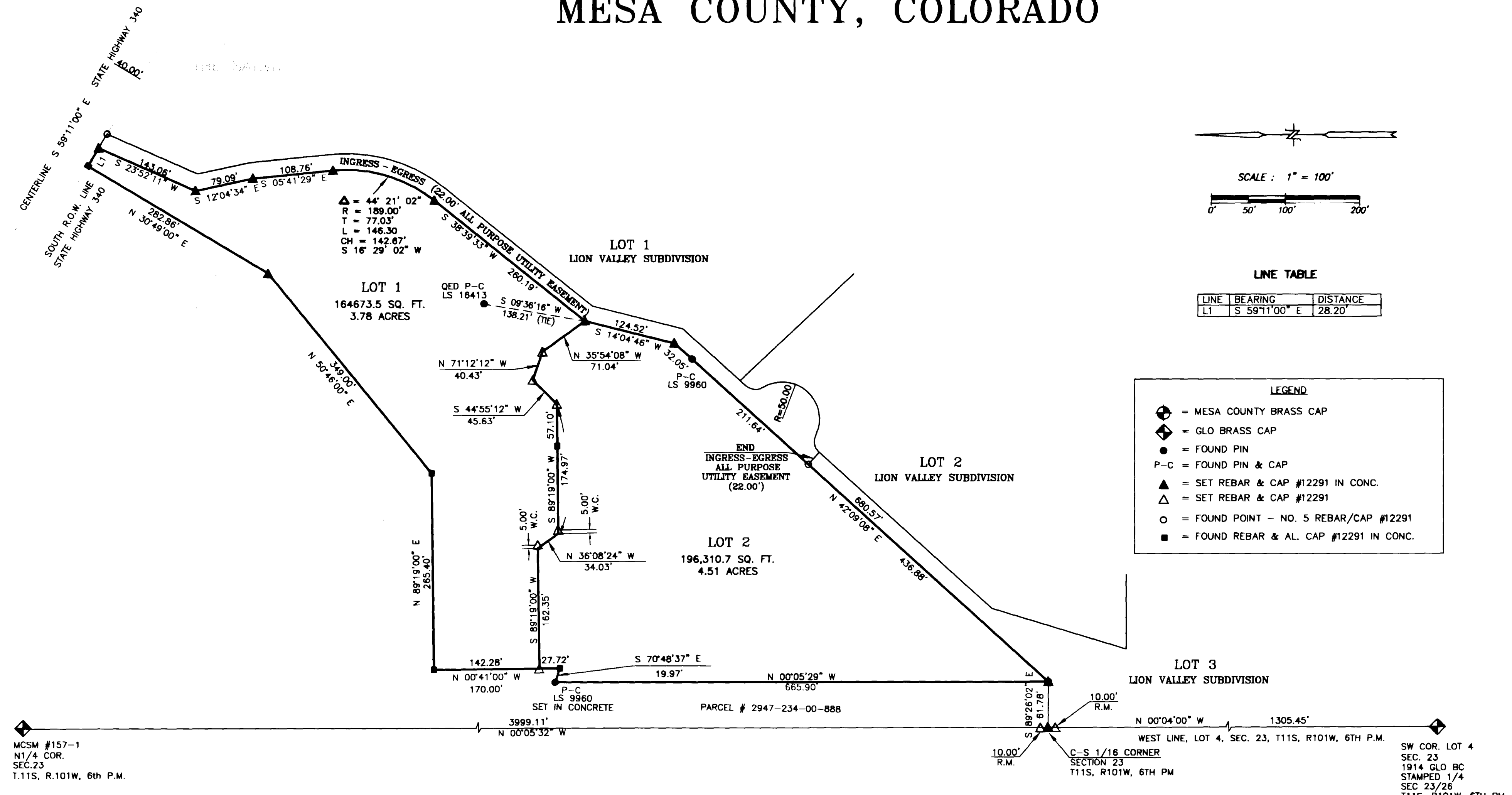


ELLIOTT JOHNSON SUBDIVISION

REPLAT OF LOT 4 OF THE LION VALLEY SUBDIVISION TOGETHER WITH A PORTION OF GLO LOT 3 SECTION 23, T11S, R101W, 6TH P.M. MESA COUNTY, COLORADO



PLAT NOTES

BASIS OF BEARINGS IS THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 340, SECTION 23, T11S, R101W, PM WHICH BEARS S 59°11'00" E (BOOK 1257, PAGES 786/787).

