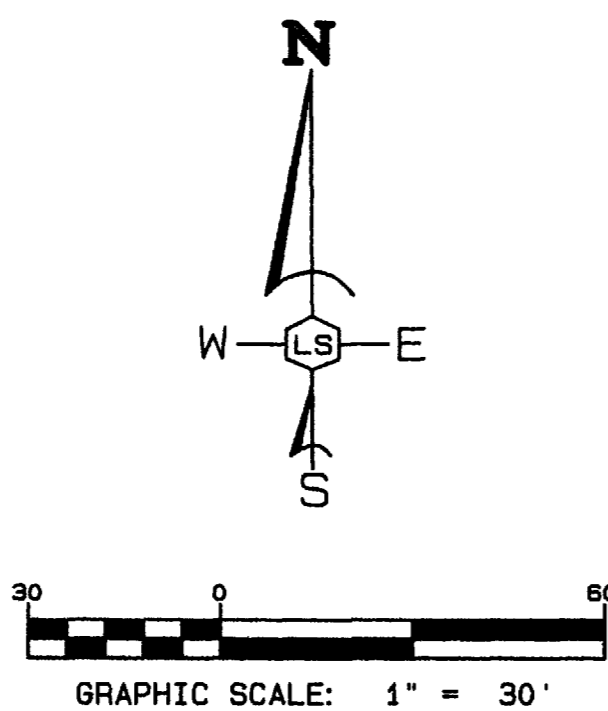
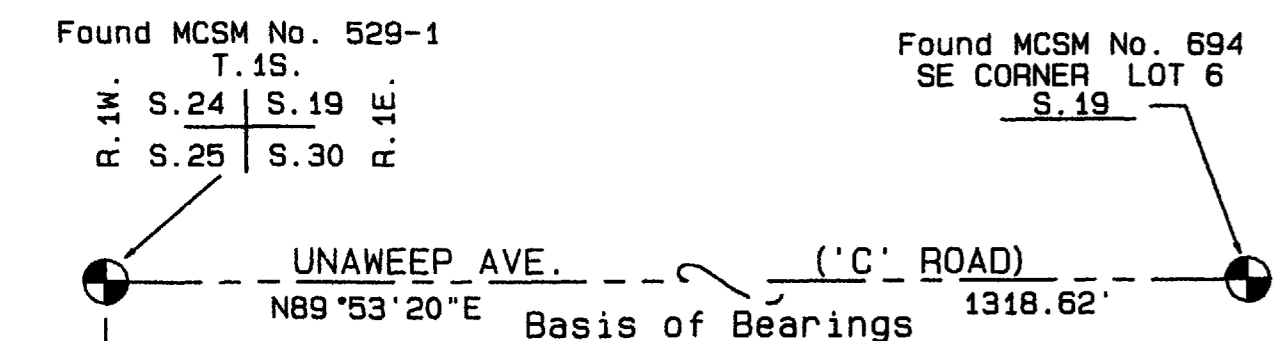
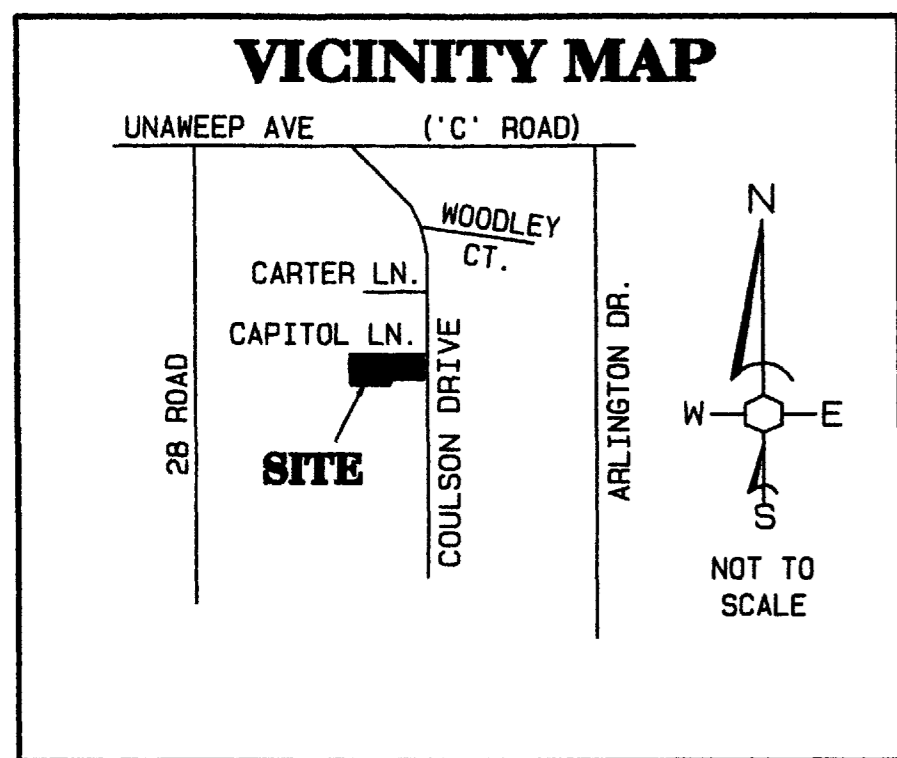


DOUBLE 'C' SUBDIVISION

A SUBDIVISION OF A PARCEL OF LAND SITUATED IN THE
NW1/4 NW1/4 OF SECTION 30, T.1S., R.1E., UTE MERIDIAN,
COUNTY OF MESA, STATE OF COLORADO.

