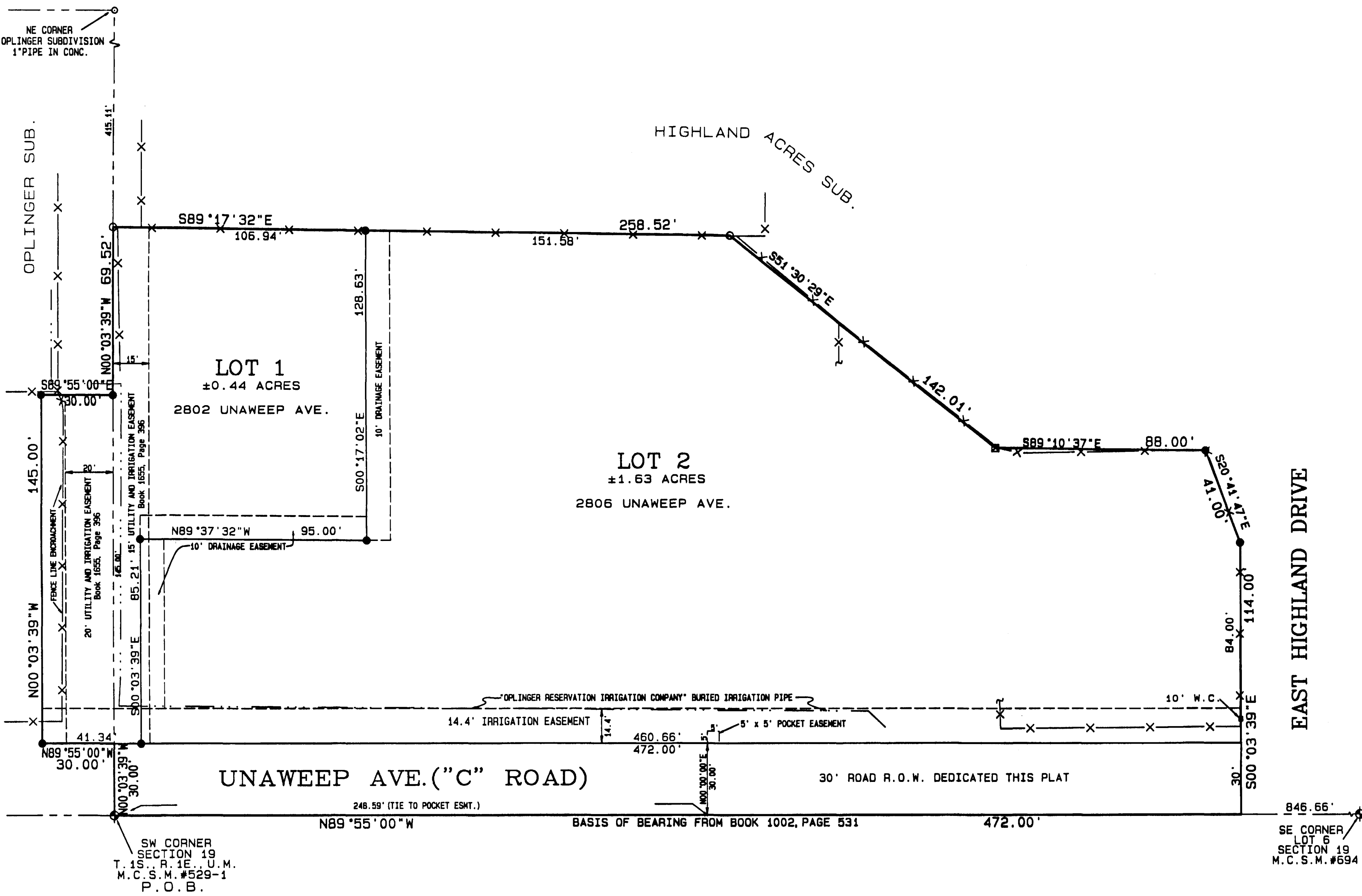


JENKIN'S MINOR SUBDIVISION

LOCATED IN THE
SW1/4 SW1/4, SECTION 19, T.1S., R.1E., UTE M.
AND THE SE1/4 SE1/4, SECTION 24, T.1S., R.1W., UTE M.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Jenkins Family Revocable Living Trust, is the owner of that property as described in Book 1942 at Pages 654 through 660 of the records of the Mesa County Clerk and Recorder; being more particularly described as determined from a field survey, as follows:
Beginning at the southwest corner of Section 19, Township 1 South, Range 1 East of the Ute Meridian, being a found Mesa County Survey Marker, the basis of bearing being S89°55'00"E along the south line of the SW1/4 SW1/4 of said Section 19 to the west 1/16th corner between said Section 19 and Section 30, also being a found Mesa County Survey Marker;
thence N00°03'39"W a distance of 30.00 feet to the north right-of-way of "C" Road;
thence N89°55'00"W along said right-of-way a distance of 30.00 feet;
thence N00°03'39"W a distance of 145.00 feet;
thence S89°55'00"E a distance of 30.00 feet to the west line of said Section 19;
thence N00°03'39"W along said west line a distance of 69.52 feet to the southwest corner of Highland Acres Subdivision, being a found 3/4" iron pipe;
thence S89°17'32"E along the southerly line of said Highland Acres Subdivision a distance of 258.52 feet;
thence S51°30'22"E along said southerly line a distance of 142.01 feet;
thence S89°10'37"E along said southerly line a distance of 88.00 feet;
thence S20°41'47"E a distance of 41.00 feet;
thence S00°03'39"E a distance of 114.00 feet to the south line of said SW1/4 SW1/4;
thence N89°55'00"W along said south line a distance of 472.00 feet to the point of beginning.
Said parcel contains 2.4 acres more or less.
That said owner has caused the said real property to be laid out and surveyed as JENKIN'S MINOR SUBDIVISION, a part of the City of Grand Junction, County of Mesa, State of Colorado.
That said owners so hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Right-of-Ways to the City of Grand Junction for the use of the public forever.
All Pocket Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of a street light.