"RIGHT TO FARM ACT NOTICE: THIS DEVELOPMENT IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE PURSUANT TO C.R.S. 35-3.1-101 ET SEQ."

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER 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.

NOTE: PROPERTY CORNERS LOCATED DURING THIS SURVEY THAT WERE WITHIN 0.25 FEET OF THE CALCULATED POINT WERE ACCEPTED AS BEING "IN POSITION".

NOTE: PURSUANT TO C.R.S. 24-68-101 ET SEQ., AND CHAPTER 1.10 OF THE MESA COUNTY LAND DEVELOPMENT CODE, A SITE SPECIFIC DEVELOPMENT PLAN HAS BEEN APPROVED BY MESA COUNTY FOR THE ELLIOTT JOHNSON SUBDIVISION, REPLAT OF LOT 4 OF THE LION VALLEY SUBDIVISION TOGETHER WITH A PORTION OF GLO LOT 3, SECTION 23, T11S, R101W, 6TH PM, MESA COUNTY, COLORADO.

NOTE: ELOISE M. JOHNSON BY RECORDING OF THIS PLAT AGREES TO EXTINGUISH THE ACCESS EASEMENT TO AN UNPLATTED PARCEL OF A PORTION OF GLO LOT 3 RECORDED IN BOOK 1257, PAGE 783 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE.

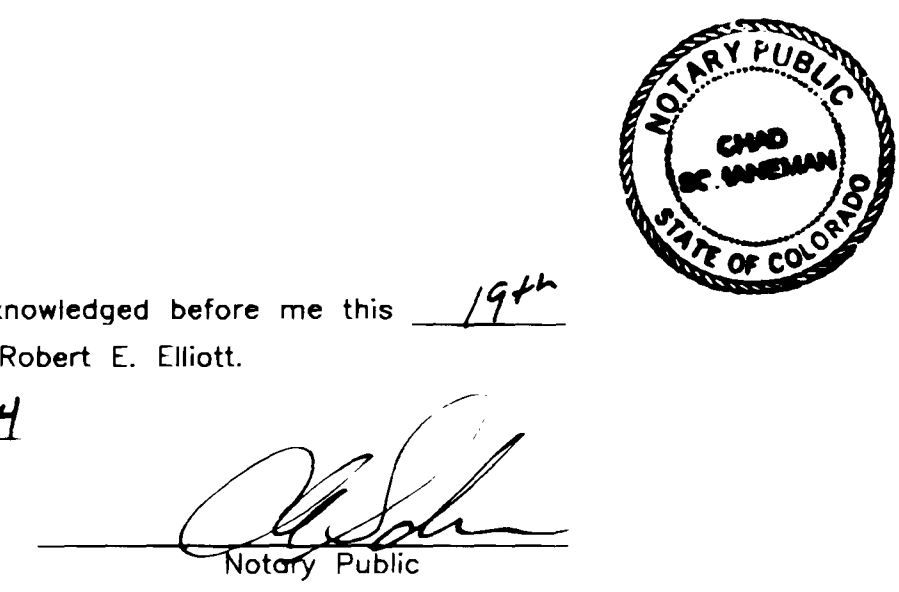
NOTE: I, ROBERT E. ELLIOTT, OWNER OF LOT 3, LION VALLEY SUBDIVISION, GRANT TO THE OWNERS, HEIRS, AND ASSIGNS OF LOTS 1 AND 2 OF ELLIOTT JOHNSON SUBDIVISION THE USE FOR INGRESS AND EGRESS OF THE EXISTING 22.0' EASEMENT IN LION VALLEY SUBDIVISION RECORDED IN BOOK 16, PAGE 367 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE.

BY: Robert E. Elliott
ROBERT E. ELLIOTT

NOTARY STATEMENT
STATE OF COLORADO }
 } ss.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 19th day of March, 2003, by Robert E. Elliott.

