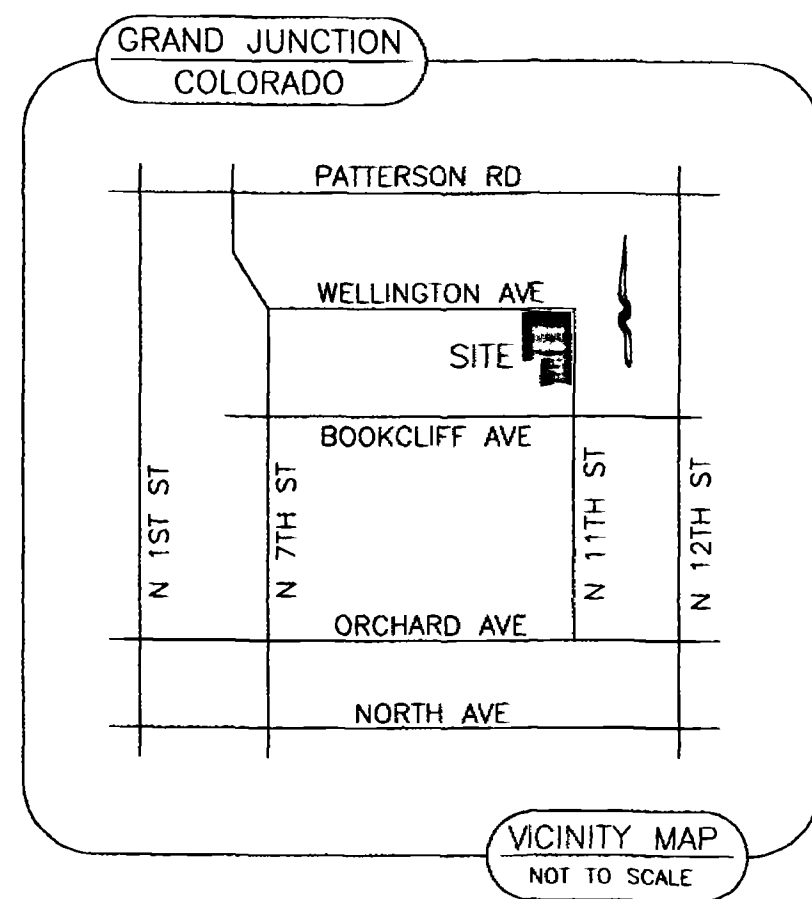


S/W MEDICAL PARK SIMPLE SUBDIVISION

A Replat of Lot 4 of the Little Bookcliff Subdivision

Located in a Portion of the Northeast 1/4 Northeast 1/4, Section 11,
Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado



