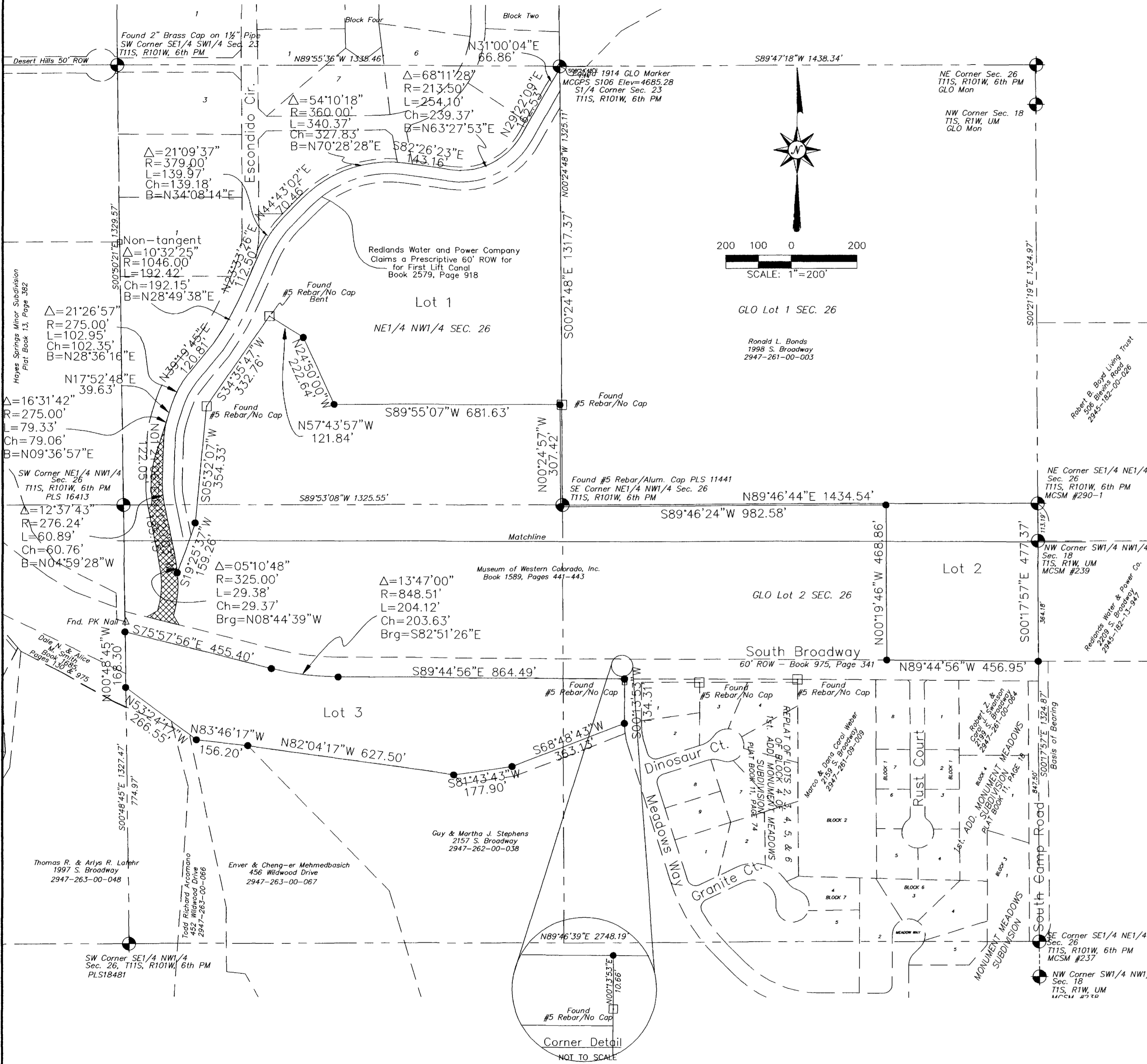


RUMP SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Marilyn K. Schiveley, Susan Rump Steinbach, and The John S. Rump Trust are the owners of that real property located in part of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:
(Book 2519, Pages 19 and 20, and Book 2525, Pages 287 through 290.)

