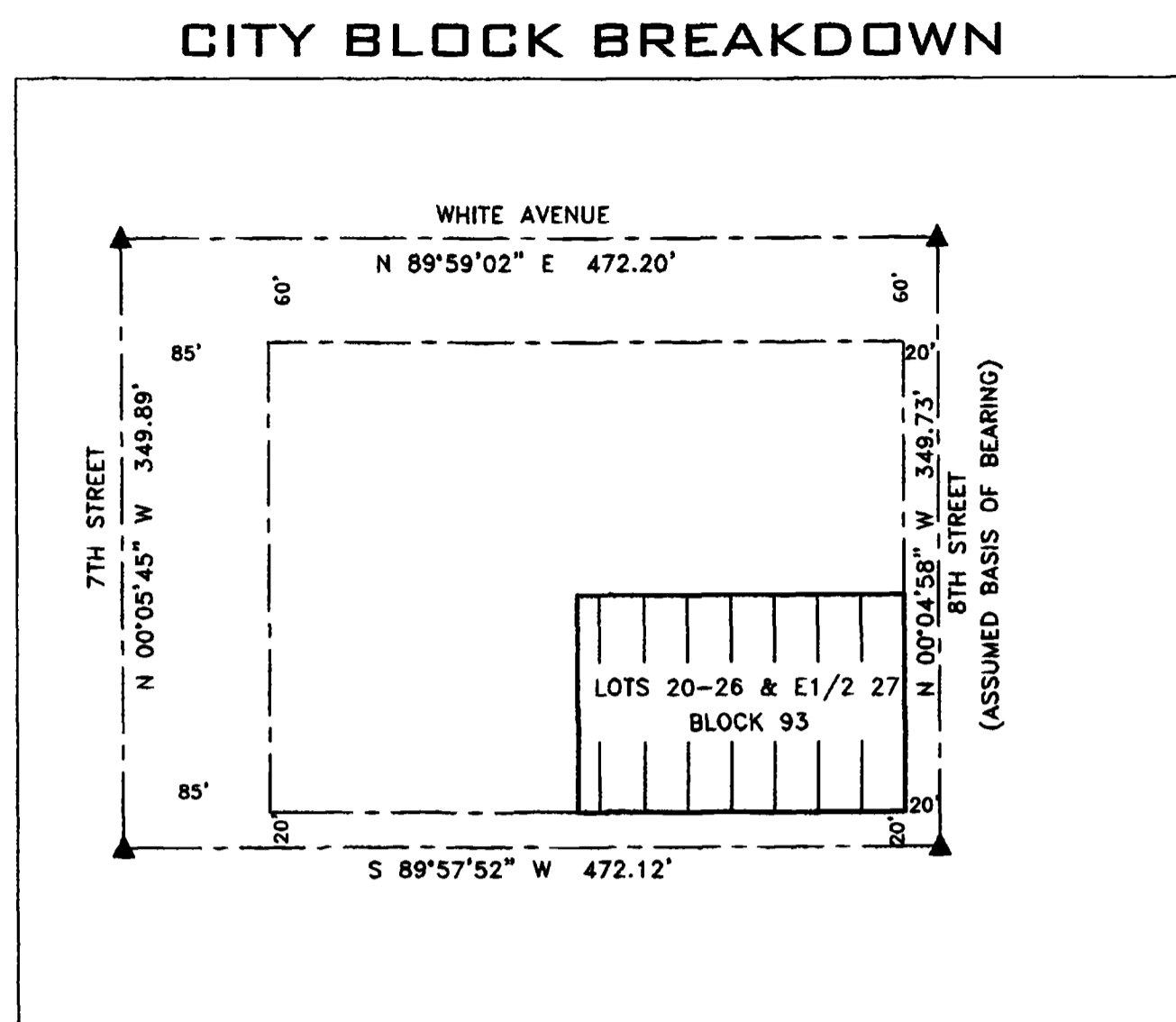
