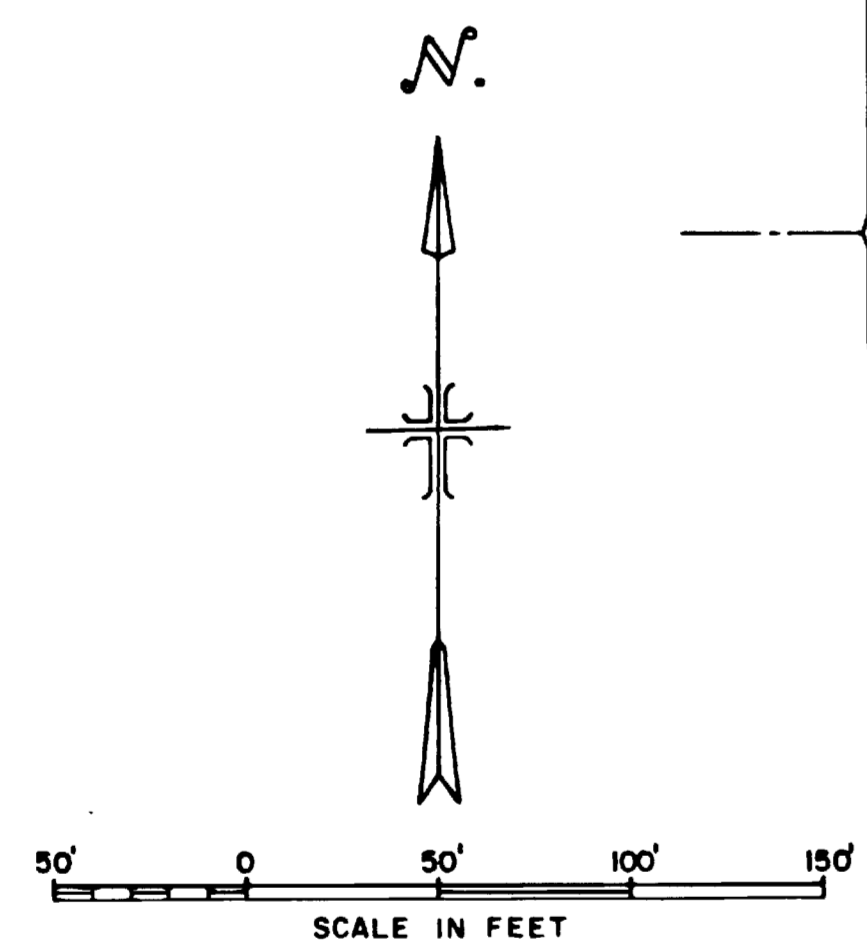
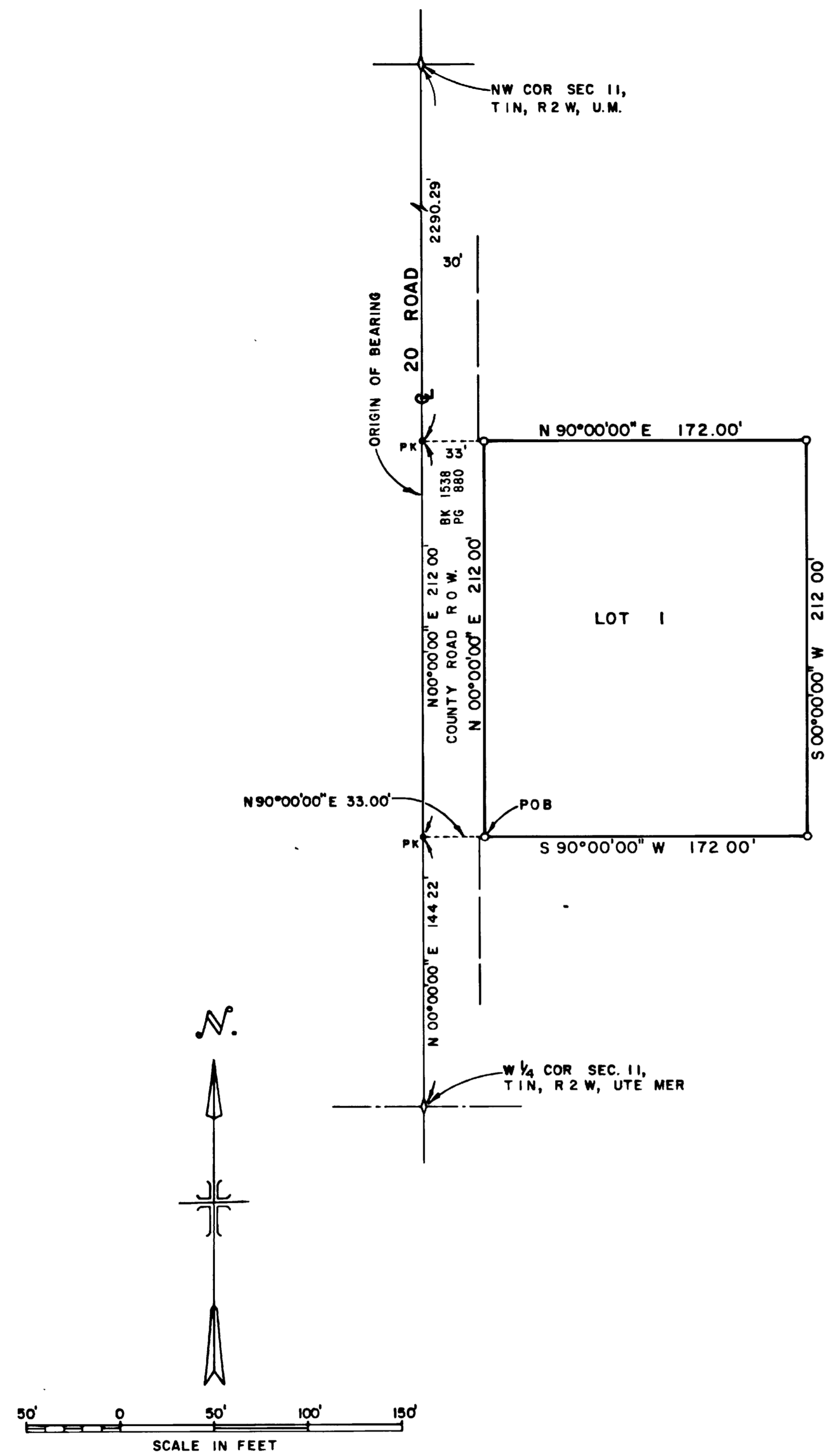


