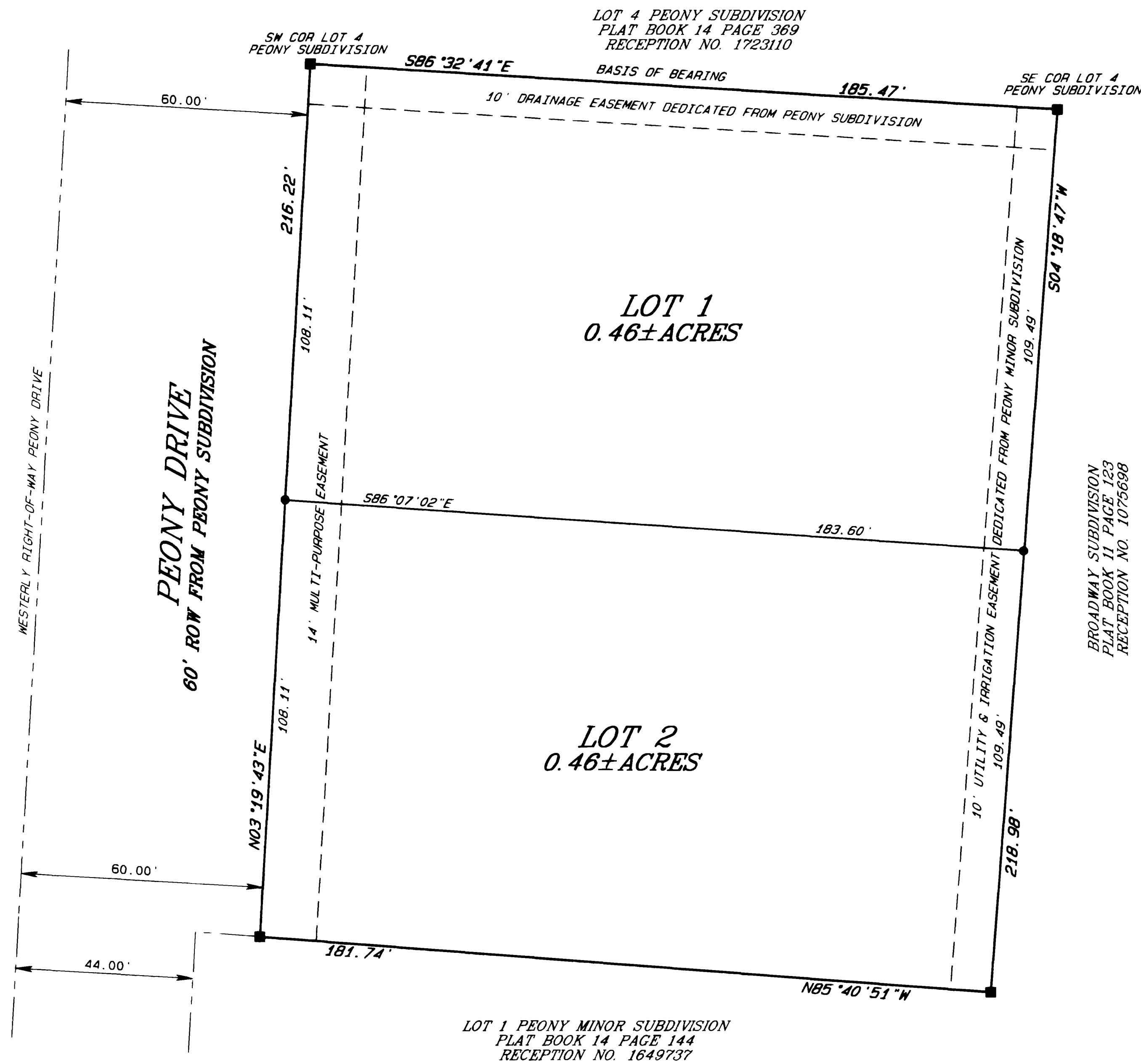


HILL ACRES SUBDIVISION

A REPLAT OF LOT 5 PEONY SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Marilyn K. Hill, is the owner of that real property located in the SE 1/4 Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, as described in Book 2647 at Page 595 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

Lot 5, Peony Subdivision as recorded in Plat Book 14 at Page 369 with Reception No. 1723110 of the records of Mesa County. Said parcel contains 0.92 acres more or less.