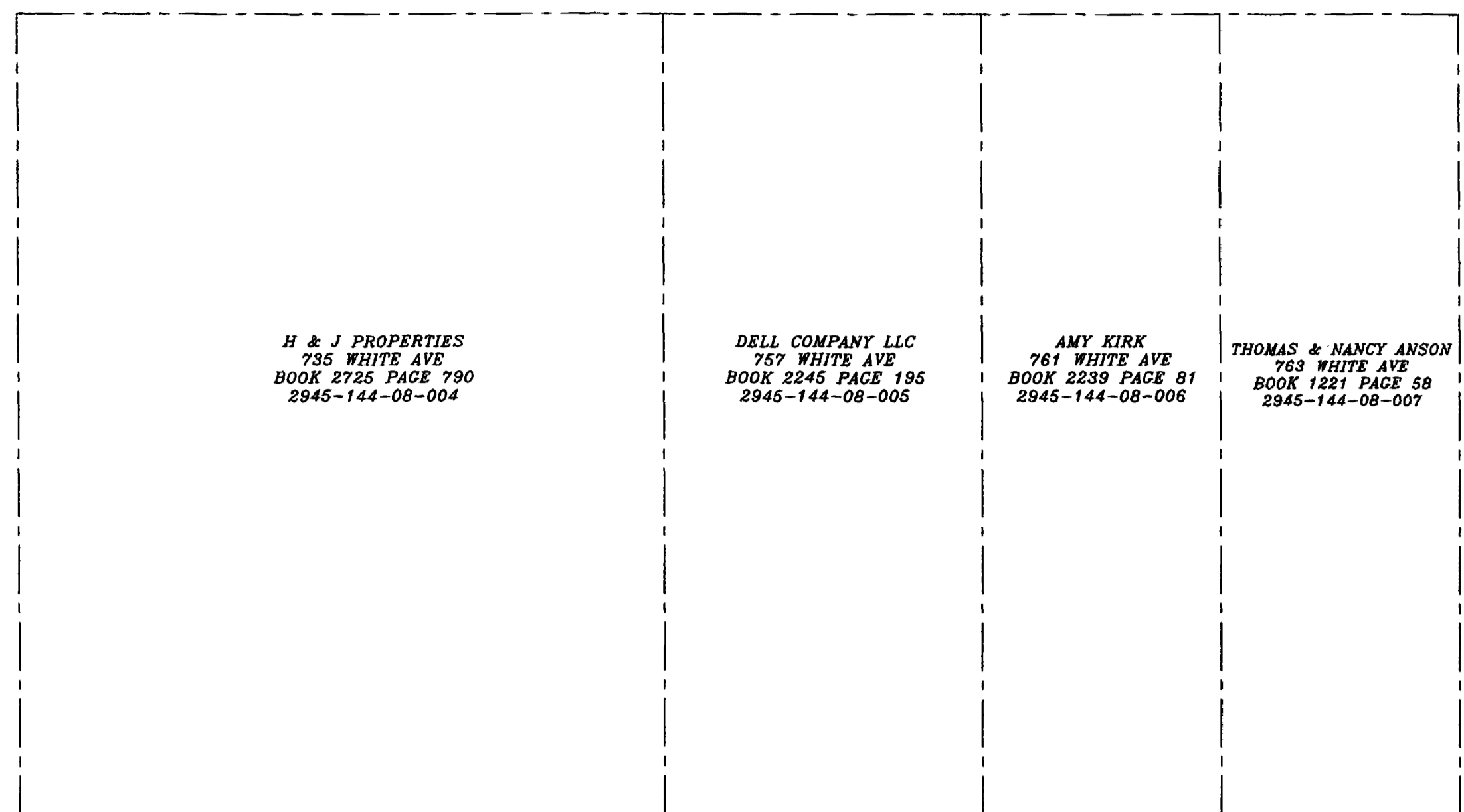


