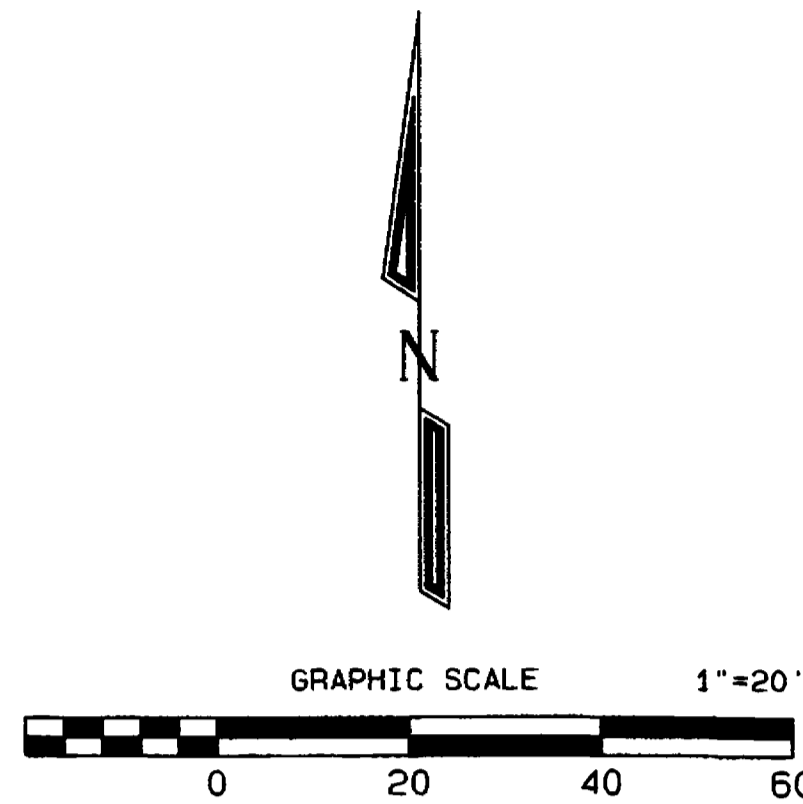


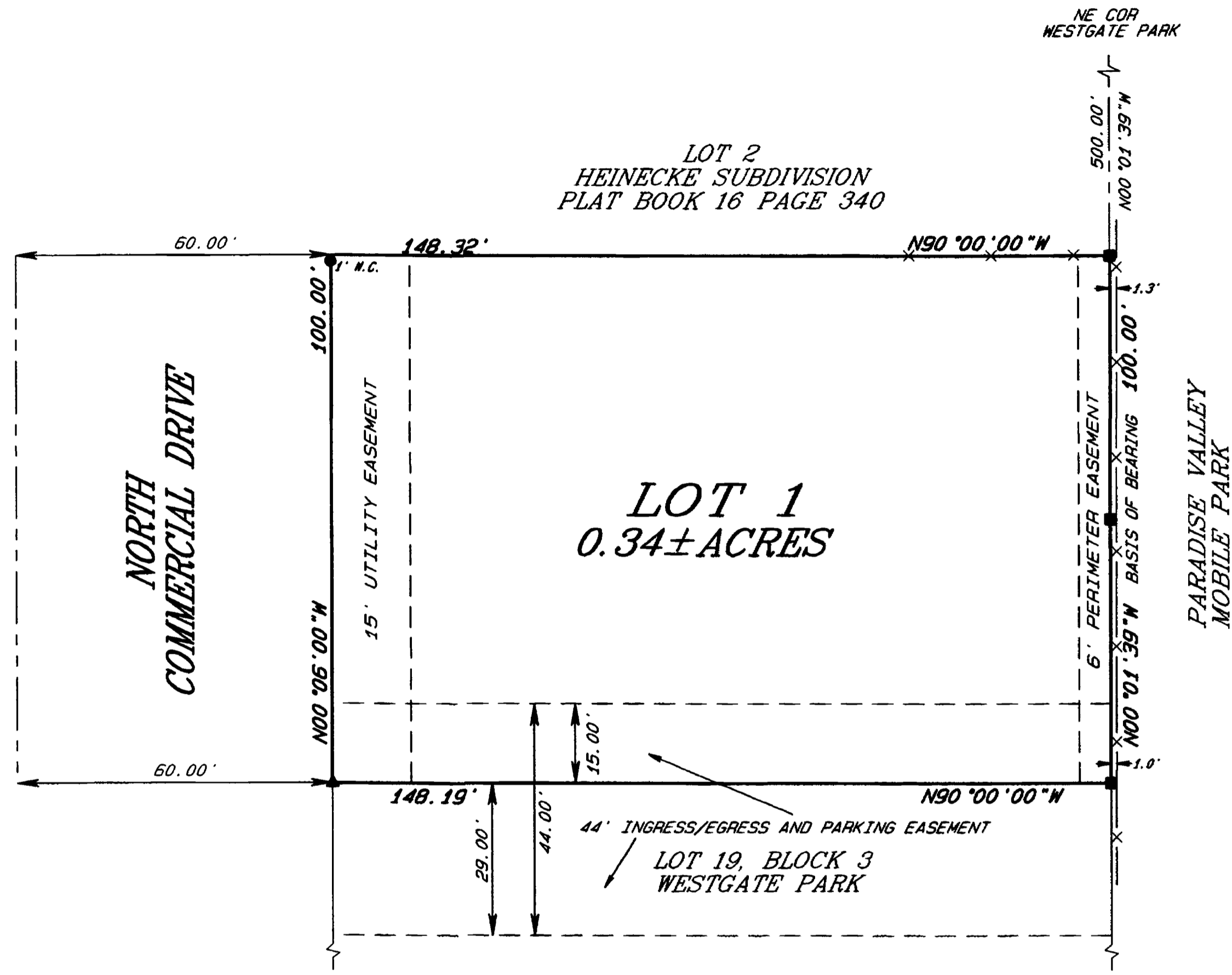
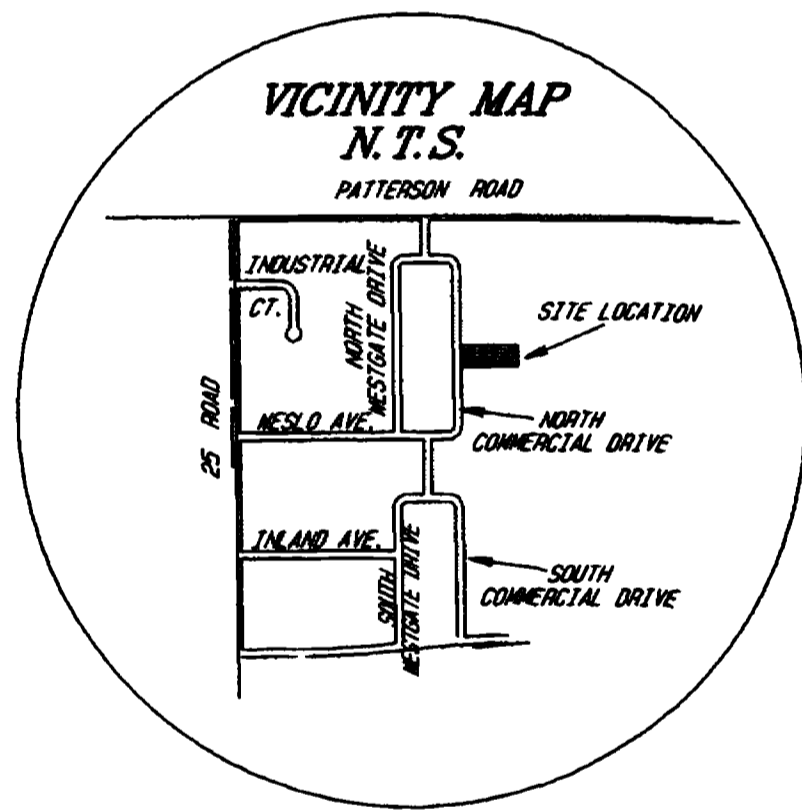
JOHNSON FAMILY SIMPLE SUBDIVISION