All Irrigation Easements to the Orchard Mesa Irrigation District, its successors and assigns, for the installation, operation, maintenance and repair of OMID irrigation water transmission facilities.
All Drainage Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner.
Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easement by erecting or placing improvements thereon which may prevent reasonable ingress and egress to and from the easement.
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 6 day of Feb A.D., 1998

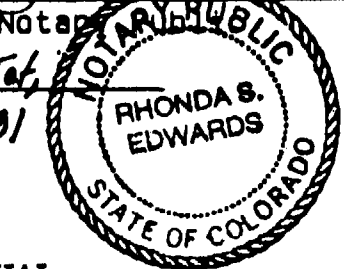
Mary L. Jenkins
Mary L. Jenkins

STATE OF COLORADO }
COUNTY OF MESA }

The forgoing instrument was acknowledged before me this 6th day of February A.D., 1998 by Mary L. Jenkins (Trustee: "Jenkins Family Revocable Living Trust")

Witness my hand and official seal Phonda S. Edwards
Notary Public

Address 250 N. 5th St. Grand Junction, CO
My commission expires: Sept 20, 2001 @ 9:50



CITY APPROVAL

This plat of JENKIN'S MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved on the 10th day of February, 1998.

Mark Clever City Manager
Janet E. Levy President of Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M. this 23 day of Feb A.D., 1998, and is duly recorded in Plat Book No. 16 at Page 91

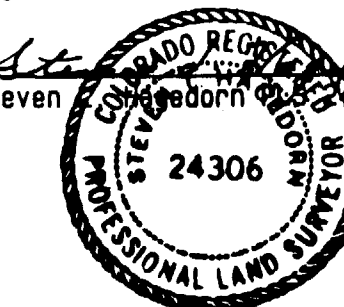
Fee\$ _____ Drawer No. EE17

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

Steven L. Hagedorn
Steven L. Hagedorn

2-5-1998
Date



JENKIN'S MINOR SUBDIVISION
LOCATED IN THE
SW1/4 SW1/4, SECTION 19, T.1S., R.1E., UTE M.
AND THE SE1/4 SE1/4, SEC. 24, T.1S., R.1W., UTE M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8748

Designed By S.L.H. Checked By M.V.D. Job No. 399-97-01
Drawn By TMODEL Date JANUARY, 1998 Sheet 1 OF 1

LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- FOUND IRON PIPE
- FOUND BENT PIPE, REPLACED W/#5 REBAR & ALUM. CAP IN CONCRETE STAMPED "D H SURVEYS INC PLS 24306"
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "D H SURVEYS INC. PLS 24306"
- SET BRASS TAG IN CONCRETE PAD STAMPED PLS 24306 (10" WITNESS COR.)

NOTES

- 1.) ALL EXTERIOR MONUMENTS ARE IN CONCRETE.
- 2.) THERE IS NO LIEN HOLDER FOR THIS PROPERTY.

AREA SUMMARY

2 LOTS	±2.07 ACRES
ROAD R.O.W.	±0.33 ACRES
TOTAL	±2.40 ACRES

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 the certification shown hereon.