RIO GRANDE SIMPLE SUBDIVISION

A Replat of Lots 20-26 and the E1/2 of Lot 27 in Block 93 of the City of Grand Junction



KNOW ALL MEN THESE PRESENTS:

The undersigned Rio Grande Federal Credit Union is the owner of that real property as described in Book 2683 at Page 86 and Book 3056 at Page 978, in the Mesa County Clerk and Recorder's office, and located in the City of Grand Junction, County of Mesa and State of Colorado and being further described as follows: Lots 20, 21, 22, 23, 24, 25, 26, and the East 1/2 of Lot 27 in Block 93 of THE CITY OF GRAND JUNCTION as recorded in Plat Book 4 at Page 17 in the Mesa County, Clerk and Recorder's Office.

Said owner has caused the described real property to be subdivided and to be publicly known as RIO GRANDE SIMPLE SUBDIVISION.

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, and 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 owners of lots or tracts 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.

Said owner hereby acknowledges that all liens and encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe his name hereunder this 31st day of

October, 2002

Representative Rio Grande Federal Credit Union

NOTARY STATEMENT

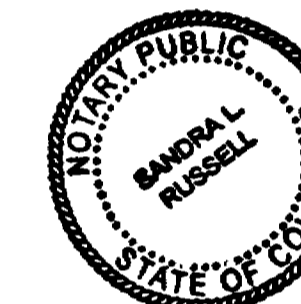
STATE OF COLORADO)
 COUNTY OF MESA)

This plat was acknowledged before me by Stephen J. Witsken

on this 31st day of October, 2002

My commission expires 1-31-03

Witness my hand and seal Sandra J. Russell



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I certify that this instrument was filed in my office at 3:27 o'clock P. M. on the 12th day of