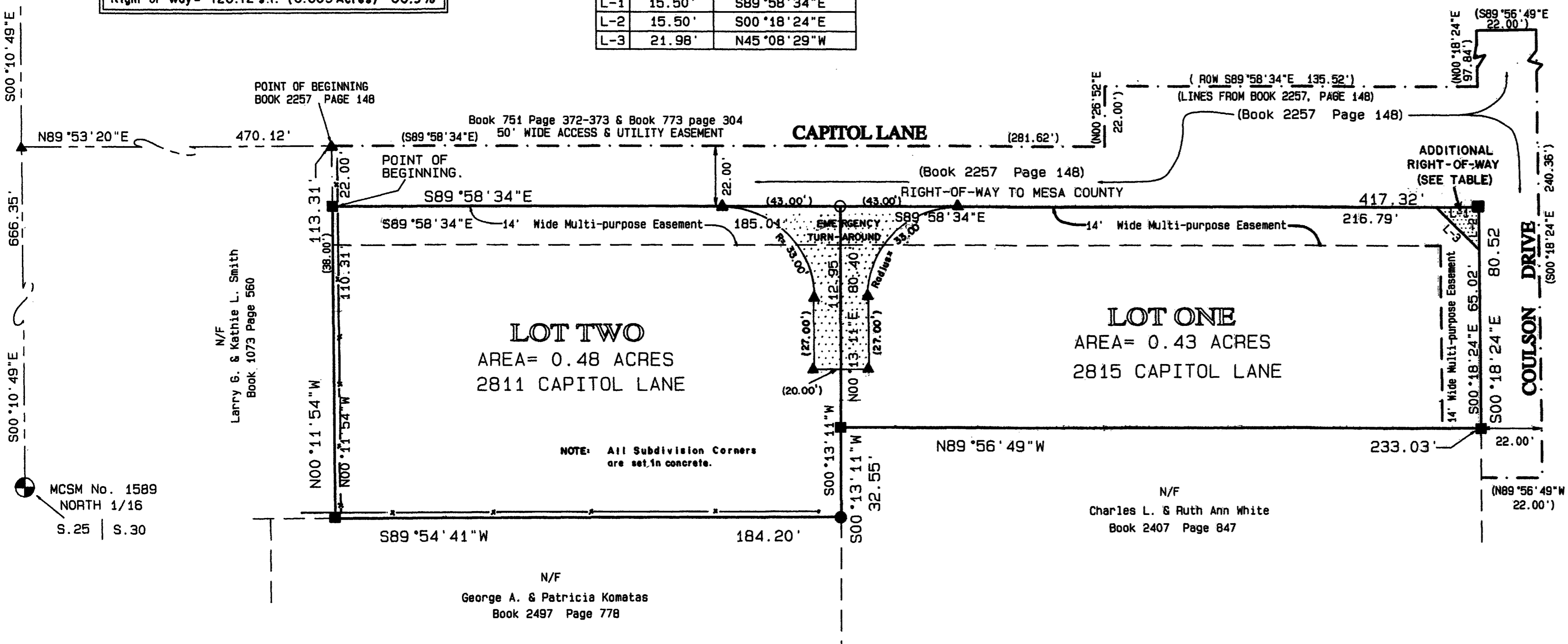


SUBDIVISION AREA SUMMARY

Total Area= 39605.06 sf. (0.91 Acres) 100%
Lots= 39484.94 sf. (0.91 Acres) 99.7%
Right-of-Way= 120.12 s.f. (0.003 Acres) 00.3%

**ADDITIONAL RIGHT-OF-WAY
HANDICAP ACCESS LINE TABLE**

No.	LENGTH	LINE BEARING
L-1	15.50'	S89°58'34\"E
L-2	15.50'	S00°18'24\"E
L-3	21.98'	N45°08'29\"W



NOTE: Record Title information for this project provided by Abstack & Title Co. of Mesa County, Inc., 1114 N. 1st Street, Suite 201, Grand Junction, CO 81501, Commitment No. 00911769 C.

BASIS OF BEARING STATEMENT
The Basis of Bearings for this plat is based upon the line between a found Mesa County Survey Marker for the Northwest Corner of Section 30, T.1S., R.1E., Ute Meridian, and a found Mesa County Survey Marker for the North 1/4 Corner of GLO Lot 6 (Section 19, T.1S., R.1E., Ute Meridian), running N89°53'20\"E, a distance of 1318.62', with all bearings contained herein being relative thereto.

