

SEVENTH STREET SIMPLE SUBDIVISION

A Vacation of 15' Alley right of way and a Replat of Lots 1-5, 28 and the W 1/2 of Lot 27 all in Block 93 of the City of Grand Junction.

KNOW ALL MEN THESE PRESENTS:

The undersigned 4SC Partnership, A Colorado General Partnership is the owner of that real property as described in Book 1775 at Page 223, in the Mesa County Clerk and Recorder's office, and located in the City of Grand Junction, County of Mesa and State of Colorado and being further described as follows: Lots 1, 2, 3, 4, 5, 28, and the West 1/2 of Lot 27 in Block 93 of the CITY OF GRAND JUNCTION as recorded in Plat Book 4 at Page 17 in the Mesa County, Clerk and Recorder's Office

Said owner has caused the described real property to be subdivided and to be publicly known as SEVENTH STREET SIMPLE SUBDIVISION

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

Said owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented herein

Said owner does subscribe his name hereunder this 1st day of October, 2003

James K. Dyer
Representative of 4SC Partnership, A Colorado General Partnership

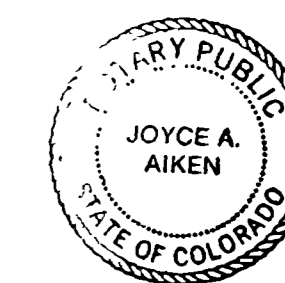
NOTARY STATEMENT

STATE OF COLORADO)
COUNTY OF MESA) ss

This plat was acknowledged before me by a Representative of 4SC Partnership, A Colorado General Partnership

on this 1st day of October
My commission expires June 22, 2005

Witness my hand and seal Joyce A. Aiken



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

CITY OF GRAND JUNCTION APPROVAL

This Plat of SEVENTH STREET SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado is approved and accepted this November 10th day of 2003 A D

