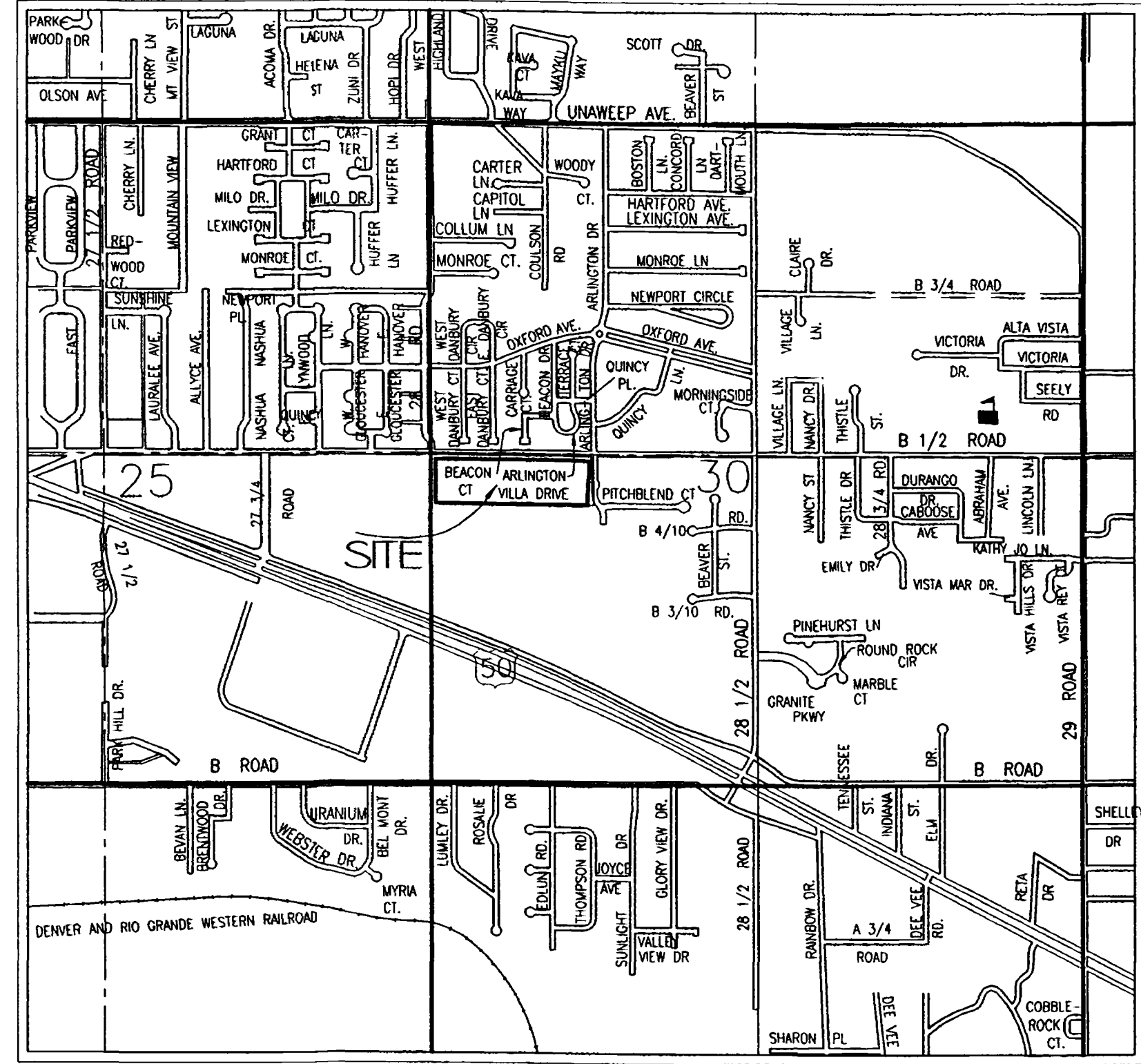


DURANGO ACRES SUBDIVISION FILING TWO

A REPLAT OF LOT 1 BLOCK 4, DURANGO ACRES SUBDIVISION FILING ONE

OCTOBER 2003

DEDICATION



LOCATION MAP

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Durango Acres LLC, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 3259 at Page 767 of the Mesa County Clerk and Recorders Office, and being situated in the SW/4 of Section 30, 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:

