

MESA PLAZA

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, SAFEWAY STORES, INCORPORATED (A MARYLAND CORPORATION) BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN PART OF THE SE 1/4 NE 1/4 OF SAID SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN AND LYING NORTH OF U.S. HIGHWAY 50, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 NE 1/4 OF SAID SECTION 26 AND CONSIDERING THE EAST LINE OF THE SE 1/4 NE 1/4 OF SAID SECTION 26 TO BEAR SOUTH 00° 06' 37" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89° 48' 00" WEST ALONG THE SAID NORTH LINE OF THE SE 1/4 NE 1/4 A DISTANCE OF 560.98 FEET;

THENCE S 00° 00' 00" E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF B 3/4 ROAD WHICH IS THE TRUE POINT OF BEGINNING;

THENCE S 89° 48' 00" E AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF B 3/4 ROAD A DISTANCE OF 507.95 FEET TO A POINT OF CURVE;

THENCE SOUTH AND EAST ALONG THE ARC OF A CURVE A DISTANCE OF 31.39 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89° 54' 37", A TANGENT LENGTH OF 19.97 FEET, AND CHORD LENGTH OF 28.26 FEET WHICH BEARS S 44° 50' 41" E TO A POINT OF TANGENT ON THE WEST RIGHT-OF-WAY LINE OF 27 ROAD;

THENCE S 00° 06' 37" W AND ALONG SAID WEST RIGHT-OF-WAY LINE OF 27 ROAD A DISTANCE OF 493.96 FEET TO A POINT OF CURVE;

THENCE SOUTH AND WEST ALONG THE ARC OF A CURVE A DISTANCE OF 40.15 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 115° 00' 23", AND TANGENT OF 31.40 FEET, AND A CHORD LENGTH OF 33.74 FEET WHICH BEARS S 57° 36' 48" W TO A POINT OF TANGENT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50;

THENCE N 64° 53' 00" W AND ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50 A DISTANCE OF 550.50 FEET;

THENCE N 00° 00' 00" E A DISTANCE OF 300.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF B 3/4 ROAD AND THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 222,660 SQUARE FEET (5.112 ACRES), MORE OR LESS.

THAT THE OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED INTO LOTS UNDER THE NAME AND STYLE OF MESA PLAZA, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC ALL STREETS, AVENUES, AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT FOREVER, AND DEDICATES TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS PRIVATE - OPEN SPACE AND UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

OWNER: SAFEWAY STORES, INC./ (A MARYLAND CORPORATION)

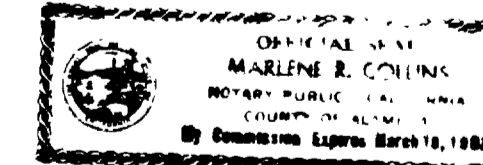
BY Gary D. Scott BY James B. Bolen, Jr.
TITLE Assistant Vice President TITLE Assistant Secretary

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF ALAMEDA } ss:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF MARCH 1981, BY GARY D. SCOTT AS Assistant Vice President AND JAMES B. BOLEN, JR. AS Assistant Secretary OF SAFEWAY STORES, INC./, A MARYLAND CORPORATION.

WITNESS MY HAND AND SEAL. Marlene E. Collins
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 18, 1983