December, 2002 A.D. and was recorded in Plat Book 19, Page No. 192

Reception No. 2092820, Drawer No. NN-21, Fees \$10.00 + \$1.00

By: _____

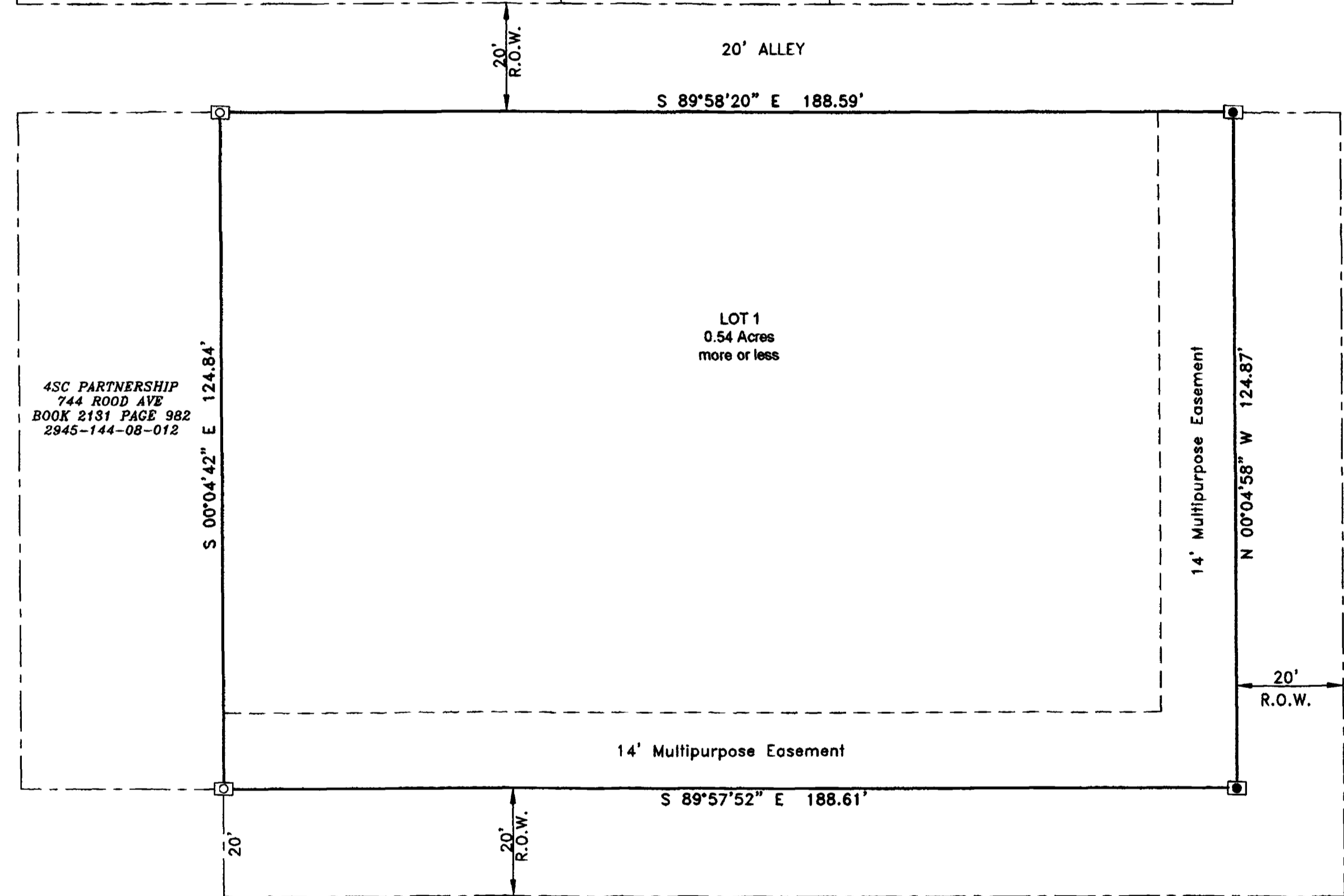
Clerk and Recorder Deputy

CITY OF GRAND JUNCTION APPROVAL

This Plat of RIO GRANDE SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County

of Mesa, and State of Colorado is approved and accepted this 1st of November day of 2002 A.D.

[Signature] City Manager
[Signature] President of City Council



LEGEND

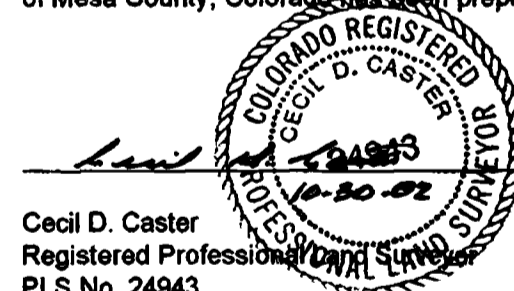
- ▲ = Found City Monument
- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- = Found No. 5 Rebar and Cap "Monument P.L.S. 24943"
- = Set Monument in Concrete

AREA SUMMARY

LOTS	0.54 acres = 100%
Dedicated Street R.O.W.	0.00 acres = 0%
Total	0.54 acres = 100%

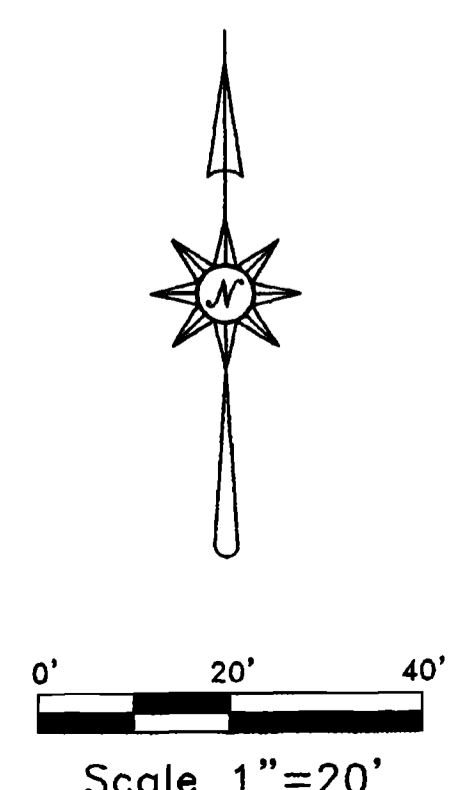
SURVEYORS CERTIFICATION

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



Cecil D. Caster
 Registered Professional
 PLS No. 24943

Basis of Bearing: A bearing of S00°00'00"W has been assumed between the City monuments located at the intersections of 8th and Main Street and 7th and Rood Avenue.



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 Rood Ave
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4674

RIO GRANDE SIMPLE SUBDIVISION
 A Replat of Lots 20-26 and the E1/2 of Lot 27 in Block 93 of the City of Grand Junction Located in the SE 1/4 Section 14, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado.

DESIGNED _____ FIELD APPROVAL BKH
 DRAWN RM TECHNICAL APPROVAL _____
 CHECKED CDC APPROVED 10/30/02

PREPARED FOR: RIO GRANDE CREDIT UNION JOB NO. 02-14

