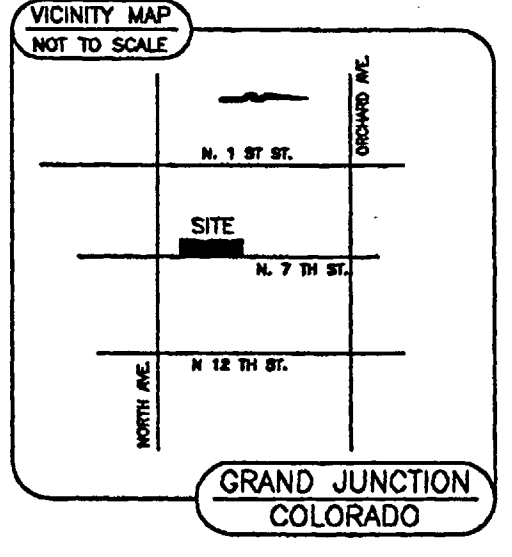


COMMUNITY FIRST NATIONAL BANK SIMPLE SUBDIVISION

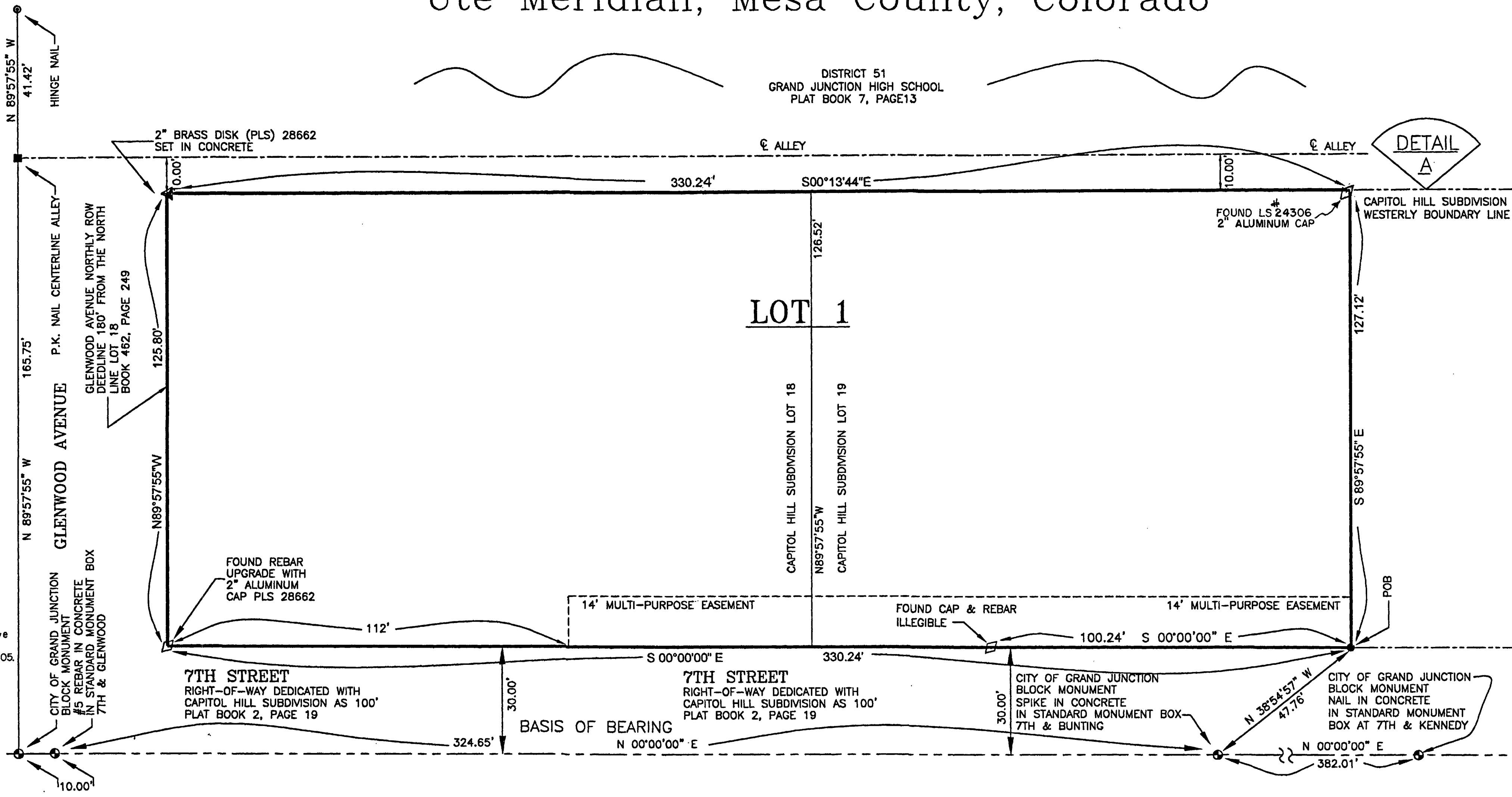
Replat of a portion of Lot 18 and Lot 19 of the Capitol Hill Subdivision Section 11, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado



