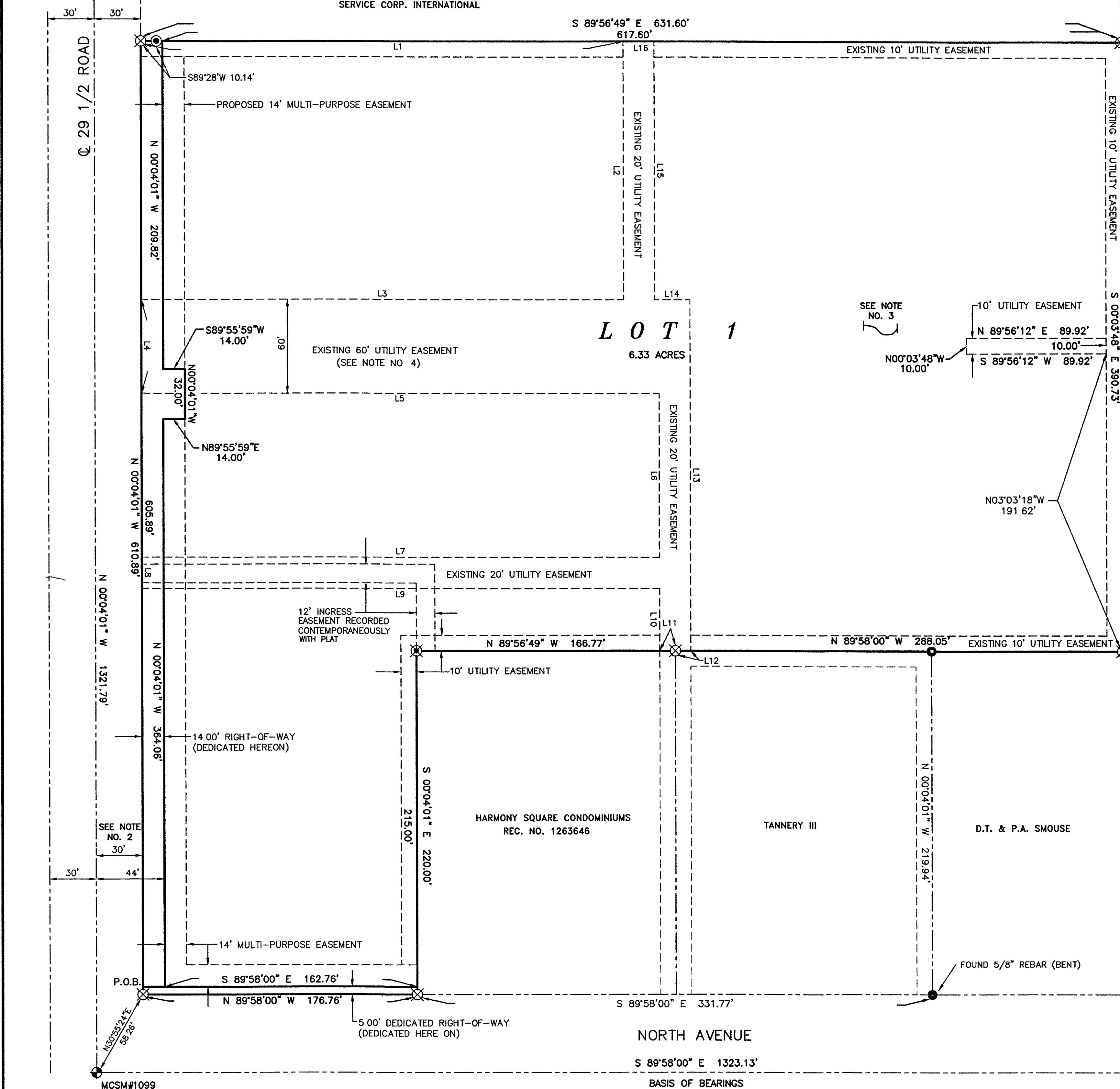


HHS SUBDIVISION

A REPLAT OF LOTS 1-4, PART OF LOT 6, AND LOTS 7-8 of J & J Subdivision including the east ten feet of 29-1/2 Road, vacated by County Resolution 2002-085.

GRAND JUNCTION PROPERTIES INC.
SERVICE CORP. INTERNATIONAL

MCSM#325-1
N.W. CORNER
SW1/4 SE1/4
SECTION 8
T1S, R1E, U.M.



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°56'49" E	310.81'
L2	S 00°04'01" E	165.28'
L3	N 89°56'49" W	310.81'
L4	S 00°04'01" E	60.00'
L5	S 89°56'49" E	333.53'
L6	S 00°04'01" E	105.55'
L7	N 89°56'49" W	333.53'
L8	S 00°04'01" E	20.00'
L9	S 89°56'49" E	333.53'
L10	S 00°04'01" E	40.00'
L11	S 89°56'49" E	10.00'
L12	S 89°58'00" E	10.00'
L13	N 00°04'01" W	225.54'
L14	N 89°56'49" W	22.72'
L15	N 00°04'01" W	165.28'
L16	N 89°56'49" W	20.00'

- LEGEND**
- BLM MONUMENT
 - ⊕ MESA COUNTY SURVEY MARKER
 - FOUND REBAR (NO CAP)
 - ⊕ FOUND REBAR & CAP LS-9960
 - ⊗ SET REBAR & CAP LS-18469
 - ⊗ SET NAIL & WASHER LS-18469

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of H H S Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

GENERAL NOTES:

1. Basis of bearing between Mesa County survey markers for the S1/4 Corner and the S.E. Corner of the SW1/4 SE1/4 of Section 8, S89°58'00"E 1323.13 feet (according to the MesaCo LCS).
2. This subdivision includes a portion of 29-1/2 Road (the east 10 feet of 29-1/2 Road) vacated by County Resolution 2002-085, Book 3078, Page 717. Additionally, an east-west utility easement abutting part of Lot 3 and Lot 4 of J & J Subdivision was vacated by County Resolution 2002-086, Book 3078, Page 719.
3. An Ingress/Egress easement for the benefit of Lot 3 and 4 in J & J Subdivision is extinguished by merger of title.
4. Original J & J Subdivision recorded in Plat Book 12 at Page 125.
5. No lienholders of record.