PARCEL NO. 1: Beginning at the Northeast corner of Lot 2 in Section 26, Township 11 South, Range 101 West of the 6th P.M.; thence South 00 degrees 24 minutes East, 503.5 feet; thence North 88 degrees 43 minutes West, 500 feet; South 77 degrees 14 minutes West, 729.4 feet thence North 68 degrees 43 minutes West, 403.9 feet; thence South 81 degrees 38 minutes West, 177.9 feet; thence North 82 degrees 10 minutes West, 627.5 feet; thence North 83 degrees 52 minutes West, 156.2 feet; thence North 53 degrees 30 minutes West, 272 feet; thence North 00 degrees 55 minutes West, 554 feet; thence Northeasterly along the west right-of-way of the 1st Lift Canal to the Northeast corner of said Section 26; thence South to the Northwest corner of said Lot 2; thence North 89 degrees 56 minutes East, 1438.4 feet to the point of beginning.

EXCEPT a tract of land conveyed to the County of Mesa for right-of-way in Quit Claim Deed recorded in Book 975 at Page 341;

AND EXCEPT any portion lying within the Replat of Lots 2, 3, 4, 5, and 6 of Block 4 of The First Addition to Monument Meadows Subdivision, as recorded in Plat Book 11, Page 74;

AND EXCEPT any portion lying within the property described in Warranty Deed recorded in Book 1589 at Page 441;

AND EXCEPT that property deeded to the City of Grand Junction in Book 2757, Pages 739 through 743;

AND EXCEPT any portion lying within the Boundary of Desert Hills Subdivision, as recorded in Plat Book 18, Pages 21 through 25, all being in the records of the Clerk and Recorder of Mesa County, Colorado;

TOGETHER WITH a non-exclusive easement for ingress and egress as described in document recorded in Book 2068 at Page 868 of the records of the Clerk and Recorder of Mesa County, Colorado;

That said owners have caused the real property to be laid out and platted as Rump Subdivision, a subdivision of a part of the City of Grand Junction, Colorado; That said owner does hereby dedicate and set apart real property as shown and labeled as Rump Subdivision on the accompanying plat as follows:

All Multipurpose Easements to the City of Grand Junction for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, 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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or 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 owners, Marilyn K. Schiveley, Susan Rump Steinbach, and The John S. Rump Trust, have caused their names to be hereunto subscribed this _____ day of _____, A.D. 2001.

Marilyn K. Schiveley Susan Rump Steinbach

by: _____
for: The John S. Rump Trust

NOTARY PUBLIC'S CERTIFICATE

STATE OF _____ } ss
COUNTY OF _____

The foregoing instrument was acknowledged before me by Marilyn K. Schiveley, this _____ day of _____, A.D., 2001.
Witness my hand and official seal:

Notary Public _____

My Commission Expires _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF _____ } ss
COUNTY OF _____

The foregoing instrument was acknowledged before me by Susan Rump Steinbach, this _____ day of _____, A.D., 2001.
Witness my hand and official seal:

Notary Public _____

My Commission Expires _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF _____ } ss
COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ for The John S. Rump Trust, this _____ day of _____, A.D., 2001.
Witness my hand and official seal:

Notary Public _____

My Commission Expires _____

GENERAL NOTES:

Basis of bearings is the East line of GLO Lot 2 of Section 26 which bears South 00 degrees 17 minutes 57 seconds East, a distance of 1324.87 feet. Both monuments on this line are Mesa County Survey Markers.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Abstract & Title Company, Commitment to insure No. 00904393 C, dated Aug. 21, 2000.