- LEGEND**
- BLOCK MONUMENT
 - #5 BAR/CAP LS 10386 (LAND SURVEYOR)
 - ◇ MARKER FOUND AS NOTED
 - SET 2" ALUMINUM CAP ON #6 REBAR - PLS 28662 (PROFESSIONAL LAND SURVEYOR)
 - HINGE PIN MONUMENT
 - PARKER-KALON (P.K.) NAIL
 - ▲ 2" BRASS DISK (PLS) 28662 SET IN CONCRETE
 - M = MEASURED
 - R = RECORDED
 - EASEMENTS
 - - - CAPITOL HILL BOUNDARY
 - BOUNDARY
 - - - CENTER LINE
 - BLOCK MONUMENT LINE
 - ▨ COMMUNITY FIRST National Bank Simple Subdivision Position Within Capitol Hill Subdivision

NOTES:

1. Basis of bearing assumes the bearing between the City of Grand Junction BLOCK MONUMENT at 7th Street and Glenwood Avenue and the City of Grand Junction BLOCK MONUMENT at 7th Street and Bunting Avenue, bears N00°00'00"E.
2. NOTICE: According to COLORADO law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.
3. The information shown hereon is based upon commitment for Title Insurance file number 68452 amended 1, effective date JULY 29, 2004, by Meridian Land Title, LLC 2454 Patterson Avenue, Suite 100, Grand Junction, CO 81505.



DESCRIPTION

KNOWN BY ALL THESE PRESENTS: That the undersigned, COMMUNITY FIRST NATIONAL BANK, is the owner of certain real property situated in Mesa County, Colorado, located in the City of Grand Junction, and being a part of the Northeast 1/4 Southwest 1/4 of Section 11, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado as recorded in Book 2398, Page 4/6, Book 3172, Page 362/365 and Book 2205, Page 892 shown on the accompanying plat thereof, said tracts being more particularly described as follows:

North 180 feet of Lot 18 CAPITOL HILL SUBDIVISION, Book 2, Page 19, Section 11 1S 1W
 South 50 feet of Lot 19 CAPITOL HILL SUBDIVISION
 North 100 feet of South 150 feet Lot 19 of CAPITOL HILL SUBDIVISION, Book 2, Page 19.
 North 100 feet of South 150 feet Lot 19 of CAPITOL HILL SUBDIVISION, Book 2, Page 19; also described as beginning 50 feet North of the Southeast corner of Lot 19, CAPITOL HILL SUBDIVISION, Book 2, Page 19, thence North 100 feet; thence West 126.5 feet, more or less, to the West line of said Lot 19; thence South 100 feet; thence East 126 feet, more or less, to the Point of Beginning, MESA COUNTY, COLORADO.

A parcel of land located in a portion of Lot 18 and Lot 19 of the Capitol Hill Subdivision, Section 11, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
 Commencing at the Grand Junction city block monument, which is located at the intersection of 7th Street and Bunting Avenue, and is a spike in concrete in a standard monument box, whence the Grand Junction city block monument, which is located at the intersection of 7th Street and Glenwood Avenue, and is a 5/8 inch diameter rebar in concrete in a standard monument box, bears South 00°00'00" East with all bearings contained herein relative thereto, thence North 38°54'57" West 47.76 feet to the Westerly Right of Way line of 7th Street, this being the POINT OF BEGINNING.