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:
Ingress/Egress easement Book 3160, Page 515

ACRE SUMMARY

DESCRIPTION	ACRES	SQ. FT.	% TOTAL
LOT 1	6.33	278146	96.49%
DEDICATED R.O.W.	0.23	7548	3.51%
TOTAL	6.56	285694	100.00%

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.

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, County of Mesa, State of Colorado, is the owner of a parcel of land being a part of the SW1/4, SE1/4, of Section 8, Township 1 South, Range 1 East of the Ute Meridian, previously described in Book 2727 at Page 152, Book 1954 at Page 695 and in Book 1817 at Page 755 of the Mesa County real property records, and being more particularly described as follows: Lots 1 through 4, both inclusive, part of Lot 6, and Lots 7 and 8 of J & J Subdivision, and a part of the SW1/4 SE1/4 of Section 8 in Township One South, Range 1 East of the Ute Meridian, in Mesa County, Colorado, the perimeter which property being more particularly described as follows: Commencing at a Mesa County survey marker for the South 1/4 Corner of said Section 8, from whence a Mesa County survey marker for the southeast corner of the SW1/4 SE1/4 of said Section 8 bears S89°58'00"E 1323.13 feet; thence N30°50'24"E for a distance of 58.26 feet to the northerly right-of-way line of North Avenue and the point of beginning; thence N00°04'01"W for a distance of 610.89 feet to the northerly line of the SW1/4 SW1/4 SE1/4 of said Section 8; thence S89°56'49"E, on said northerly line, for a distance of 631.60 feet to the northeast corner of the SW1/4 SW1/4 SE1/4 of said Section 8; thence S00°03'48"E on the easterly line of the SW1/4 SW1/4 SE1/4 of said Section 8, for a distance of 390.73 feet to the southeast corner of Lot 3 of said J & J Subdivision; thence N89°58'00"W on the southerly line of said Lot 3, for a distance of 285.05 feet to the northeast corner of Harmony Square Condominiums; thence N89°56'49"W for a distance of 165.77 feet to the northwest corner of said Harmony Square Condominiums; thence S00°04'01"E, for a distance of 220.00 feet to the southwest corner of said Harmony Square Condominiums and the northerly right-of-way line of North Avenue; thence N89°58'00"W for a distance of 176.76 feet to the beginning.

That said owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as H H S Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

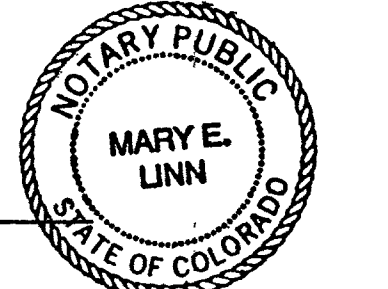
All designated road rights-of-way are hereby dedicated to the City of Grand Junction for use as public road right-of-way.
All Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities 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, irrigation lines, landscaping, trees and grade structures.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

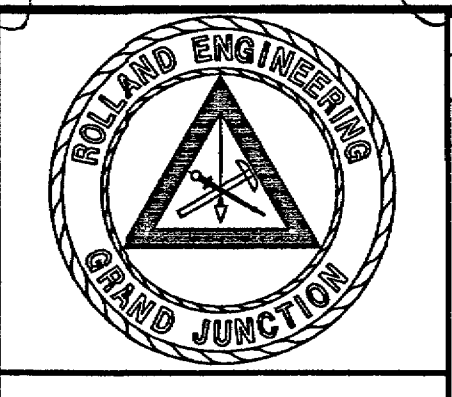
No Covenants, Conditions and Restrictions established.
IN WITNESS WHEREOF, said owner/s has caused their names to be hereunto subscribed this 16th day of September, A.D., 2002.

Kathryn A. Hall
Chairman of the Board of County Commissioners of the County of Mesa
Kathy Hall
STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 16th day of September, A.D., 2002, by Chairman of the Board of Commissioners, Kathy Hall



My commission expires: 2/19/04
WITNESS MY HAND AND OFFICIAL SEAL: Mary E. Linn, Notary Public
CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 3:42 o'clock P.M., this 24th day of September, A.D., 2002, and is duly recorded as Reception Number 2077807 in Plat Book 19, Page 124 through inclusive. Drawer No. MM-78 \$10.00

Clerk and Recorder Deputy Fees
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 18th day of September, A.D., 2002.
Mayor Cindy Enos Martz City Manager Scott Arnold



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: D:\1123\1123PLAT.DWG

H H S SUBDIVISION

IN THE SW1/4 SE1/4 OF SECTION 8
IN T1S, R1E, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION
MESA COUNTY COLORADO

Designed	Checked	RAM	Proj#	1123	Sheet	1	
Drawn	RAM	Date	4/09/02	Rv.	8/30/02	Of	1

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