NOTES REQUIRED BY CITY:

1. Lot 3 access shall be limited to Meadows Way only per the City of Grand Junction Community Development Department.

2. Building envelopes for Lots 1, 2, & 3 are non-standard, are greater than required and replace the standard setback for the RSF-R zone, due to geographic and topographic constraints defined by the City.

3. Detailed information contained in Geotechnical Engineering Group Report (Job No. 560) concerning City requirements for Rockfall trenches on Lots 1 and 2 and other geotechnical conditions, including bentonite soils and wetlands for all 3 lots prior to issuance of Planning Clearance and Building Permits. Further information about the project can be found in the City of Grand Junction Community Development Department file number #FFP-2000-197.

4. A U.S. Army Corps of Engineers Permit 404 shall be required in accordance with federal, state, and local law, prior to development of this property, per City of Grand Junction Planning Commission Conditions of Approval.

AREA SUMMARY

LOTS	= 29.530 Acres	100.00%
TOTAL	= 29.530 Acres	100.00%

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

CITY OF GRAND JUNCTION APPROVAL

This plat of Rump Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D., 2000.

City Manager _____

President of City Council _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:38 o'clock

P.M., April 20, A.D., 2000, and was duly recorded in Plat Book 18.

Page No. 110/112 Reception No. 1992762 Drawer No. _____ Fees: _____

Clerk and Recorder _____

By: _____
Deputy

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Rump Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified _____

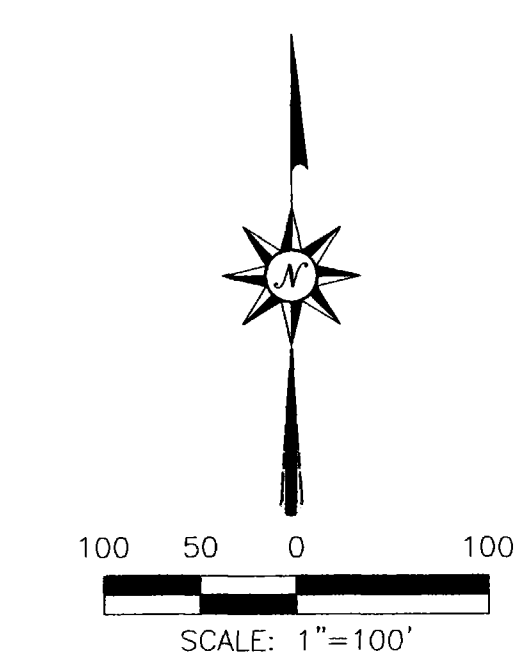
RUMP SUBDIVISION
SECTION 26, T11S, R101W, 6th PM
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS SURVEYORS PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2000-77	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2001	RM	RSK		1	3

RUMP SUBDIVISION

S89°47'18"W 1438.34'