Thence along the Westerly Right of Way line of 7th Street, South 00°00'00" East 330.24 feet to the Northerly Right of Way line of Glenwood Avenue; thence along the Northerly Right of Way line of Glenwood Avenue, North 89°57'55" West 125.80 feet; thence departing from the Northerly Right of Way line of Glenwood Avenue, North 00°13'44" West 330.26 feet; thence South 89°57'55" East 127.12 feet to the POINT OF BEGINNING.

Containing approximately 0.96 acres.

Said owner has certified there are no lienholders and have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designates the same as Community First National Bank Simple Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

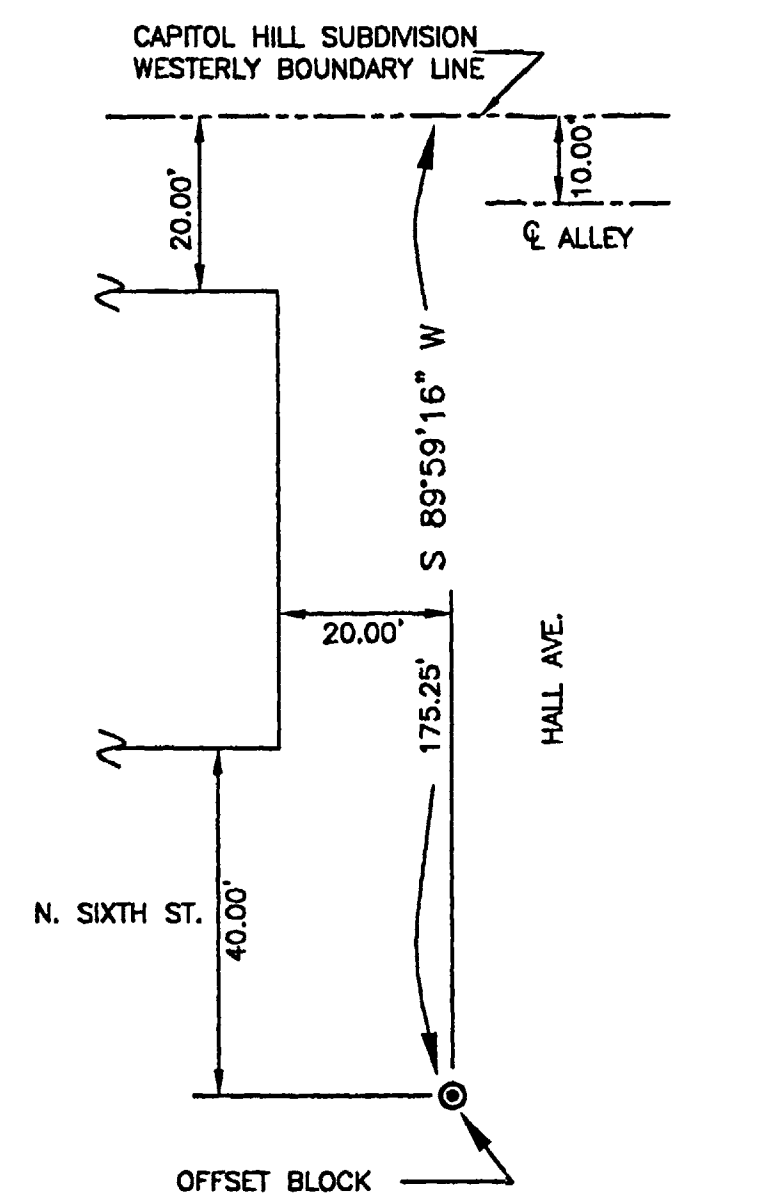
- All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries/owners shall utilize the same in a reasonable 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/egress to and from the easement.
- All Multipurpose Easements dedicated 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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 24th day of June A.D. 2004

Karen R. Ellingson
 Notary Public
 State of North Dakota
 My Commission Expires July 13, 2010

COMMUNITY FIRST NATIONAL BANK
 STATE OF COLORADO }
 COUNTY OF MESA } SS
 CITY OF GRAND JUNCTION }

The foregoing dedication was acknowledged before me
 this 24th day of June A.D. 2004
 by
 Witness my hand and official seal: *Karen R. Ellingson*
 Notary Public
 Address: 500 Main, Fargo ND 58124
 My commission expires: July 13, 2010