LOT 1, BLOCK 4, DURANGO ACRES SUBDIVISION FILING ONE, AS RECORDED IN PLAT BOOK 19 AT PAGES 185 & 186 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE, RECEPTION NO. 2091868

That said owner has caused the said real property to be laid out and surveyed as DURANGO ACRES SUBDIVISION FILING TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

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

- All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right-of-way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.
- All Utility 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 including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
- All Multi-purpose 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 Irrigation Easements to an association if formed now or later for the benefit of the owners, or if not the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 3223, Page 143.
- All Orchard Mesa Drainage District Easements to the Orchard Mesa Drainage District, its successors and assigns, for the installation operation, maintenance and repair of Orchard Mesa Drainage District facilities.
- 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 owners, their guests, and invitees, 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. Deed of conveyance recorded at Book 3223, Page 142, subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/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, 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 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.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

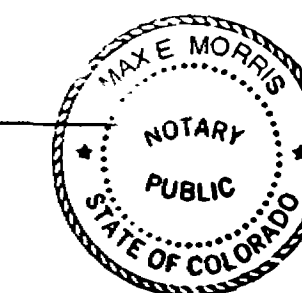
IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 31st day of OCTOBER A.D., 2003.

Gerald Slough
Durango Acres LLC
By: Gerald Slough, Mgr.

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

The foregoing instrument was acknowledged before me this 31st day of OCTOBER A.D., 2003, by GERALD SLOUGH

11/18/03
My commission expires:



Max E. Morris
Notary Public
Address 1018 CO. AVE.
GRAND JUNCTION, CO 81501

CITY APPROVAL

This plat of DURANGO ACRES SUBDIVISION FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 3rd day of NOVEMBER A.D. 2003.

Daved A. Vance
City Manager

Jim Suter
President of Council

CLERK AND RECORDERS CERTIFICATE

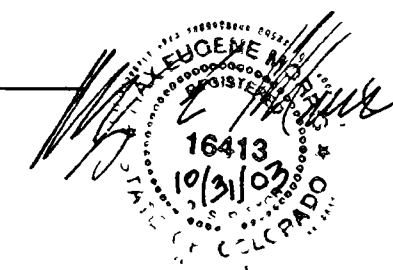
STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., _____, and is duly recorded in Plat Book No. _____, Page _____
Reception No. _____ Drawer No. _____ Fees: \$ _____

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of DURANGO ACRES SUBDIVISION FILING TWO, 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



10/31/2003
Date

TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

We, Meridian Land Title LLC, 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 Durango Acres, LLC; 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: 10/31/03

Lawrence D. Vent
By: Lawrence D. Vent, Title Examiner
Meridian Land Title LLC

ENCUMBRANCER'S RATIFICATION AND APPROVAL

THE JACK D. McLAUGHLIN REVOCABLE TRUST, holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of DURANGO ACRES SUBDIVISION, FILING TWO.

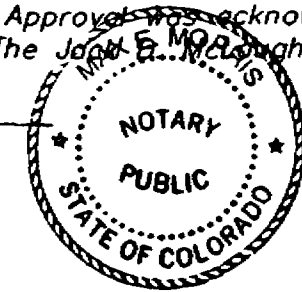
THE JACK D. McLAUGHLIN REVOCABLE TRUST

Jack D. McLaughlin
BY: JACK D. McLAUGHLIN

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

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 31st day of OCTOBER A.D., 2003, by Jack D. McLaughlin, trustee of The Jack D. McLaughlin Revocable Trust.

11/18/03
My commission expires:



Max E. Morris
Notary Public
Address 1018 CO. AVE.
GRAND JUNCTION, CO. 81501

ENCUMBRANCER'S RATIFICATION AND APPROVAL

THE JACK D. McLAUGHLIN REVOCABLE TRUST, holds a second deed of trust on the herein described real property, and hereby ratifies and approves this plat of DURANGO ACRES SUBDIVISION, FILING TWO.

