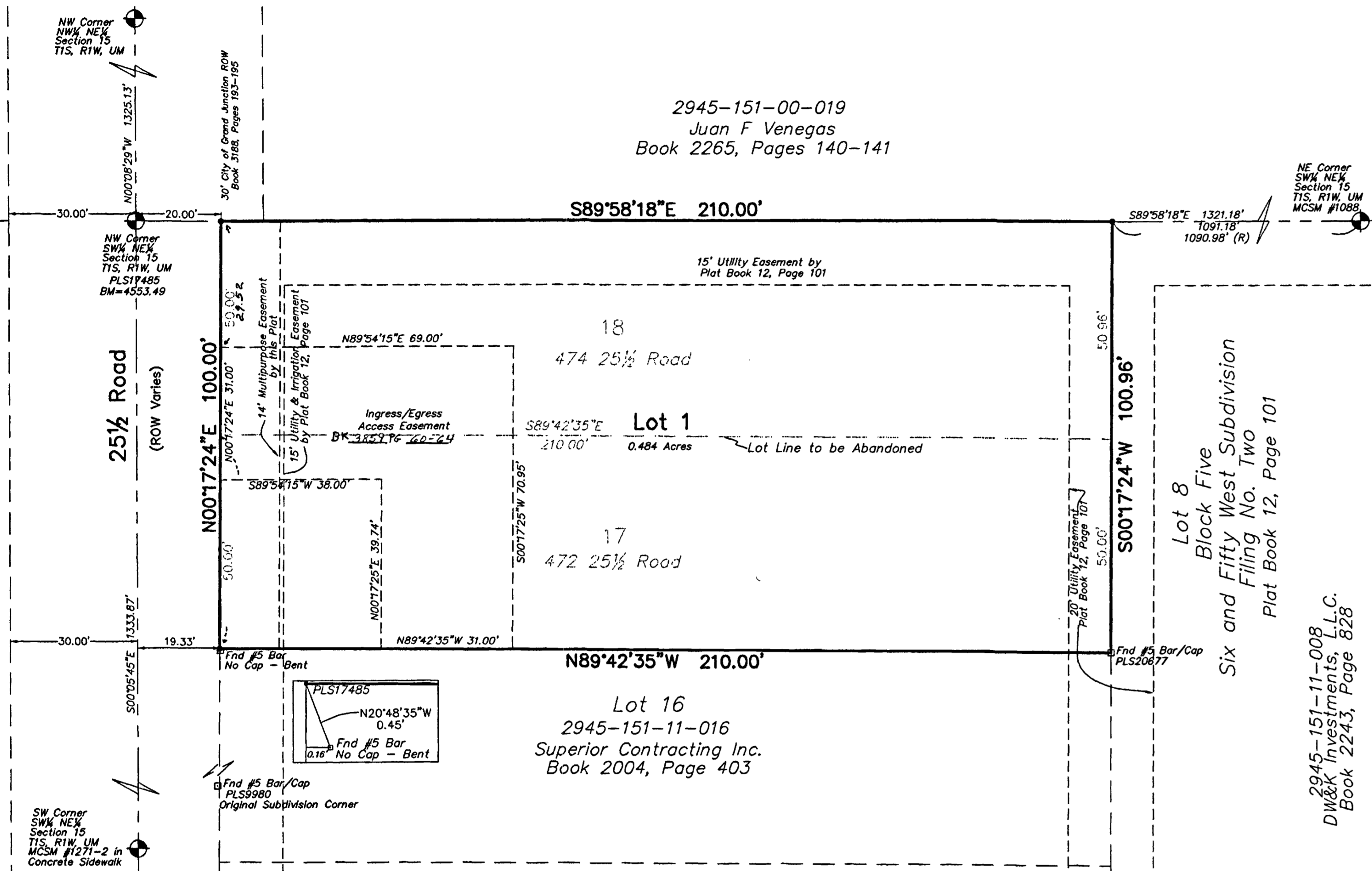


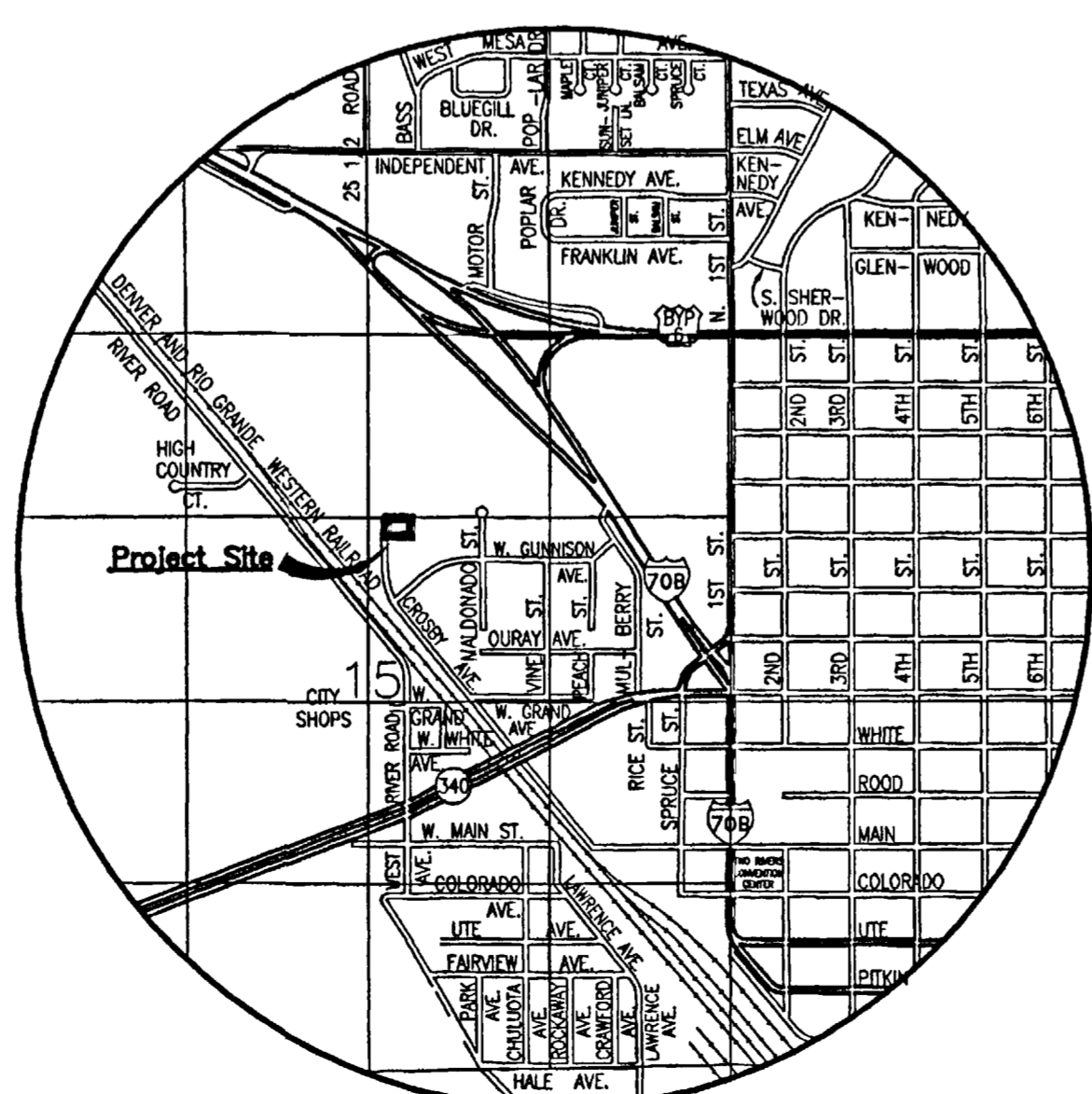
MERCER SUBDIVISION

A REPLAT OF LOTS 17 AND 18, BLOCK FIVE SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO

2945-151-00-019
 Juan F Venegas
 Book 2265, Pages 140-141



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▲ PK NAIL, SET IN PAVING
- ALL BOUNDARY CORNERS FOUND OR SET TO BE IN CONCRETE PER COUNTY AND CITY REGULATIONS
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - Ⓜ INTERSTATE HIGHWAY SYMBOL
 - Ⓢ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - ℞ SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - DEGREES
 - MINUTES OR FEET
 - INCHES OR SECONDS
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That David N. and Stephanie L. Mercer are the owner of that real property located in part of the Southwest Quarter Northeast Quarter (SW¼ NE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 3577, Page 856.)