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.

- LEGEND & ABBREVIATIONS**
- Found Mesa County Survey Marker as noted.
 - Found 3/4\" Iron Pipe with a 2.0\" dia. aluminum cap marked 'HAAG LS 27266.'
 - Found No.5 rebar with plastic cap marked 'HAAG LS 27266'
 - Set No.5 rebar with 2\" dia. Alum. Cap marked 'STILES, LS 24331.'
 - Calculated point, no marker set.

SURVEYOR'S DECLARATION
I, LeRoy H. Stiles, a Colorado Registered Professional Land Surveyor, do hereby declare that this survey was actually done upon the ground under my direct supervision and responsibility and that this survey plat does accurately represent said survey and that said survey and plat conform to the Colorado Statutes as revised for said surveys and plats, to the best of my knowledge, information and belief.

LeRoy H. Stiles, PLS
24331
12/31/03
DATE: [Signature]

PLS 24331
Registration No.

DATE:



CITY APPROVAL
The Double 'C' Subdivision is approved and accepted this 4th day of January, A.D., 2003.

[Signature]
City Manager
[Signature]
Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss.
COUNTY OF MESA)
I hereby certify that this instrument was filed for record in the office of the County Clerk of Mesa County at 2:51 P.M. on the 6th day of February, A.D., 2003, in Plat Book No. 3584, Page No. 190, Reception No. 2176023.
Drawer No. 00-127, Fees \$10.00 + \$1.00

Mesa County Clerk and Recorder
Deputy

CERTIFICATE OF OWNERSHIP AND DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned, Yvonne Washington is the Owner in Fee Simple of that real property situated in the NW1/4 NW1/4 of Section 30, T.1S., R.1E., Ute Meridian, in the County of Mesa, State of Colorado, as may be found described in Book 3197 at Pages 982-983 in the land records of the Mesa County Clerk and Recorder, and being more particularly described as follows:

Commencing at a found Mesa County Survey Marker for the Northwest Corner of said Section 30, from whence a found Mesa County Survey Marker for the Southeast Corner Lot 6, South Boundary of Section 19 bears N89°53'20\"E, a distance of 1318.62 feet with all bearings contained herein being relative thereto; Thence S00°10'49\"E, by and with the West Line of the Northwest 1/4 of said Section 30, a distance of 669.38 feet; Thence departing said West Line and running N89°53'20\"E, a distance of 470.12 feet; Thence S00°11'54\"E, a distance of 22.00 feet to the POINT OF BEGINNING; Thence S89°58'34\"E, a distance of 417.32 feet; thence S00°18'24\"E, a distance of 80.52 feet; Thence N89°56'49\"W, a distance of 233.03 feet; Thence S00°13'11\"W, a distance of 32.55 feet; Thence S89°54'41\" W, a distance of 184.20 feet; Thence N00°11'54\"W, a distance of 113.31 feet to the POINT OF BEGINNING. Said described parcel of land contains 0.91 Acres, more or less.

That said Owners have caused the Real Property to be laid out and surveyed as the DOUBLE 'C' SUBDIVISION, a subdivision of a part of the City of Grand Junction, 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.

Area labeled 'EMERGENCY TURNAROUND' is dedicated to the City of Grand Junction for use of emergency vehicles as may be necessary.
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 water lines, irrigation lines, telephone lines, and also for the installation of traffic control facilities, street lighting, landscaping trees and grade structures.

All Tracts/Easements shall include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors and/or assigns, together with the right to trim or remove interfering trees and brush, 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 improvement shall be furnished by the seller or purchaser, not by the City of Grand Junction, Colorado.

In witness whereof, said Owner has caused her name to be hereunder subscribed this 22 Day of December, A.D., 2003.

[Signature]
Yvonne Washington

ACKNOWLEDGEMENT OF OWNERSHIP

State of New Mexico) ss.
County of Taos)
The foregoing instrument was acknowledged before me this 22nd day of December, A.D. 2003, by Yvonne Washington. Witness my hand and official seal.

My Commission expires 10/14/2007

[Signature]
Notary Public

TITLE COMPANY CERTIFICATION

I, G. Dale Williams of Abstract & Title Co. of Mesa County, Inc., does hereby certify that I have examined the Title to all lands shown on this plat and that title to such lands is vested in Yvonne Washington and is free and clear of all liens, taxes and encumbrances as of 12/17/03, except as follows:

Executed this 24th day of December, A.D. 2003.

BY: [Signature]

DOUBLE 'C' SUBDIVISION	
Scale: 1\"=30'	PROPERTY OF YVONNE WASHINGTON SITUATED IN THE NW1/4 NW1/4 OF SECTION 30, T.1S., R.1E., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.
Section Location: NW1/4 NW1/4 Section 30, T.1S., R.1E., Ute Meridian.	
Project No. 200313	Leo Stiles, PLS 3014 Bookcliff Ave., Grand Junction, CO. 81504 (970) 434-3369