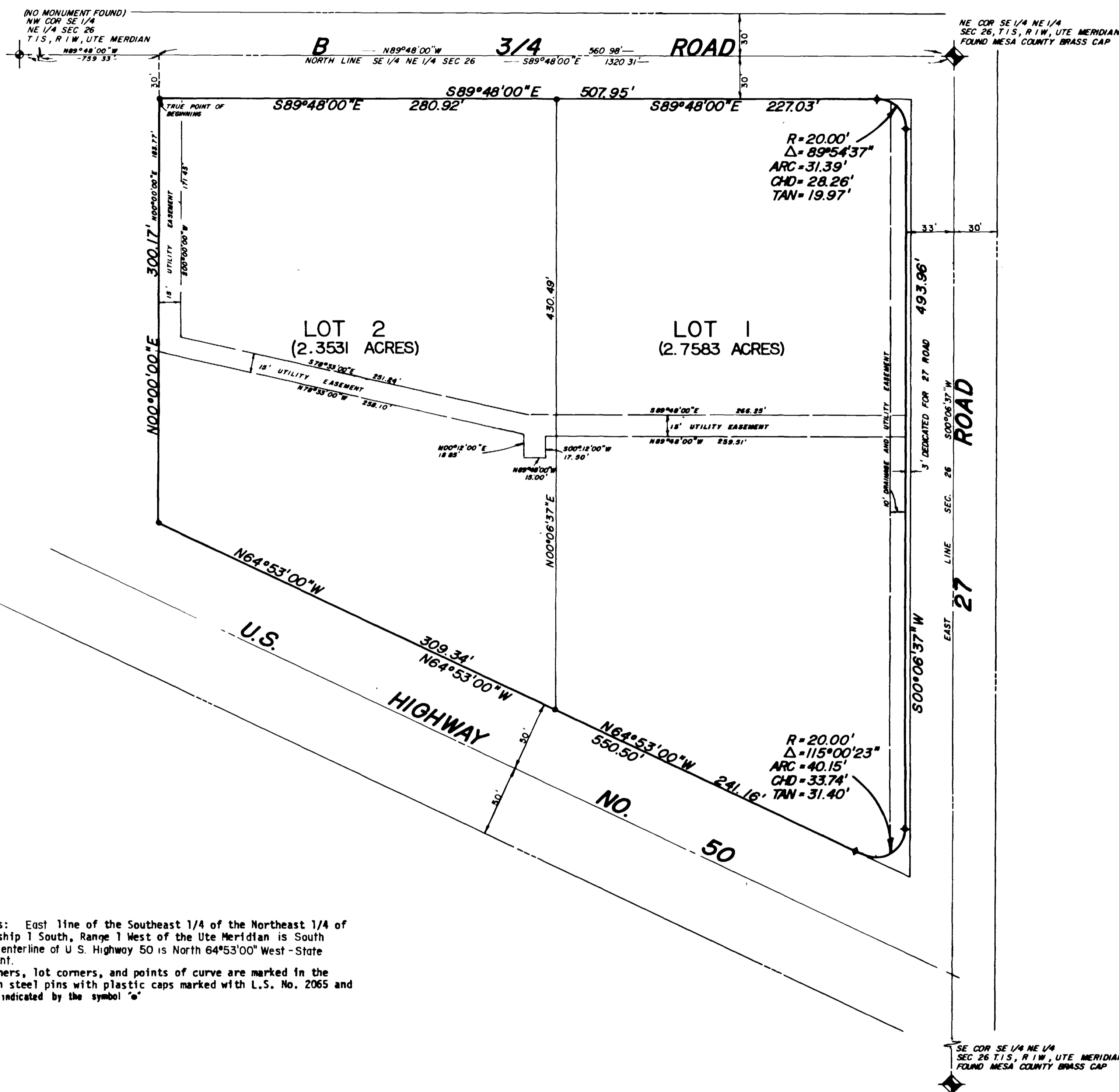
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss: #1256454
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:45 O'CLOCK A.M. THIS 17th DAY OF May A.D., 1981 AND IS DULY RECORDED IN PLAT BOOK 12, PAGE 377.

Paul James By Harold M. Haskins FEES \$ 10.00
County Clerk & Recorder Deputy

MESA PLAZA

PADON ENGINEERING, INCORPORATED
6425 W. 44th AVENUE
WHEAT RIDGE, COLORADO 80033
(303) 424-4454



NOTES

- 1) Basis of Bearings: East line of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian is South 00°06'37" West; Centerline of U.S. Highway 50 is North 64°53'00" West - State Highway Department.
- 2) All property corners, lot corners, and points of curve are marked in the field by 5/8-inch steel pins with plastic caps marked with L.S. No. 2065 and set in concrete, indicated by the symbol "e".

CITY APPROVAL

THIS PLAT OF MESA PLAZA, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO WAS APPROVED ON THIS 4th DAY OF March A.D., 1981.

James E. Wozniak CITY MANAGER
James J. O'Quinn PRESIDENT OF COUNCIL
Shoene C. Graham CHAIRMAN, GRAND JUNCTION PLANNING COMMISSION
Daryl H. Shum DIRECTOR OF DEVELOPMENT
Ronald P. Risk GRAND JUNCTION CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, BORIS S. VOUKOVITCH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF MESA PLAZA WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 25th DAY OF NOVEMBER 1980 AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

Boris S. Voukovitch
BORIS S. VOUKOVITCH
COLORADO REGISTERED P.E. & L.S. NO. 4528