[Signature] City Manager
[Signature] President of City Council

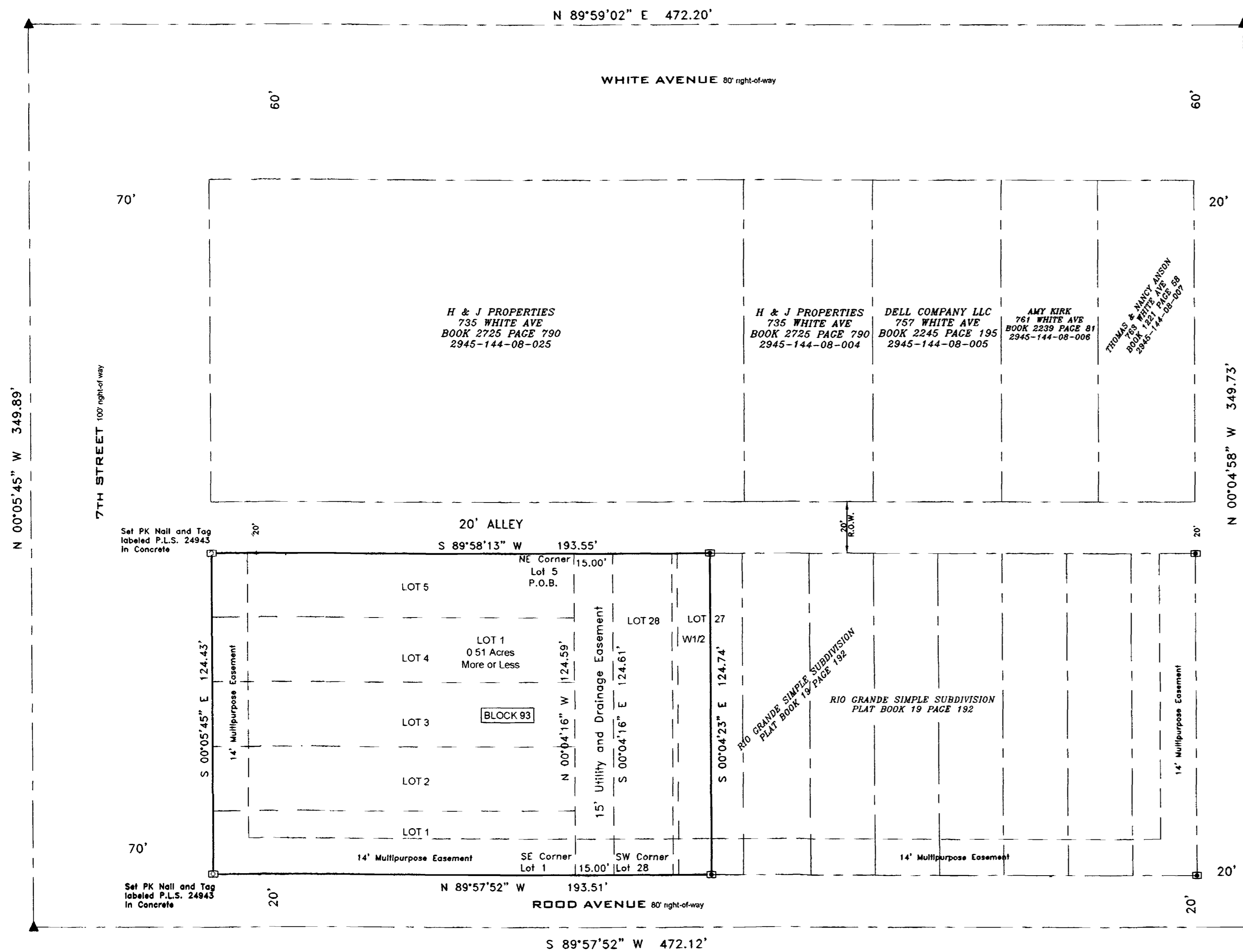
SURVEYORS CERTIFICATION

I Cecil D. Caster, do hereby certify that the accompanying plat of SEVENTH STREET SIMPLE SUBDIVISION, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same

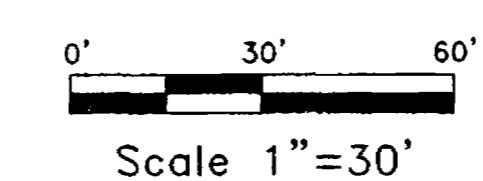
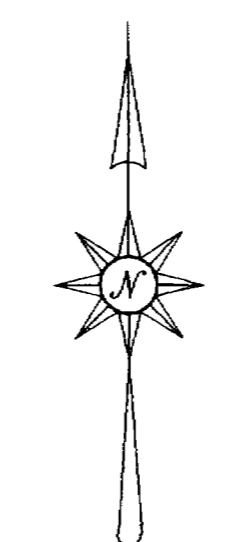


Cecil D. Caster
Registered Professional Land Surveyor
PLS No 24943

Basis of Bearing: A bearing of S00°00'00"W has been assumed between the City monuments located at the intersections of 8th and Main Street and 7th and Rood Avenue



BTH STREET 80' right-of-way (ASSUMED BASIS OF BEARING)