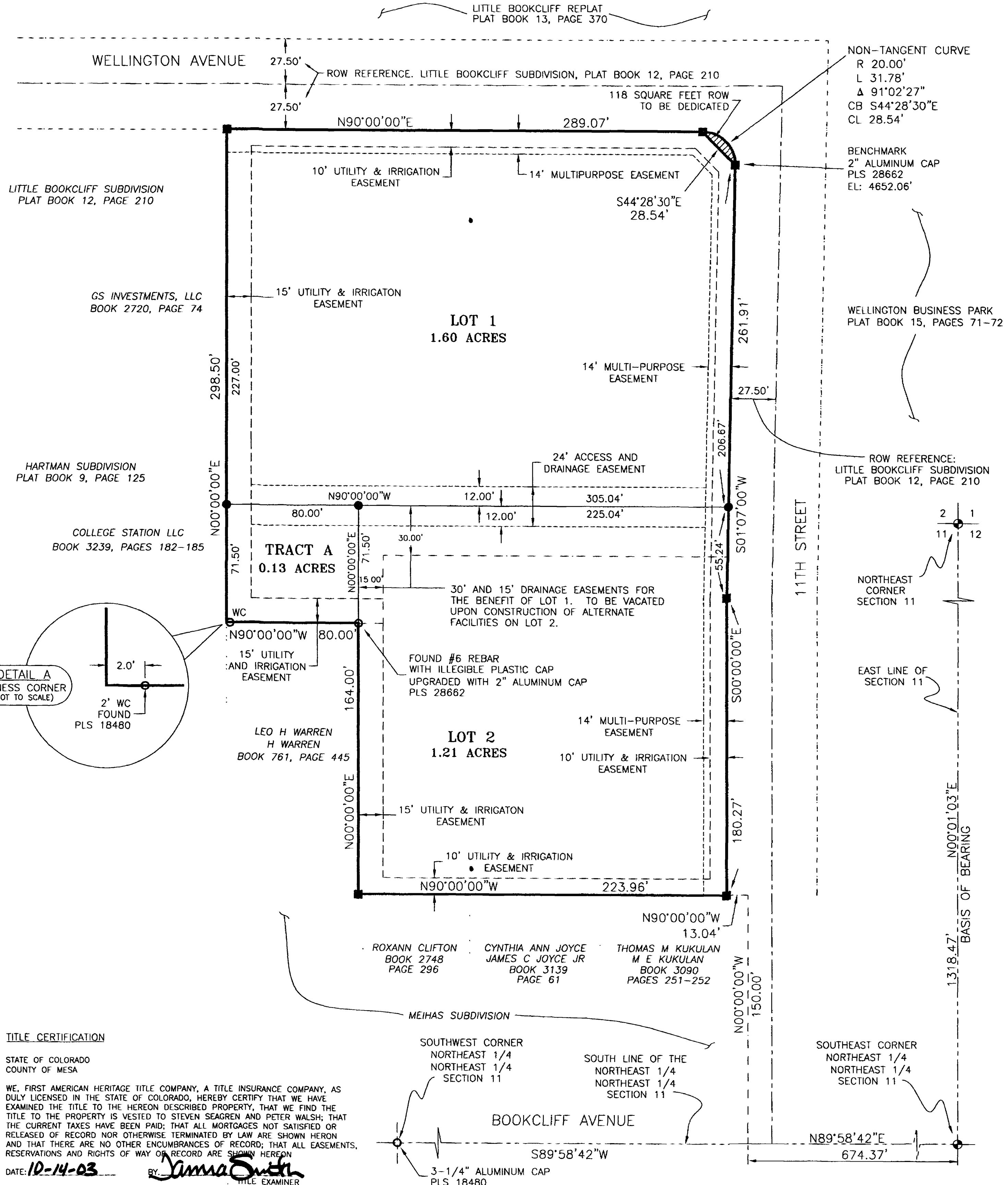
AREA SUMMARY

LOT 1	1.60 ACRES	69,856 SQUARE FEET	54.3 %
LOT 2	1.21 ACRES	52,772 SQUARE FEET	41.1 %
TRACT A	0.13 ACRES	5,720 SQUARE FEET	4.4 %
ROW	0.00 ACRES	118 SQUARE FEET	0.2 %
TOTAL	2.94 ACRES	128,266 SQUARE FEET	100.0 %

- LEGEND**
- BOUNDARY LINE
 - - - CENTERLINE
 - · - · - ADJOINING PROPERTIES (REFERENCE ONLY)
 - · - · - EASEMENTS AS NOTED
 - · - · - SECTION LINE
 - ◆ MESA COUNTY SURVEY MARKER (M.C.S.M.) BRASS CAP
 - RECOVERED 2" ALUMINUM CAP PLS 28662
 - PROFESSIONAL LAND SURVEYOR (PLS) MARKER FOUND AS NOTED
 - WC WITNESS CORNER
 - SET 2" ALUMINUM CAP ON # 6 REBAR - PLS 28662

NOTES:

- THERE ARE NO LIEN HOLDERS.
- BASIS OF BEARING ASSUMES THE BEARING BETWEEN THE MESA COUNTY SURVEY MARKER BRASS CAP, AT THE SE CORNER OF THE NE 1/4 NE 1/4 OF SECTION 11, AND THE MESA COUNTY SURVEY MARKER BRASS CAP AT THE NE CORNER OF SECTION 11, BEARS N 0°01'03" 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 DISCOVERED 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.
- THE INFORMATION SHOWN HEREON IS BASED UPON COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 0015429; EFFECTIVE DATE JULY 9, 2003, BY FIRST AMERICAN HERITAGE TITLE COMPANY, 330 GRAND AVENUE, GRAND JUNCTION, COLORADO 81501.
 - 4A RIGHT OF WAY FOR WASTE WATER AS EVIDENCED BY INSTRUMENT RECORDED JULY 31, 1959, IN BOOK 781 AT PAGE 445 AS DESIGNATED IN THE ABOVE MENTIONED TITLE INSURANCE ORDER SCHEDULE B.



TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

WE, FIRST AMERICAN HERITAGE 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 STEVEN SEAGREN AND PETER WALSH; 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 RIGHTS OF WAY OF RECORD ARE SHOWN HEREON.

DATE: 10-14-03 BY: *Jamisa Smith* TITLE EXAMINER
FIRST AMERICAN HERITAGE TITLE COMPANY

DESCRIPTION:

KNOWN BY ALL THESE PRESENTS: That the undersigned, Steven Seagren and Peter Walsh, Grand Junction Gastroenterology, P.L.L.C., owner of that real property situated in Mesa County, Colorado, located within the City of Grand Junction, and being a part of the NE 1/4 NE 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian as recorded in Book 12, Page 210, shown on the accompanying plat thereof, said tract being more particularly described as follows:

LOT 4 OF THE LITTLE BOOKCLIFF SUBDIVISION.

Containing approximately 2.94 acres.

That said owner have caused the said real property to be laid out, platted and subdivided as shown on this plat under the name of S/W MEDICAL PARK SIMPLE SUBDIVISION, and all streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

RIGHT OF WAY: A parcel of land located in a portion of the Northeast quarter of the Northeast quarter of Section 11, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of said Northeast quarter of the Northeast quarter of Section 11, which is a Mesa County survey marker, whence the Northeast corner of Section 11, which is a Mesa County survey marker, bears North 0°01'03" East with all bearings contained herein relative thereto, Thence South 89°58'42" West 674.37 feet along the Southerly line of the Northeast quarter of the Northeast quarter of Section 11; Thence departing from the Southerly line of the Northeast quarter of the Northeast quarter of Section 11, North 0°00'00" West 150.00 feet; Thence North 90°00'00" West 13.04 feet to the Southeast corner of the Little Bookcliff Subdivision; Thence the following two courses along the Easterly line of the Little Bookcliff Subdivision, North 0°00'00" West 180.23 feet; Thence North 01°07'00" East 261.91 feet to the POINT OF BEGINNING.

Thence North 44°28'30" West 28.54 feet; Thence 31.78 feet along the arc of a non-tangent curve to the right, having a radius of 20.00 feet and a central angle of 91°02'27", the chord of which bears South 44°28'30" East 28.54 feet to the POINT OF BEGINNING.

Containing approximately 118 square feet.

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 INGRESS/EGRESS EASEMENTS to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

All TRACTS/EASEMENTS include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, 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 and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 13th day of Oct A.D. 2003

Steven Seagren Steven Seagren *Peter Walsh* Peter Walsh

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing dedication was acknowledged before me this 13th day of Oct. A.D. 2003

By Steven Seagren and Peter Walsh

Witness my hand and official seal: *Marie Moore* Notary Public
Address: 2740 N 15th Grand Jct CO 81506
My commission expires: 3-5-2007

CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF THE S/W MEDICAL PARK SIMPLE SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO IS APPROVED AND ACCEPTED THIS 16th DAY OF Oct A.D. 2003

City Manager CITY MANAGER *President* PRESIDENT OF CITY COUNCIL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I certify that this instrument was filed in my office at _____ o'clock _____ M., on the _____ day of _____ A.D. and was recorded in Plat Book _____ Page No _____

Reception No. _____, Drawer No. _____, Fees _____

By: _____ Clerk and Recorder _____ Deputy

SURVEYOR'S CERTIFICATE:

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY AS REPRESENTED BY THIS PLAT AND IT WAS PREPARED FROM A FIELD SURVEY COMPLETED DURING THE MONTH OF OCTOBER, 2003.

Kurt R. Shepherd 10-1-03
KURT R. SHEPHERD, PLS (DATE)
COLORADO PROFESSIONAL LAND SURVEYOR NO. 28662

Prepared By: <i>KS</i> PROFESSIONAL SURVEYING, INC 2591 B 3/4 ROAD GRAND JUNCTION, CO 81503 PHONE: (970) 257-7146 FAX: (970) 255-7047
S/W MEDICAL PARK SIMPLE SUBDIVISION A Replat of Lot 4 of the Little Bookcliff Subdivision Located in a Portion of the NE 1/4 NE 1/4, Sec 11, T1S, R1W, Ute Meridian, Mesa County, Colorado
DATE: 1 October 2003 SCALE: 1" = 40' FILE: 12-2003plat.dwg PROJECT NO: 2003-12 DRAWN: RES SHEET 1 OF 1