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GLO Lot 1 SEC. 26

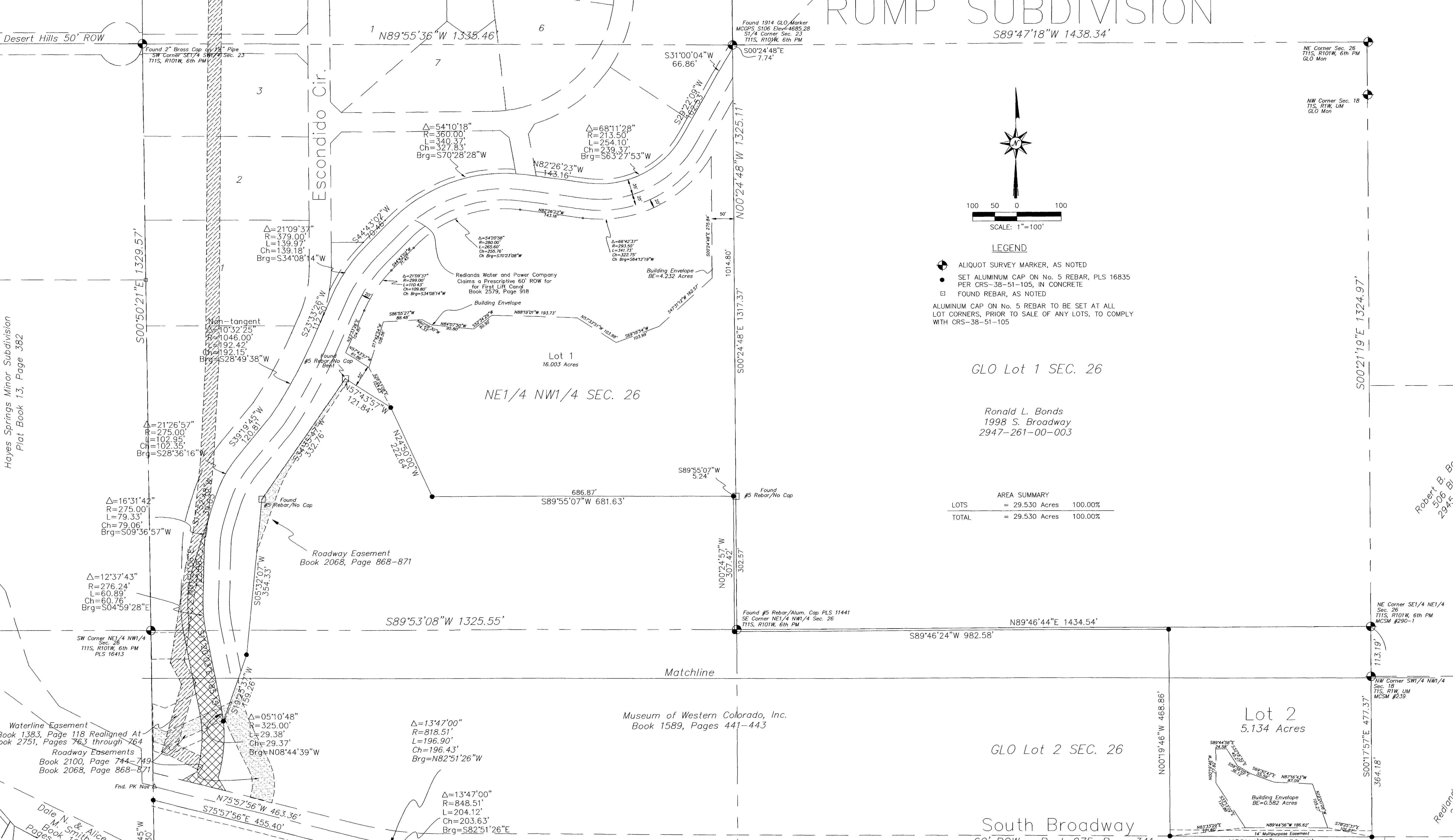
Ronald L. Bonds
1998 S. Broadway
2947-261-00-003

AREA SUMMARY		
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Hayes Springs Minor Subdivision
Plat Book 13, Page 382

Robert B. Boyd
506 Blevins
2945-182

Redlands Water
2209
2945-182



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Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Abstract & Title Company, Commitment to Insure No. 00904393 C, dated Aug. 21, 2000.

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.

