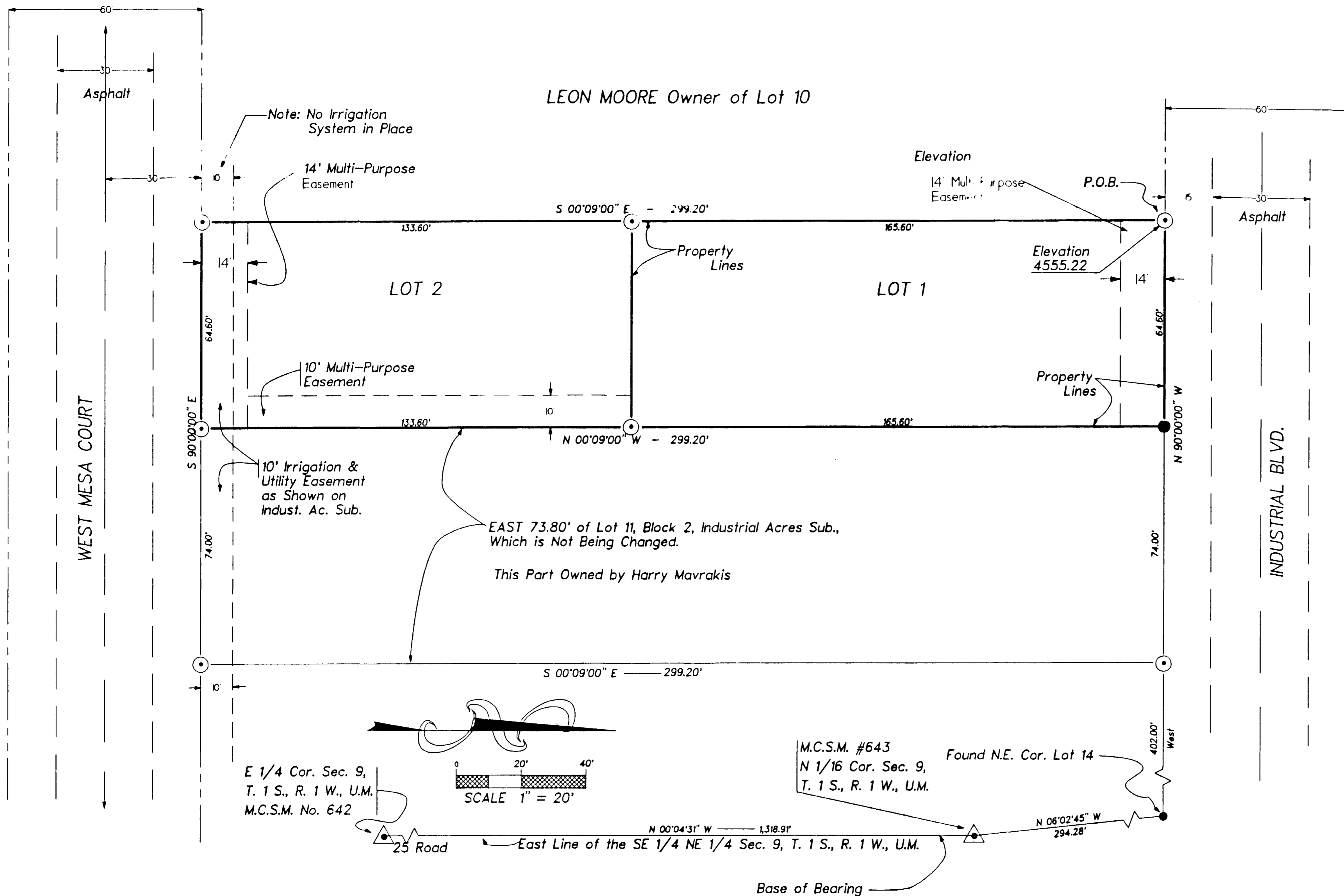


G-J-B MINOR SUBDIVISION



LEON MOORE Owner of Lot 10

Note: No Irrigation System in Place

14' Multi-Purpose Easement

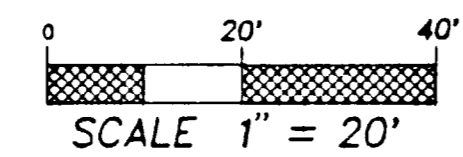
10' Multi-Purpose Easement

10' Irrigation & Utility Easement as Shown on Indust. Ac. Sub.

EAST 73.80' of Lot 11, Block 2, Industrial Acres Sub., Which is Not Being Changed.

This Part Owned by Harry Mavrakis

E 1/4 Cor. Sec. 9, T. 1 S., R. 1 W., U.M. M.C.S.M. No. 642



M.C.S.M. #643 N 1/16 Cor. Sec. 9, T. 1 S., R. 1 W., U.M.

Found N.E. Cor. Lot 14

25 Road

East Line of the SE 1/4 NE 1/4 Sec. 9, T. 1 S., R. 1 W., U.M.