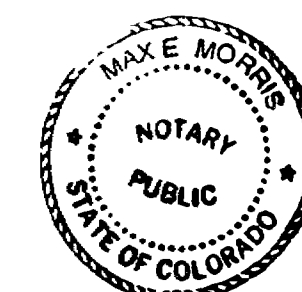
THE JACK D. McLAUGHLIN REVOCABLE TRUST

Jack D. McLaughlin
BY: JACK D. McLAUGHLIN

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

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 31st day of OCTOBER A.D., 2003, by Jack D. McLaughlin, trustee of The Jack D. McLaughlin Revocable Trust.

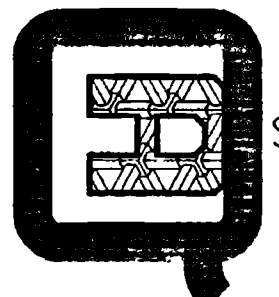
11/18/03
My commission expires:



Max E. Morris
Notary Public
Address 1018 CO. AVE.
GRAND JUNCTION, CO. 81501

DURANGO ACRES SUBDIVISION FILING TWO

A REPLAT OF LOT 1 BLOCK 4, DURANGO ACRES SUBDIVISION FILING ONE

FINAL PLAT		
SITUATED IN THE SW1/4 SECTION 30, T1S, R1E, UTE MERIDIAN		
FOR: Jerry Slough	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: EG (GPS) DRAWN BY: MEM ACAD ID: DASdedF2 SHEET NO. 1 of 2 FILE: 2001-278
SCALE: N/A		
DATE: 10/31/2003		