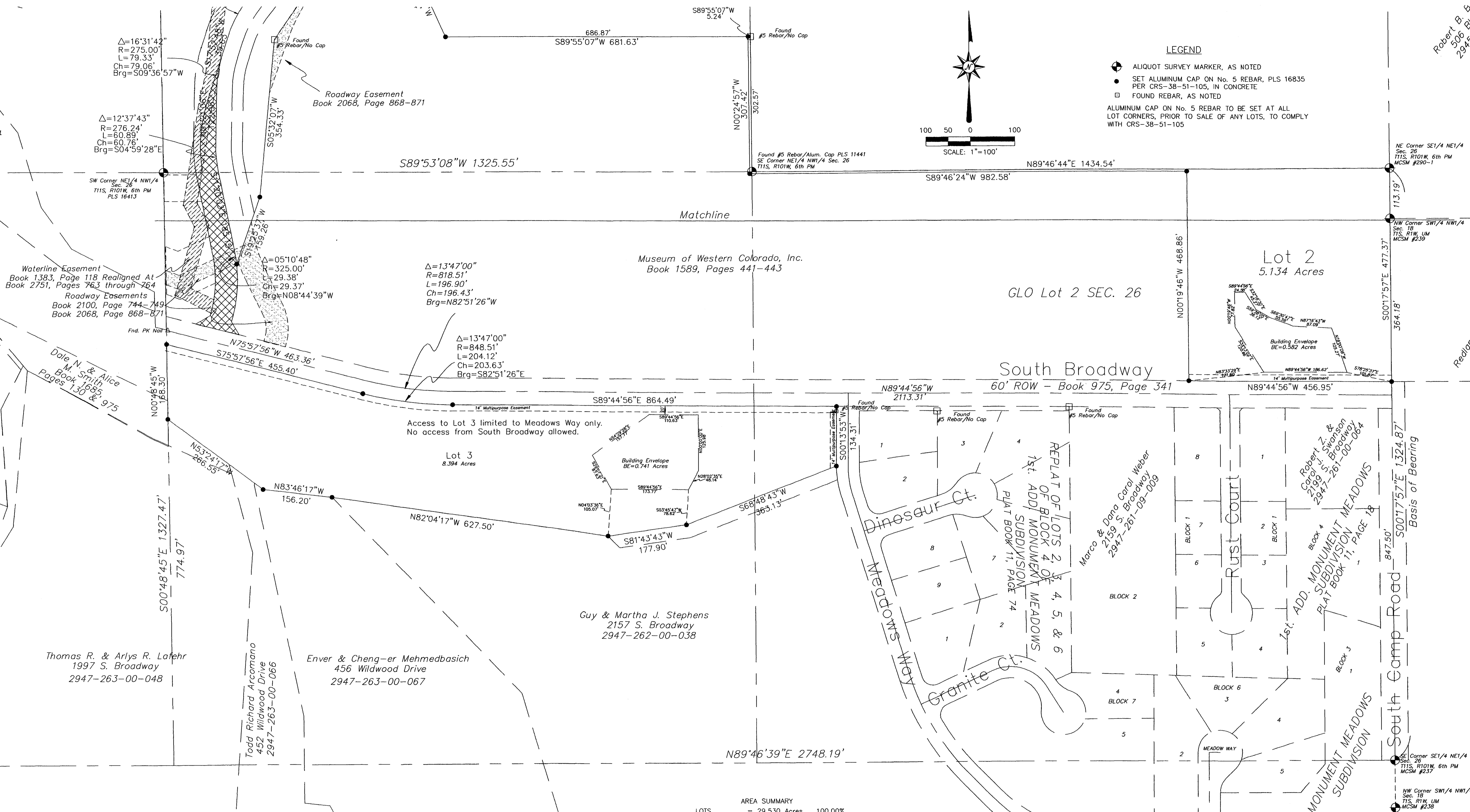
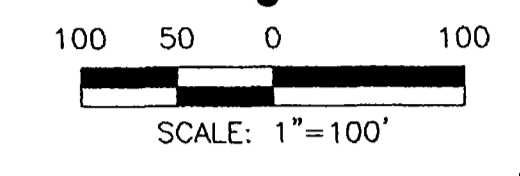
RUMP SUBDIVISION
SECTION 26, T11S, R101W, 6th PM
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

CHECKED	SHEET	OF
	2	3

RUMP SUBDIVISION

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RUMP SUBDIVISION
SECTION 26, T11S, R101W, 6th PM
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO