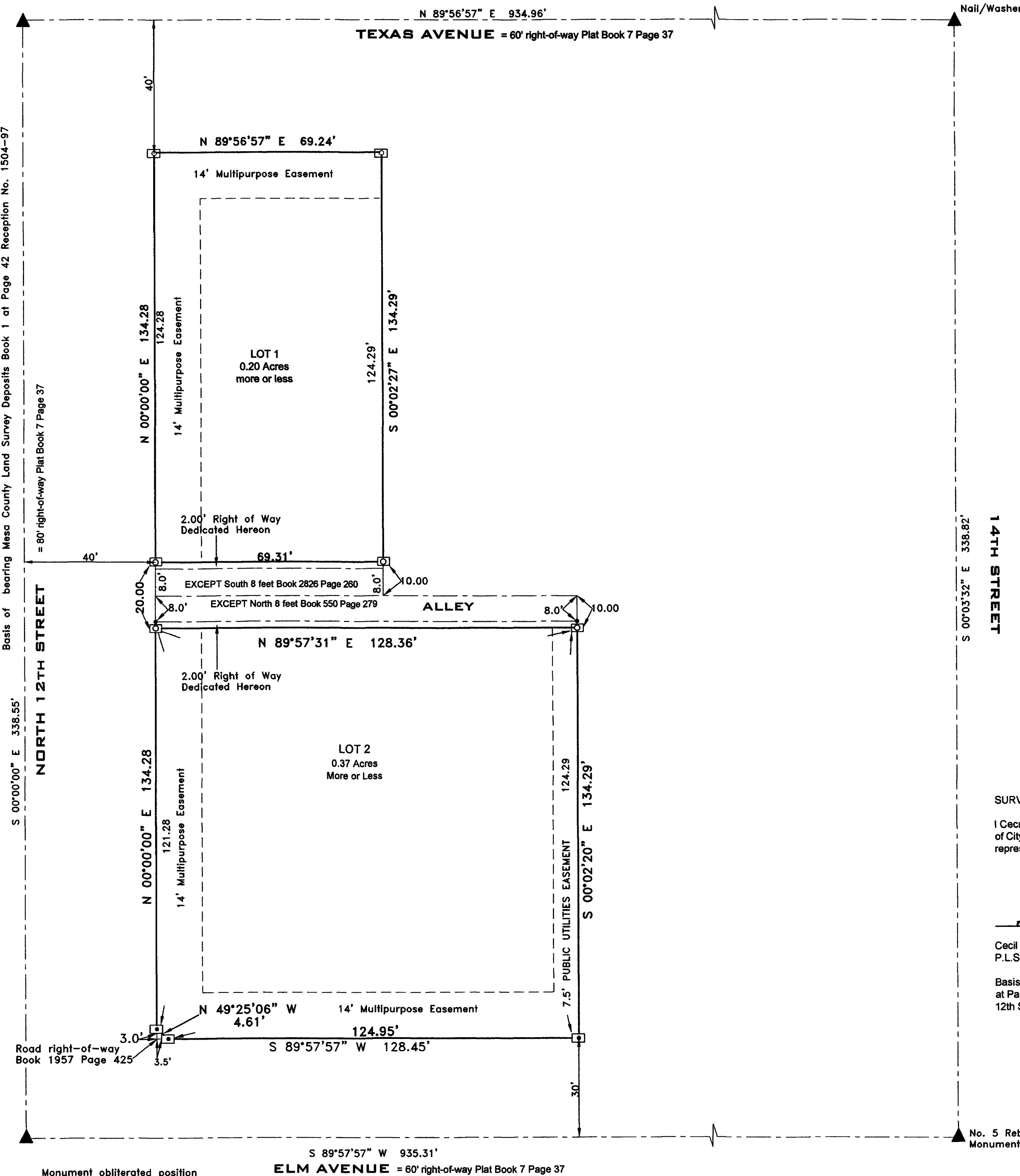


INSTITUTE SUBDIVISION

A Replat of Lots 1, 29 & 30 in Block 2 of PROSPECT PARK

Monument obliterated position determined per City of Grand Junction information and per Dennis Shelhorn Survey P.L.S. 18478 as Recorded on Mesa County Land Survey Deposit in Book 1 at Page 42

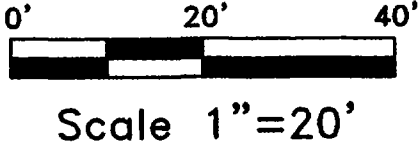
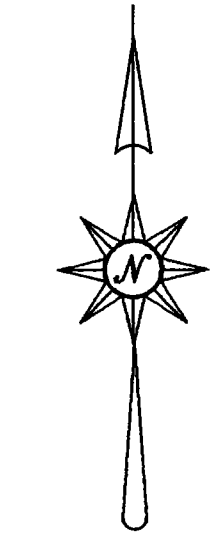


AREA SUMMARY

Lots 0.57 acres = 98%
 Additional R.O.W. 0.1 acres = 2%
 Total 0.58 acres = 100%

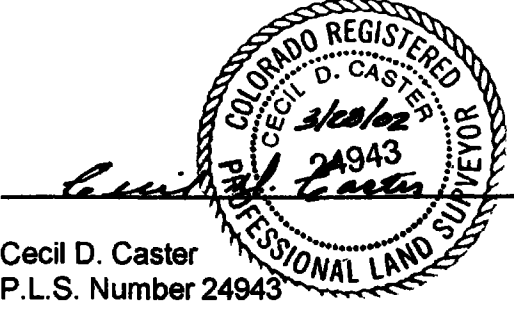
LEGEND

- ▲ = Found City Monument as noted
- = Found No. 5 Rebar Set by P.L.S 18478
- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- = Set Monument in Concrete



SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of INSTITUTE SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Cecil D. Caster
 P.L.S. Number 24943

Basis of Bearing : A bearing of S00°00'00"E is shown on the Mesa County Land Survey Deposits recorded in Book 1 at Page 42 between the City Monuments located at the intersections of North 12th Street and Elm Avenue and North 12th Street and Texas Avenue.

DEDICATION:
 KNOW ALL MEN THESE PRESENTS:

That the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints a Utah Corporation is the owner of that real property as recorded in Book 942 at Page 244 and Book 2826 at Page 280 in the Mesa County Clerk and Recorder's Office.

Said real property described as Lots 1, 29 and 30 in Block 2 of Prospect Park, EXCEPT the South 8 feet of Lot 1 and North 8 feet of Lots 29 and 30 as recorded Book 550 at Page 279 and Book 1957 at Page 425.

That said owner has caused that real property to be laid out and surveyed as INSTITUTE SUBDIVISION.

All streets, roads and rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements to the City of Grand Junction for the use of the 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 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 owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNER'S have caused his names to be hereunto subscribed

this 8th day of April A.D. 2002

Jared W. Daxey
 Representative (Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints)

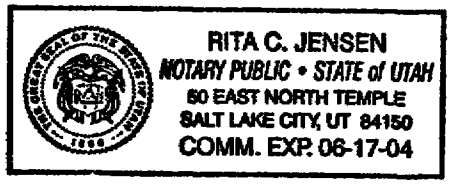
STATE OF Utah)
 COUNTY OF Salt Lake) SS

The foregoing instrument was acknowledged before me this 8th day of

April AD 2002 By: Jared W. Daxey

My commission expires 4/17 2004

Rita C. Jensen
 Notary Public



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

I hereby certify that this instrument was filed in my office at 2:16 O'clock PM

this 16th day of July A.D. 2002

Reception 2066266 Book 19 Page 69

Clerk and Recorder Deputy
 Drawer No. 1111-41 Fees \$10.00

CITY OF GRAND JUNCTION APPROVAL

This plat of INSTITUTE SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado was approved this 18 day of APRIL A.D. 2002

David A. Vanley City Manager
Cindy Lynn Martz President of City Council

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

Monument Surveying Co.
 741 Road Ave.
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4674

INSTITUTE SUBDIVISION
 A Replat of Lots 1, 29 & 30 in Block 2 of PROSPECT PARK
 Located in the SW 1/4 of Section 12 Township 1 South,
 Range 1 West, of the Ute Meridian, City of Grand Junction,
 Mesa County, Colorado.

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>RM</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED <u>3/28/02</u>
PREPARED FOR: <u>Vanderwood & Associates</u>	JOB NO. <u>01-84</u>