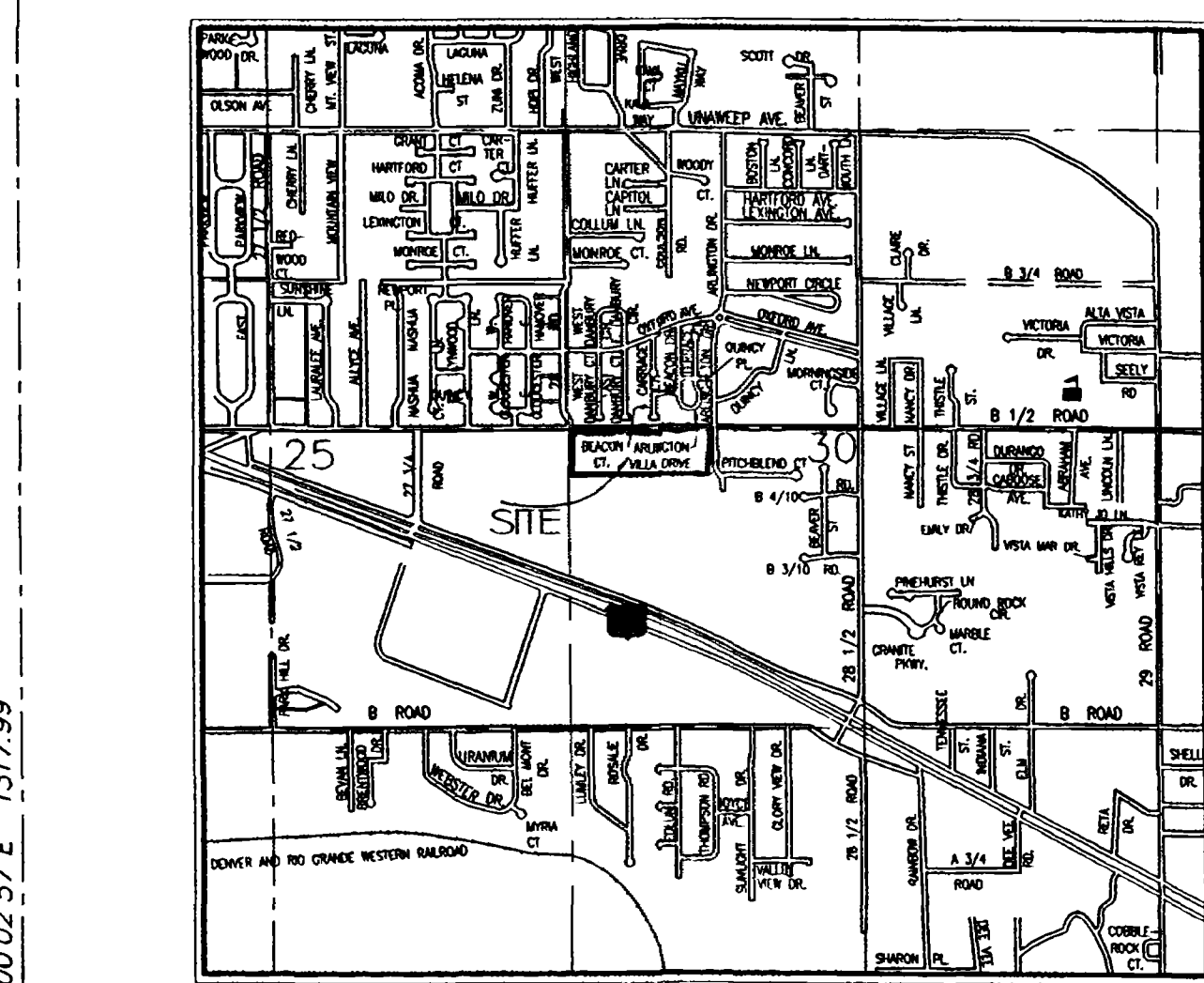
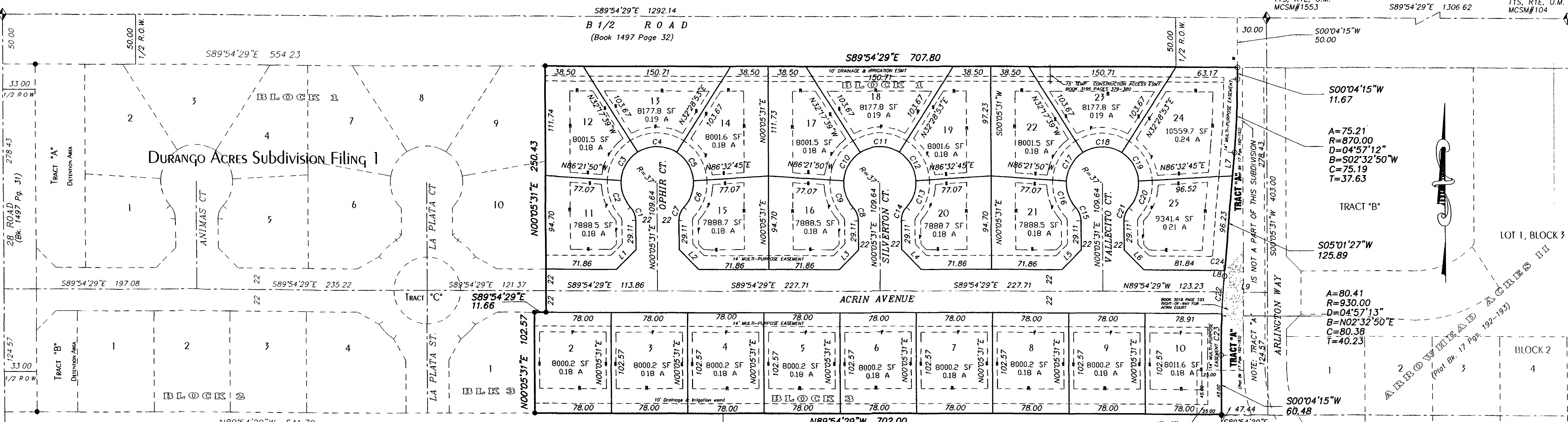
DURANGO ACRES Subdivision Filing Two

A REPLAT OF LOT 1 BLOCK 4, DURANGO ACRES SUBDIVISION FILING ONE

W1/4 CORNER
SECTION 30
T1S, R1E, U.M.
MCSM#103

S89°54'29"E 2598.76 (BASIS OF BEARINGS)

C 1/4 CORNER
SECTION 30
T1S, R1E, U.M.
MCSM#104



Vicinity Map
(NOT TO SCALE)

