

RUST SUBDIVISION

N1/4 CORNER
EAST LINE
SECTION 26
T11S, T101W, 6TH P.M.
MCSM #290-1 (UNMARKED)

DEDICATION

That the undersigned Rust Family Trust is the owner of that real property situated in a portion of Lot 2 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 2066, Page 905.

COMMENCING at the the North Sixteenth (N1/16) Corner on the East Line of Section 26, Township 11 South, Range 101 West, of the 6th Principal Meridian, which bears North 00 degrees 26 minutes 00 seconds West (N 00°26'00" W), a distance of 1324.83 feet from the East Quarter (E1/4) Corner of said Section 26 with all bearings and distances contained herein relative thereto; thence South 00 degrees 26 minutes 00 seconds East (S 00°26'00" E), a distance of 507.33 feet to the center line of South Broadway Road right-of-way as described in Book 975, Page 341; thence North 89 degrees 53 minutes 00 seconds West (N 89°53'00" W), a distance of 239.93 feet, along said right-of-way center line; thence South 00 degrees 24 minutes 00 seconds East (S 00°24'00" E), a distance of 30.00 feet to a point on the southerly right-of-way line of said South Broadway Road and being the POINT OF BEGINNING; thence South 00 degrees 24 minutes 00 seconds East (S 00°24'00" E), a distance of 605.37 feet along the west line of the 1st Addition Monument Meadows Subdivision as recorded in Plat Book 11, Page 74; thence North 88 degrees 43 minutes 00 seconds West (N 88°43'00" W), a distance of 486.69 feet along the north line of the Replat of Lots 2, 3, 4, 5, & 6 of Block 4 of said 1st Addition Monument Meadows Subdivision as recorded in Plat Book 11, Page 74; thence North 00 degrees 24 minutes 00 seconds West (N 00°24'00" W), a distance of 595.46 feet along the East line of aforementioned Replat to a point on the aforementioned southerly right-of-way line of South Broadway Road; thence South 89 degrees 53 minutes 00 seconds East (S 89°53'00" E), a distance of 486.50 feet along said southerly right-of-way line to the POINT OF BEGINNING.
Said parcel containing 6.705 acres, as described.

That said owners have caused the said real property to be laid out and surveyed as RUST SUBDIVISION, a subdivision of a part of Mesa County, 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 dedicates to the Public Utilities those portions of said real property which are labeled as multipurpose and 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. Such easements and rights shall be used in a reasonable and prudent manner.

Said owners hereby declare there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 19th day of April, A.D. 1996.

Gerald L. Rust
Gerald L. Rust

Betty Rust
Betty Rust

NOTARY PUBLIC CERTIFICATION

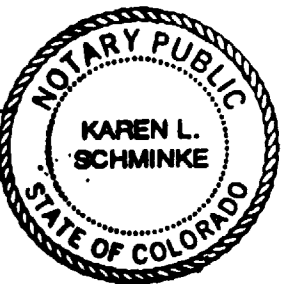
STATE OF COLORADO)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Gerald L. Rust & Betty Rust this 19th day of April, A.D., 1996.

Witness my hand and official seal

Karen L. Schminke
Notary Public

My Commission Expires 30 October 1999



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25th day of April, A.D., 1996, by the County Planning Commission of the County of Mesa, State of Colorado.

Thomas R. Banta
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 23rd day of April, A.D., 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn H. Hall
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

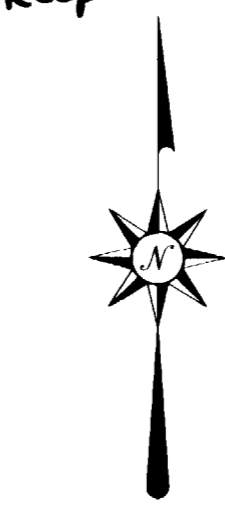
I hereby certify that this instrument was filed in my office at 2:23 o'clock P.M., May 14, A.D., 1996