Base of Bearing

Summary Acres
 G-J-B Minor Sub.
 LOT 1 = 0.24 Acres
 LOT 2 = 0.20 Acres
 Total = 0.44 Acres

- LEGEND**
- ▲ Found M.C.S.M. in Asphalt on 25 Rd.
 - ⊙ Set 5/8" Rebar w/1 1/2" Alum. Cap, LS 12085 } Set All
 - Found 5/8" Rebar w 1 1/2" Alum. Cap by LS 16835 } in Conc.
 - Found 5/8" Rebar w/Plastic Cap., Not identifiable.
 - Street R.O.W. & Property Lines
 - Center of Streets

Property Owner States There is No Lien Holder

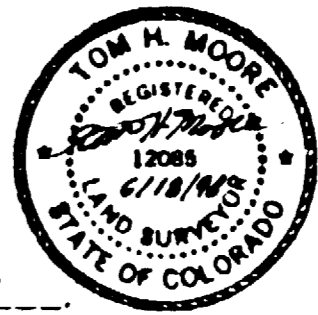
BASIS OF BEARING STATEMENT

Base of Bearing for the East line of the SE 1/4 NE 1/4 of Sec. 9, T. 1 S., R. 1 W., U.M. was rotated from the North Property line of Block 2 of the Industrial Acres Subdivision, which shows this bearing to be N 90°00'00" W, as this bearing runs West from the NE corner of Lot 14 Block 2 of said Subdivision, a found 5/8" rebar with a Plastic cap, to the NW corner of Lot 11 Block 2 of said Subdivision a 5/8" rebar in concrete with a 1 1/2" alum. cap by L.S. 12085.

SURVEYOR'S CERTIFICATE

I Tom H. Moore, do hereby certify that the accompanying plat of G-J-B MINOR SUBDIVISION, a Subdivision of part of City of Grand Junction, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

TOM H. MOORE, RLS No. 12085 DATE: 6/18/98



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert E. Johnson, President of the Bank of Grand Junction, the owner of real property as described in Book 2393, Page 614, as described in the records in the Mesa County Clerk and Recorder's office, as the West 65.00 feet of Lot 11, Block 2, of the Industrial Acres Subdivision, situated in the NE 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County Survey Monument for the N 1/16 corner on the East line of Section 9, T. 1 S., R. 1 W., Ute Meridian and considering the East line of the SE 1/4 NE 1/4 of said Section to bear S 00°04'31" E to the E 1/4 corner of said Section 9, and where of bearings contained herein are relative thereto, thence N 06°02'45" W 294.28 feet to the NE corner of Lot 14, Block 2 of the Industrial Acres Subdivision recorded in Plat Book 9 Page 158, thence West 540.60 feet along the South R.O.W. line of Industrial Blvd. to the true point of beginning of the N.W. corner of Lot 11 Block 2 of said Subdivision, thence S 00°00'00" E 299.20 feet to the S.W. corner of said Lot 11 Block 2, thence S 90°00'00" E 64.60 feet to the S.E. corner of said Lot 11 Block 2, thence N 00°09'00" W 299.20 feet to the N.E. corner of said Lot 11 Block 2, thence West 64.60 feet to the true Point of Beginning containing 0.44 Acres more or less.

That said owner has caused the said real property to be laid out and surveyed as G-J-B MINOR SUBDIVISION.

That said Owners hereby dedicate and sets apart real property as shown & labeled on the accompanying plat as follows:

All Multi-Purpose easements are hereby dedicated to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, drainage lines, telephones lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

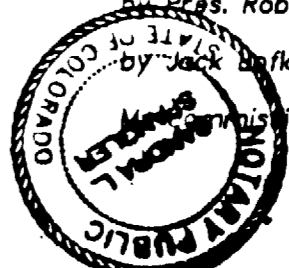
All easements include the right of ingress and egress on along, over, under, and through and across by the beneficiaries their successors or assigns, together with the right to trim or remove interfering trees and brush, provide however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said Bank of Grand Junction have caused their name to be hereunto subscribed this 22nd day of June 1998.

By Robert E. Johnson, president Attest by Jack Lofland, sec.

STATE OF COLORADO |
 COUNTY OF MESA |
 The foregoing instrument was acknowledged before me this 22nd day of June 1998.

Notary Public
 Notary Public expires 6-23-99



CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO |
 COUNTY OF MESA |

I here by certify that this instrument was filed in my office at 8:59 o'clock A.M. this 20th day of July 1998 A.D. 1998 and is duly recorded as Reception Number 1395676 in plat Book 11a at Page 222c Drawer PF123

Clerk and Recorder Deputy Fees \$

CITY APPROVAL

This plat of G-J-B MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 22th day of June 1998.

City Manager President of Council

Property Agent MS-1998-083

G-J-B MINOR SUB.
 Surveyed For Bank of Grand Junction. Lot Address is 2491 Industrial Blvd., Described as the West 65.0 Ft. of Lot 11, Block 2 in The Industrial Acres Sub., Located in Section 9, T. 1 S., R. 1 W., U.M. Grand Junction, Colorado.
 June 1998 Sheet 1 of 1

NOTICE
 According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you 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.