GROVES SUBDIVISION



- LEGEND**
- PK. PK NAIL SET
 - #3 REBAR W/CAP (#18476) SET IN CONCRETE
 - MESA COUNTY SURVEY MONUMENT BRASS CAP

AREA SUMMARY

LOT 1	0.837 ACRES	100.00 %
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Walter W. Groves and Alma I. Groves are the owners of that real property in the County of Mesa, State of Colorado and being that part of the S1/2 NW1/4 Section 11, Township 1 North, Range 2 West, Ute Principal Meridian, as recorded in Book 895 at Page 891 of the records of the County Clerk and Recorder of Mesa County, Colorado, and as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a point which bears N0°00'00"E 144.22 feet and S90°00'00"E 33.00 feet from the W corner of Section 11, T1N, R2W of the Ute Meridian; thence N0°00'00"E 212.00 feet; thence S90°00'00"E 172.00 feet; thence S0°00'00"W 212.00 feet; thence S90°00'00"W 172.00 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as Groves Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 4th day of May A.D., 1985.

Walter W. Groves Alma I. Groves
Walter W. Groves Alma I. Groves

STATE OF COLORADO)
) §
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 4th day of May A.D., 1985, by Walter W. Groves and Alma I. Groves.

My Commission expires May 6, 1987
Witness by hand and official Seal

Jerry L. Orth
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) §
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:11 o'clock A.M., this 22 day of May A.D., 1985, and is duly recorded in plat Book No. 13, Page 315, Reception No. 1390616. Fee \$ 10.00.
Bonnie Wilson Carl Sawyer
Deputy Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7 day of MAY A.D., 1985. County Planning Commission of the County of Mesa, Colorado.

Paul W. Nelson
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14th day of MAY A.D., 1985. Board of County Commissioners of the County of Mesa, Colorado.

Gene Paul
Chairman

UTILITIES COORDINATING COMMITTEE

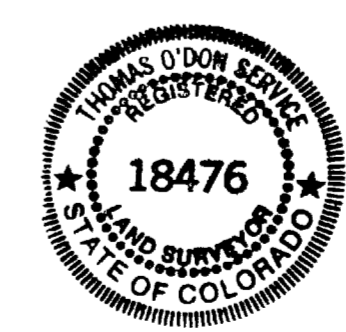
Approved this 10th day of April A.D., 1985. Utilities Coordinating Committee of the County of Mesa, Colorado.

Charles E. Horblin
Chairman

SURVEYOR'S CERTIFICATE

I, Thomas O. Service, do hereby certify that the accompanying plat of Groves Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Thomas O. Service 4/30/85
Thomas O. Service Date
Registered Land Surveyor
Colorado Reg. No. 18476



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

WESTERN CONSULTING ENGINEERS/LAND SURVEYORS 2150 Hwy. 6 & 36 Grand Junction, CO 81505 - 369-2423-2202			
PLAT OF GROVES SUBDIVISION IN S 1/2 S 1/2 NW 1/4 SECTION 11 T1N, R2W, UTE MERIDIAN MESA COUNTY, COLORADO			
SURVEYED	T.S.	DRAWN	R.W.Q.
DATE	4/22/85	CHECKED	J.B.P.
DWG NO 1381-1021-1			