TITLE CERTIFICATION

STATE OF COLORADO
 COUNTY OF MESA

We, MERIDIAN LAND TITLE, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to COMMUNITY FIRST NATIONAL BANK; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: JUNE 10, 2004
 BY: LAWRENCE J. VENT
 Title Examiner
 MERIDIAN LAND TITLE, LLC

AREA SUMMARY

DESCRIPTION	SQUARE FEET	ACRE(S)
LOT 1	41729.91	0.96

FOR CITY USE ONLY

Associated Recorded Documents	Book	Page	Type

Scale: 1" = 20'

CITY OF GRAND JUNCTION APPROVAL

This plat of the Community First National Bank Simple Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12th day of December, 2004.

[Signature] City Manager
[Signature] Mayor

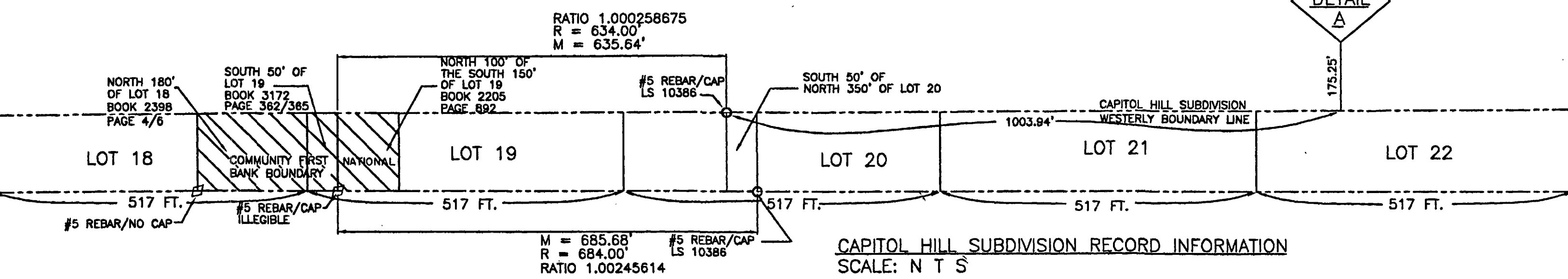
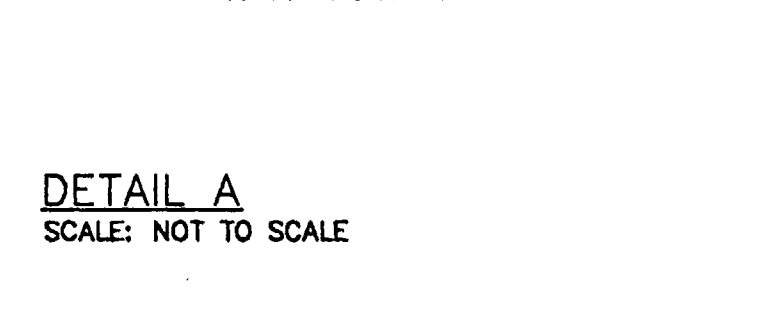
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
 COUNTY OF MESA }

I certify that this instrument was filed in my office at 9:41 o'clock A.M., on the 6th day of April, 2005 A.D. and was recorded in Book 3869, Page No. 646.

Reception No. 2246848, Drawer No. 00-89, Fees 10.00 + 1.00

By: _____ Clerk and Recorder
 _____ Deputy



SURVEYOR'S STATEMENT:

I, KURT R. SHEPHERD, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon actually exist and that this plat and notes shown hereon accurately represents said survey to the best of my knowledge, information and belief.

[Signature]
 Kurt R. Shepherd, PLS 29662
 For and on behalf of
 KS Professional Surveying, Inc.

Prepared By: **KS PROFESSIONAL SURVEYING, INC.**
 2591 B 3/4 ROAD
 GRAND JUNCTION, CO 81503
 PHONE: (970) 257-7146 FAX: (970) 255-7047

COMMUNITY FIRST NATIONAL BANK SIMPLE SUBDIVISION

Replat of a portion of Lot 18 and Lot 19 of the Capitol Hill Subdivision, Section 11 Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado

DATE: 7 June 2004	SCALE: 1" = 20'
FILE: 2003-36	PROJECT NO: SIMPLESUB.dwg
DRAWN: jic	SHEET: 1 OF 1