A REPLAT OF LOT 17 & LOT 18, BLOCK 3 WESTGATE PARK



LEGEND

- FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 16413
- SET 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEY LS 37049
- SET 2" ALUM CAP STAMPED LS 37049 ON FD #5 REBAR
- W.C. = WITNESS CORNER
- FENCE LINE



DEDICATION

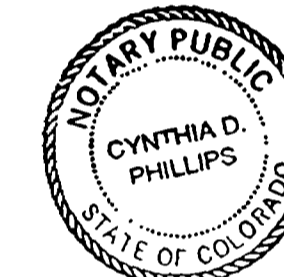
KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Johnson Family Enterprises LLLP is the owner of that real property as described in Book 3311 at Pages 905 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Lot 17 and Lot 18, Block 3, Westgate Park as recorded in Plat Book 12 at Page 134 with Reception # 1186994 of the records of Mesa County. Said parcel contains 0.34 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into one lot, as shown hereon, and designated the same as JOHNSON FAMILY SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 11th day of September A.D., 2003.

Johnson Family Enterprises LLLP
By Larry Johnson



STATE OF COLORADO
County of Mesa)ss

The foregoing instrument was acknowledged before me this 11th day of September

A.D., 2003 by Larry Johnson

Witness my hand and official seal: Cynthia D. Phillips
Notary Public

Address 514-2814 Rd, Suite 5, Grand Junction, CO 81501

My commission expires: 3-1-05

SURVEYOR'S CERTIFICATE

I, Alan R. VanPelt, 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. Title information was supplied by First American Title Company in title order No. 00150875.



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:34 o'clock A.M. this 24th day of September A.D. 2003, and is duly recorded in Plat Book No. 20 at page 18.
Reception No. 2149981 Fee \$ 10.00 + 18.00 Drawer No. 00-53

Deputy

Clerk and Recorder

CITY APPROVAL

This plat of JOHNSON FAMILY SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 23 day of September, 2003.

David A. VanBus
City Manager

John Huben
City Mayor

AREA SUMMARY

LOT 1 = 0.34 AC. / 100%
TOTAL = 0.34 AC. / 100%

BASIS OF BEARING

Basis of Bearing being N00°01'39"W between the northeast corner of Lot 19, Block 3, Westgate Park, and the southeast corner of Lot 2, Heinecke Subdivision, both being found 1.5" plastic caps on # 5 rebars stamped LS 16413.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

44' Ingress/Egress and Parking Easement recorded in
Book 3491 at Pages 428
Book 3491 at Pages 432

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, First American Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Johnson Family Enterprises LLLP; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

date: 9-15-03 by: Annette Miller, VP

JOHNSON FAMILY SIMPLE SUBDIVISION

LOCATED IN THE
NW 1/4 NW 1/4 SEC 10 T1S R1W U.M.
MESA COUNTY, COLORADO

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

Designed By A.V.P.	Checked By M.W.D.	Job No. 227-03-23
Drawn By TMODEL	Date AUGUST, 2003	Sheet 1 OF 1