AREA SUMMARY

LOTS = 4.49 ACRES = 79.05%
ROAD = 1.19 ACRES = 20.95%
TOTAL = 5.68 ACRES = 100%

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	14.85	20.00	14.51	S21°10'35"E	42°32'13"	7.78
C2	29.76	37.00	28.96	S19°24'16"E	46°04'51"	15.74
C3	34.91	37.00	33.63	N30°39'54"E	54°03'28"	18.88
C4	41.84	37.00	39.64	S89°54'44"E	64°47'16"	23.48
C5	34.91	37.00	33.63	S30°29'11"E	54°03'52"	18.88
C6	29.76	37.00	28.96	N19°35'15"E	46°04'59"	15.74
C7	14.85	20.00	14.51	N21°21'38"E	42°32'13"	7.78
C8	14.85	20.00	14.51	S21°10'35"E	42°32'13"	7.78
C9	29.76	37.00	28.96	S19°24'16"E	46°04'51"	15.74
C10	34.91	37.00	33.63	N30°39'54"E	54°03'28"	18.88
C11	41.84	37.00	39.64	S89°54'44"E	64°47'16"	23.48
C12	34.91	37.00	33.63	S30°29'11"E	54°03'52"	18.88
C13	29.76	37.00	28.96	N19°35'15"E	46°04'59"	15.74
C14	14.85	20.00	14.51	N21°21'38"E	42°32'13"	7.78
C15	14.85	20.00	14.51	S21°10'35"E	42°32'13"	7.78
C16	29.76	37.00	28.96	S19°24'16"E	46°04'51"	15.74
C17	34.91	37.00	33.63	N30°39'54"E	54°03'28"	18.88
C18	41.84	37.00	39.64	S89°54'44"E	64°47'16"	23.48
C19	34.91	37.00	33.63	S30°29'11"E	54°03'52"	18.88
C20	29.76	37.00	28.96	N19°35'15"E	46°04'59"	15.74
C21	14.85	20.00	14.51	N21°21'38"E	42°32'13"	7.78
C22	38.30	930.00	38.30	N03°50'39"E	02°21'35"	19.15
C23	42.10	930.00	42.10	N01°22'02"E	02°35'38"	21.05
C24	1.15	20.00	1.15	N88°26'27"E	03°18'09"	0.58

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°05'31"W	28.28
L2	S44°54'29"E	28.28
L3	N45°05'31"E	28.28
L4	S44°54'29"E	28.28
L5	N45°05'31"E	28.28
L6	N44°54'29"W	28.28
L7	N05°01'27"E	23.83
L8	N05°01'27"E	5.84
L9	S89°54'29"E	45.28

- LEGEND & NOTES**
- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
 - FOUND SURVEY MONUMENT AS DESCRIBED (PERIMETER SET IN CONCRETE)
 - SET NO.5 REBAR W/CAP L.S. 16413 (PERIMETER SET IN CONCRETE)
 - SET NO.6 REBAR W/2 1/2" ALUMINUM CAP L.S. 16413
 - ⊥ LOT CORNERS TO BE SET BY A COLORADO PROFESSIONAL LAND SURVEYOR PRIOR TO THE SALE OF THE LOT
 - F DENOTES FRONT YARD SETBACK
 - S DENOTES SIDE YARD SETBACK
 - R DENOTES REAR YARD SETBACK
 - SF DENOTES SQUARE FEET
 - A DENOTES ACRES
 - R DENOTES RADIUS
 - R.O.W. DENOTES RIGHT-OF-WAY
- ALL DIMENSIONS DEPICTED HEREON ARE IN FEET (NOT METERS)

BASIS OF BEARINGS STATEMENT

Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey markers at the W1/4 corner Section 30, T1S, R1E, U.M. and the C1/A corner Section 30, T1S, R1E, U.M. The measured bearing of this line is S89°54'29"E

DURANGO ACRES Subdivision Filing Two
A REPLAT OF LOT 1 BLOCK 4, DURANGO ACRES SUBDIVISION FILING ONE

FINAL PLAT
SITUATED IN THE SW1/4 SECTION 30, T1S, R1E OF THE UTE MERIDIAN

FOR: Jerry Slaugh	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: EG (GPS)
ACAD ID: DASinPH2		DRAWN BY: MEM
SCALE: 1"=50'		CHECKED BY: DMM
DATE: 10/31/03		SHEET NO. 2 of 2
		FILE: 2001-278

S-1/16 TH CORNER
SECTION 25-30
T1S, R1E, U.M.
MCSM# (No I.D. Number)