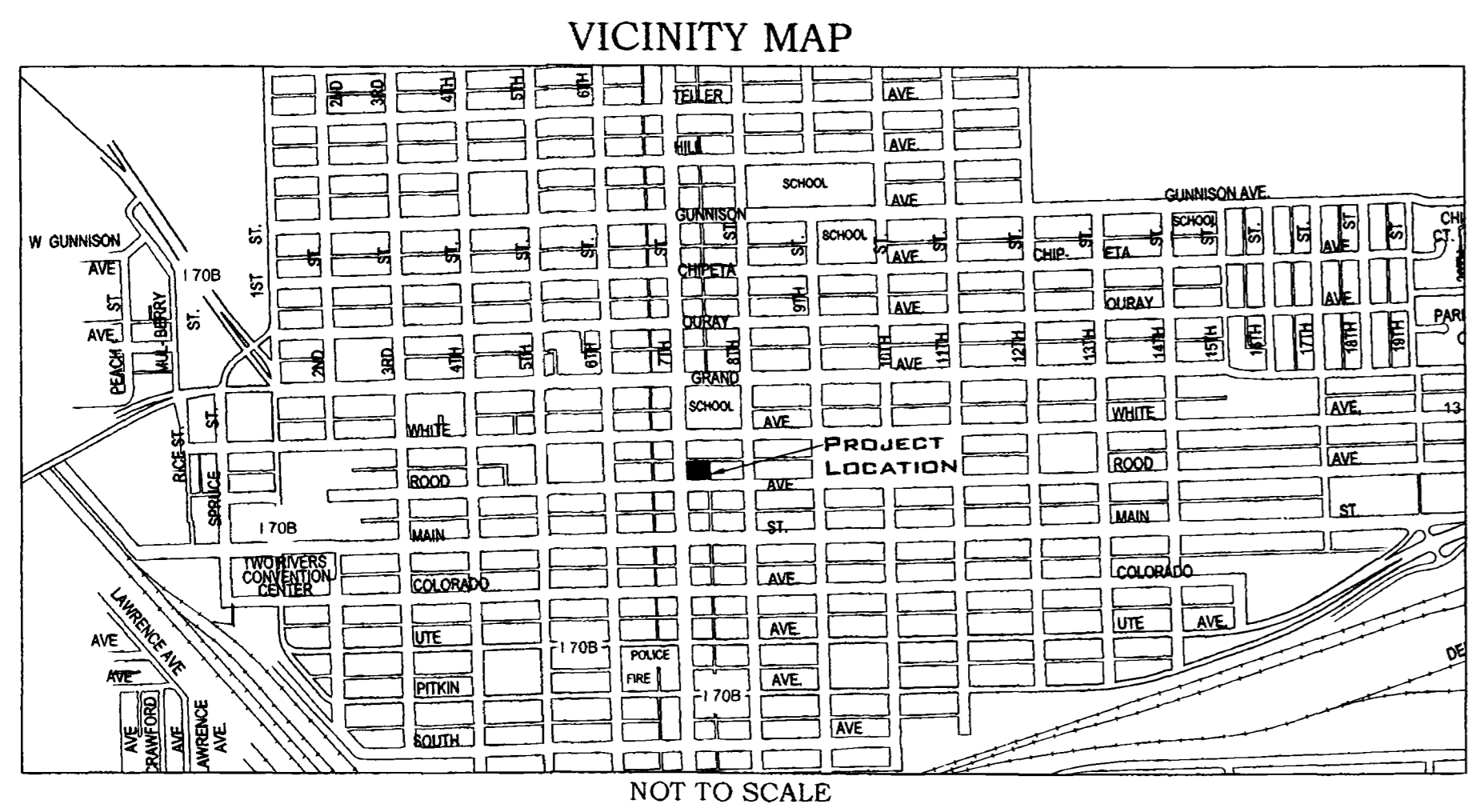


LEGEND

- ▲ = Found City Monument
- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- = Found No. 5 Rebar and Cap "Monument P.L.S. 24943"
- = Set Monument in Concrete

AREA SUMMARY

LOTS	0.51 acres = 100%
Dedicated Street R.O.W.	0.02 acres = 0%
Total	0.51 acres = 100%



TITLE CERTIFICATION
I, Karen A. Grew-Ellison by Abstract and Title Company of Mesa County, Inc. do hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in 4SC Partnership free and clear of all liens, taxes, and encumbrances, except as follows.

EXECUTED this 2nd day of October, 2003.
By: Karen A. Grew-Ellison
Title examiner's signature

Note:
1 Alley Vacation approved by the City of Grand Junction Resolution No. 3558

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 herein

Monument Surveying Co.
741 Rood Ave
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

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DESIGNED _____	FIELD APPROVAL _____
DRAWN <u>RM</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED <u>5/7/03</u>
PREPARED FOR: <u>4SC Partnership</u>	JOB NO: <u>02-90</u>