LOTS 17 AND 18, BLOCK FIVE, SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO, as shown on plat recorded in Plat Book 12, Page 101, Mesa County records.

Lots having an area of 0.484 Acres, as surveyed.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as MERCER SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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 Access Easements granted 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 as signs, 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 any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, David N. Mercer & Stephanie L. Mercer have caused their names to be hereunto subscribed this 24th day of October, A.D., 2004.

by: David N. Mercer David N. Mercer by: Stephanie L. Mercer Stephanie L. Mercer

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by David N. Mercer, this 24th day of October, A.D., 2004.

Witness my hand and official seal:

Tammy Irvin
 Notary Public
 My Commission Expires 9/16/06

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Stephanie L. Mercer, this 24th day of October, A.D., 2004.

Witness my hand and official seal:

Tammy Irvin
 Notary Public
 My Commission Expires 9/16/06

My Commission Expires 9/16/06



My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

My Commission Expires 9/16/06

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of MERCER SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified October 28, 2004

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 3676, Pages 776-777 through 777-778, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Robert J. Barfoot with the authority of its Board of Directors, this 24th day of October, 2004.

By: Robert J. Barfoot (title) Regional President
 For: 1st National Bank of the Rockies

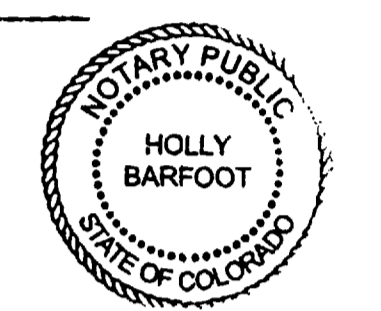
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Ron Sawyer (title) Regional President for 1st National Bank of the Rockies this 24th day of October, A.D., 2004.

Witness my hand and official seal:

Holly Barfoot
 Notary Public
 My Commission Expires 08-09-2008



TITLE CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

We, Abstract & Title Co. of Mesa County, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to David N. Mercer & Stephanie L. Mercer; 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: 10-20-04 by: Dakota S. Blackette, Site Officer
 Name And Title for: Abstract & Title Co. of Mesa County
 Name Of Title Company

GENERAL NOTES

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00913178 C, dated May 23, 2004. No additional research was performed by the surveyor.

Basis of bearings is the North line of the SW¼ NE¼ of Section 15 which bears South 89 degrees 58 minutes 18 seconds East, a distance of 1321.18 feet, established by observation of the MCGPS control network. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

CITY OF GRAND JUNCTION APPROVAL

This plat of MERCER SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 2nd day of December, A.D., 2004.

City Manager: [Signature]

President of City Council: [Signature]

CLERK AND RECORDER'S CERTIFICATE

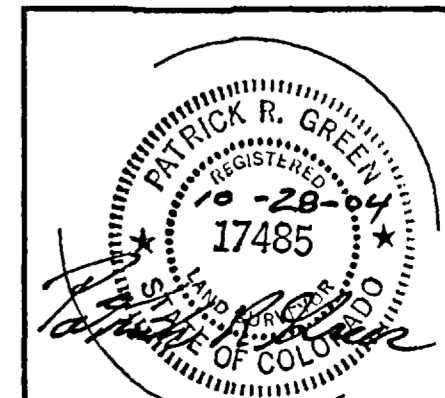
STATE OF COLORADO } ss
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:13 o'clock P. M., March 21, A.D., 2005, and was duly recorded in Book 3859

Page No. 65 Reception No. 2244484 Drawer No. 99-79 Fees: 10.00+1.00

Clerk and Recorder

By: _____ Deputy



MERCER SUBDIVISION
 LOTS 17 AND 18, BLOCK FIVE, LOCATED IN SIX AND FIFTY WEST SUBDIVISION FILING NO. TWO MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7TH STREET
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099
 PROJ. NO. 2004-73 SURVEYED/DRAWN/CHECKED SHEET OF
 DATE: August, 2004 RAD/LED RSK PRG 1 1

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 CERTIFICATION SHOWN HEREON.