That said owner has caused the real property to be laid out and surveyed as HILL ACRES SUBDIVISION, a subdivision of a part of the County of Mesa, in the State of Colorado.
That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat.
All Multi-purpose Easements shown hereon are hereby dedicated to the County of Mesa for the use of County-approved utilities and public providers as perpetual, non-exclusive 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 sewer lines, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.
That all expenses for the installation of utilities referred to above, shall be furnished by the seller or the purchaser, not by the County of Mesa.

Marilyn K. Hill
Marilyn K. Hill

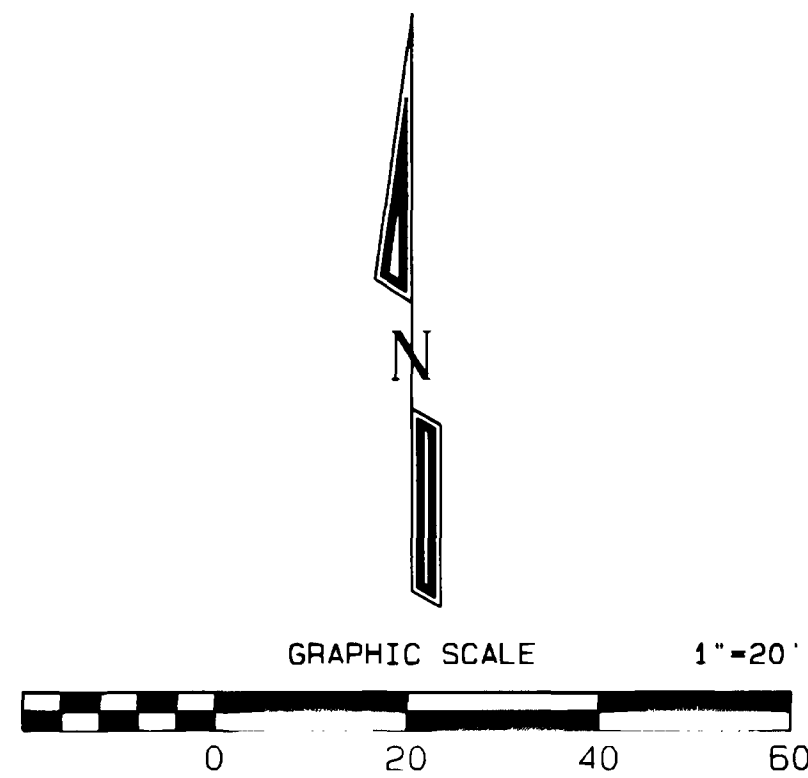
STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 7th day of Oct A.D., 2003 by Marilyn K. Hill

Witness my hand and official seal: *Victoria Andino*
Notary Public

Address: 750 main st., Grand Junction, CO 81501

My commission expires: 11/5/05 My Commission Expires 11/05/2005



LEGEND

- SET 2" ALUM CAP STAMPED D H SURVEYS LS 24306 ON FD # 5 REBAR
 - SET 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEY LS 24306
- EXTERIOR CORNERS SET IN CONCRETE

AREA SUMMARY

LOTS 1 & 2 = 0.92 AC. / 100%
TOTAL = 0.92 AC. / 100%

PLAT NOTES

Basis of Bearing being S86°32'41"E between the southwest corner of Lot 4, Peony Subdivision and the southeast corner of Lot 4, Peony Subdivision, both being found # 5 rebars with set 2" aluminum caps stamped D H SURVEY LS 24306.

Pursuant to C.R.S. 24-66-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for HILL ACRES SUBDIVISION.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 / statement shown hereon.

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1:58 o'clock P.M., this 17th day of October A.D. 2003, and is duly recorded in Plat Book No. 20 at page 37
Reception No. 2154311 Fees 10.00 1.00 Drawer No. 00-70

Ginny Baughman
Reputy

Janice Ward
Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 15th day of October A.D. 2003, by the Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman
Chairman

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Abstract & Title Company of Mesa County, Inc. in Title Commitment No. 00907951 C

Steven L. Hagedorn
STEVEN L. HAGEDORN
22703
PROFESSIONAL LAND SURVEYOR
NO. 22703
STATE OF COLORADO

HILL ACRES SUBDIVISION
A REPLAT OF LOT 5, PEONY SUBDIVISION
SE 1/4 SEC. 15, T11S, R101W, 6th P.M.
MESA COUNTY, COLORADO
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	A.V.P.	Checked By	S.L.H.	Job No.	721-03-01
Drawn By	TWODEL	Date	AUGUST, 2003	Sheet	1 OF 1