and was duly recorded in Plat Book No. 15 Page No. 80 Drawer CC3

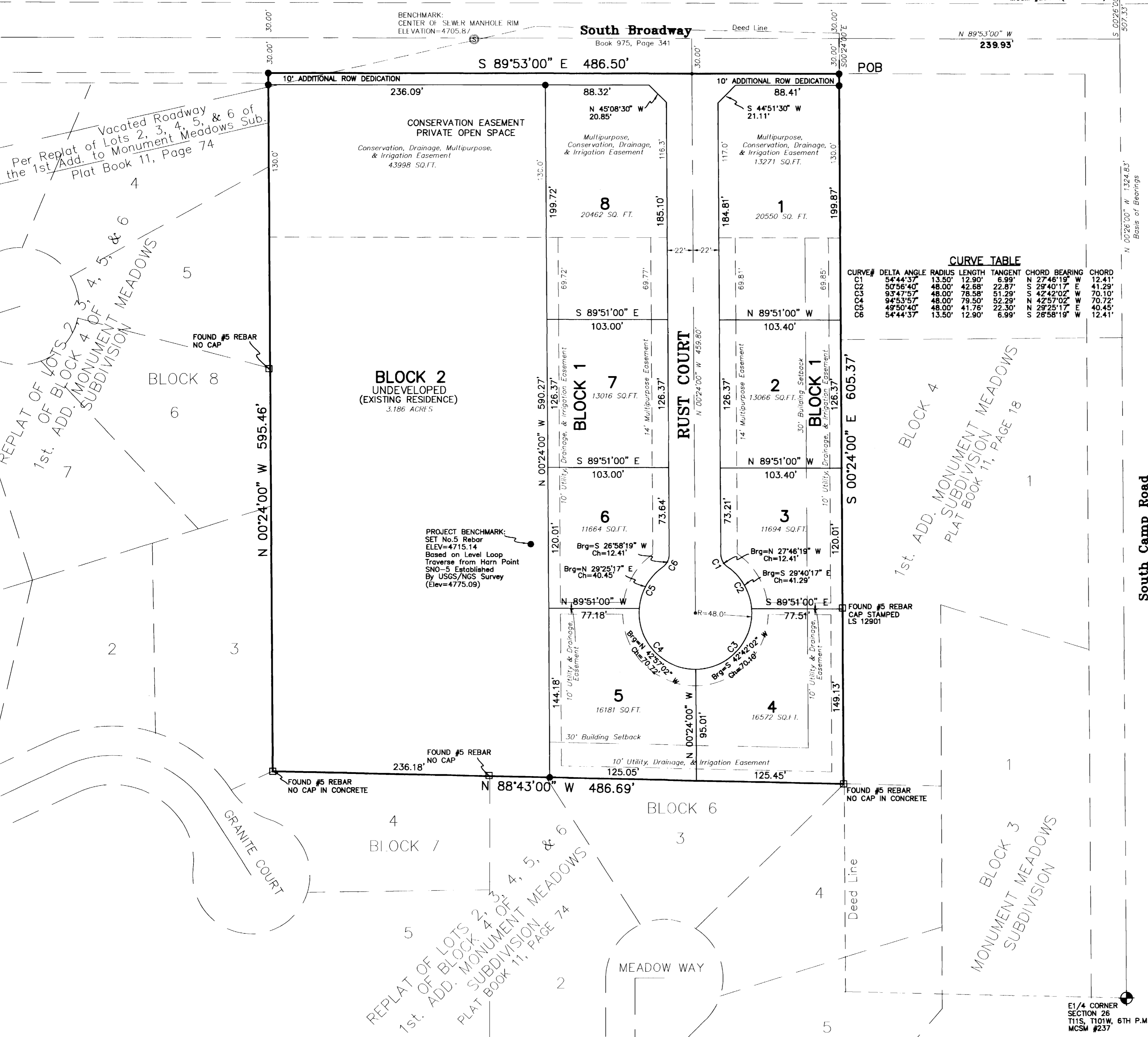
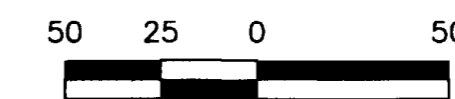
Rept. # 1756707 Fee 10.00 + 1.00

Monika Todd
Clerk and Recorder

By: Kathy West
Deputy



SCALE: 1"=50'



CURVE TABLE

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
CC1	54°44'37"	13.50'	12.90'	6.99'	N 27°46'19" W	12.41'
CC2	50°56'40"	48.00'	42.58'	22.87'	S 29°40'17" E	41.29'
CC3	93°47'57"	48.00'	78.58'	51.29'	S 42°42'02" W	70.10'
CC4	94°53'57"	48.00'	79.50'	52.29'	N 42°57'02" E	70.72'
CC5	49°50'40"	48.00'	41.76'	22.30'	N 29°25'17" E	40.45'
CC6	54°44'37"	13.50'	12.90'	6.99'	S 26°58'19" W	12.41'

BASIS OF BEARINGS

Basis of bearings assume the West line of the SE1/4 NE1/4 of Section 26 to bear N 00°26'00" W 1324.83 feet, as shown on the Subdivision Plat of the 1st Add. Monument Meadows Subdivision, as recorded in Plat Book 11, Page 18 of Mesa County Clerk and Recorders Records. Both markers on this line are Mesa County Survey Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title Commitment No. 95-9-37K.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

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.

Declaration of Covenants and Restrictions recorded in Book 2224, Page 46.

- ### LEGEND
- MESA COUNTY OR BLM SURVEY MARKER
 - CENTERLINE MONUMENT NO. 5 REBAR, PLS 16835, IN MONUMENT BOX
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND PROPERTY CORNER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, AT ALL LOT CORNERS

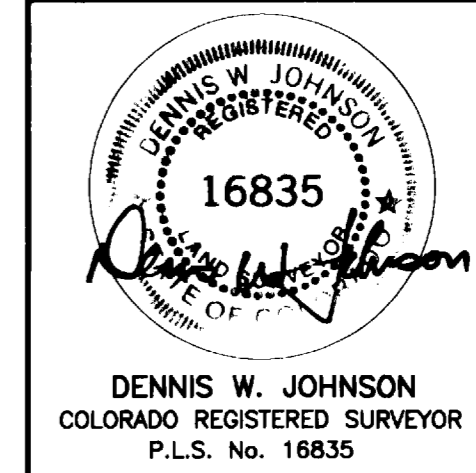
AREA SUMMARY

LOTS - BLOCK 1	=	2.828 Acres	42.19%
ROW - BLOCK 1	=	0.691 Acres	10.29%
BLOCK 2	=	3.186 Acres	47.52%
(PRIVATE OPEN SPACE)	=	1.3 Acres	20±%
TOTAL	=	6.705 Acres	100.00%

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of RUST SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 19th day of April, 1996



RUST SUBDIVISION

A Part of Lot 2
SECTION 26, T11S, R101W,
6th PRINCIPAL MERIDIAN, MESA COUNTY, CO

Professional Surveying Services
P.O. BOX 4506
Grand Junction, CO 81502
970-241-3841

SUR. BY: RM/GF DRAWN BY: RSK
JOB NO. 95124 SHEET 1 OF 1