My commission expires: 11-12-04
WITNESS my hand and seal.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 } ss.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 12:51 o'clock P.M., on the 2nd day of April, 2003 A.D. and was duly recorded in Plat Book 19, Page No. 294, Reception No. 2113709, Drawer No. NN 83, Fees 102.12 SC.

By: Janice Ward Clerk and Recorder
Carol Zinke Deputy

SURVEYOR'S CERTIFICATE

I, RICHARD L. ATKINS, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado and that this survey plat is a true representation of a survey conducted for the owners and that said survey was conducted by me or under my direct supervision and checking, and is in conformance with the requirements of Section 38-51-106 C.R.S.

IN WITNESS WHEREOF I have set my hand and seal this 21st day of March, A.D., 2003.

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 24th day of March, 2003 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman
CHAIRPERSON



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, JAMES J. EMMONS, JANET M. EMMONS, AND ELOISE M. JOHNSON are the owners of that real property the deeds of which are recorded in Book 3122, Pages 471-482, and Book 1257, Pages 783-785 of the Mesa County Clerk and Recorder's Office, said property being Lot 4 of the Lion Valley Subdivision and a portion of GLO Lot 3 Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado being more particularly described as follows:

Commencing at the N 1/4 corner of said Section 23; Thence S 00°05'32" E 3999.11 feet; thence S 89°26'02" E 61.78 feet to the POINT OF BEGINNING; Thence N 42°09'08" E 680.57 feet; Thence N 14°04'46" E 124.52 feet; Thence N 38°39'33" E 260.19 feet; Thence along a curve with a chord bearing N 16°29'02" E 142.67 feet; Thence N 05°41'29" W 108.76 feet; Thence N 12°04'34" W 79.09 feet; Thence N 23°52'11" E 143.06 feet; Thence N 58°11'00" W 28.20 feet; Thence S 23°49'00" W 262.86 feet; Thence S 50°46'00" W 349.00 feet; Thence S 89°19'00" W 265.40 feet; Thence S 00°41'00" E 170.00 feet; Thence N 70°48'37" W 19.97'; Thence S 00°05'29" E 665.90 feet to the POINT OF BEGINNING. The above tract of land contains 8.29 acres.

That said owners have caused the said real property to be laid out and surveyed as Elliott Johnson Subdivision Plat, a minor subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines; poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. The Ingress-Egress (22.00' All Purpose Easement) is dedicated to Lots 1, 2, and 3 of the Lion Valley Subdivision and Lots 1 and 2 of the Elliott Johnson Subdivision. Such easement and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 19th day of March, A.D. 2003

James J. Emmons Janet M. Emmons
JAMES J. EMMONS JANET M. EMMONS

NOTARY STATEMENT
STATE OF COLORADO }
 } ss.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 19th day of March, 2003, by James J. Emmons and Janet M. Emmons.

My commission expires: 11-12-04
WITNESS my hand and seal.

Eloise M. Johnson
ELOISE M. JOHNSON

NOTARY STATEMENT
STATE OF COLORADO }
 } ss.
COUNTY OF ARAPAHOE }

The foregoing instrument was acknowledged before me this 28 day of February, 2003, by Eloise M. Johnson.

My commission expires: My Commission Expires May 14, 2006
WITNESS my hand and seal.

LIENHOLDER APPROVAL

Unifirst Mortgage Corporation

By: Doug Ebo

NOTARY STATEMENT
STATE OF COLORADO }
 } ss.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 21st day of March, 2003, by Dennis J. Edson

My commission expires: 8/24/03
WITNESS my hand and seal.

ELLIOTT JOHNSON SUBDIVISION

LOCATED IN N 1/4, SEC. 23, T11S, R101W, 6TH P.M.
MESA COUNTY, COLORADO

DRAWN BY	DDC
DATE	03/27/03
JOB NO.	01008
SHEET	1 OF 1

ATKINS AND ASSOCIATES, INC.
518 28 ROAD, SUITE B-105, P.O. BOX 2702
GRAND JUNCTION, CO 81502
PH. (970) 245-6630 FAX (970) 245-2355