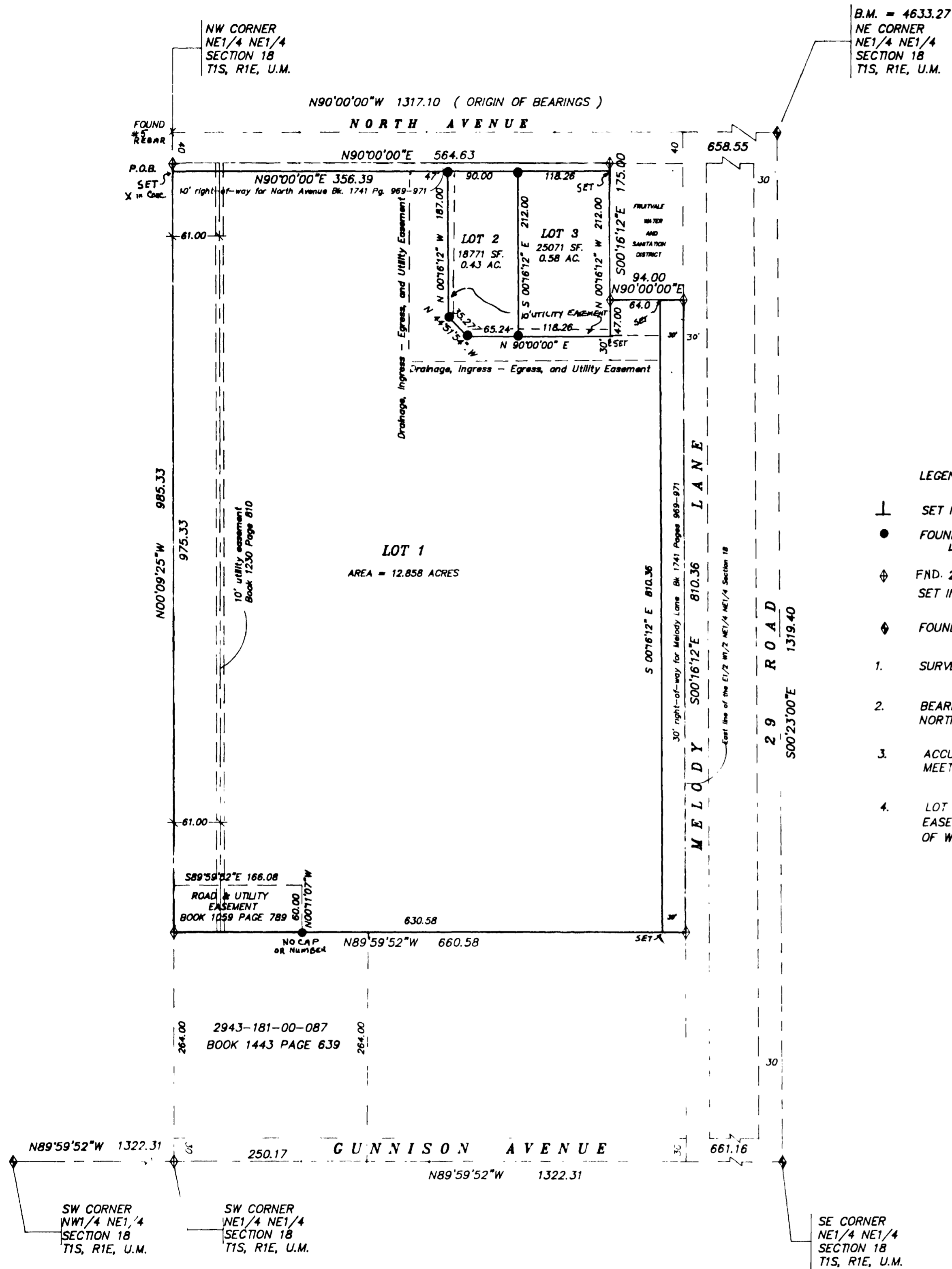


WAL-MART MINOR SUBDIVISION



- LEGEND & NOTES
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 23877
 - FOUND SURVEY MONUMENTS SET BY OTHERS L.S. 26626
 - ⊕ FND. 2 1/2" IN. O.D. IRON PIPE W/BRASS CAP SET IN CONCRETE L.S. 16413
 - ⊕ FOUND MESA COUNTY BRASS CAP
1. SURVEY ORIENTED WITH FOUND MONUMENTS
 2. BEARINGS BASED ON N90°00'00"E ALONG THE NORTH LINE SECTION 18 AS SHOWN
 3. ACCURACY OF HORIZONTAL CLOSURE MEETS OR EXCEEDS 1 PART IN 10,000
 4. LOT 1 IS SUBJECT TO A BLANKET EASEMENT FOR SURFACE DRAINAGE OF WATER FROM LOTS 2 AND 3

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Wal-Mart Stores Inc., is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1894 at Page 416 - 420 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 NE1/4 Section 18, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

A parcel of land situated in the NE1/4 NE1/4 Section 18, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Colorado being described as follows: Considering the North line of the NE1/4 NE1/4 Section 18, T1S, R1E, U.M. to bear S00°00'00"W and all bearings contained herein to be relative thereto: COMMENCING at the Northwest Corner of the NE1/4 NE1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian; thence S00°09'25"E 40.00 feet along the West line of the W1/8 NE1/4 NE1/4 Section 18, T1S, R1E, U.M. to the POINT OF BEGINNING; thence N90°00'00"E 564.63 feet; to the NW corner of that parcel of land described in Book 957 Page 318; thence S00°16'12"E 175.00 feet; thence N90°00'00"E 94.00 feet to the East line of the E1/2 W1/2 NE1/4 NE1/4 Section 18; thence S00°16'12"E 810.36 feet along the East line of the E1/2 W1/2 NE1/4 NE1/4 Sec. 18 to the SE corner of that parcel of land described in Book 631 Page 122; thence N89°59'52"W 660.58 feet to the West line of the W1/8 NE1/4 NE1/4 Sec. 18; thence N00°09'25"W 985.33 feet along the West line of the W1/8 NE1/4 NE1/4 Section 18 to the point of beginning, containing 14.54 Acres as described. EXCEPT THE NORTH 10 FEET THEREOF, AND EXCEPT THE EAST 30 FEET THEREOF.

That said owner has caused the said real property to be laid out and surveyed as WAL-MART MINOR SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said WAL-MART MINOR SUBDIVISION, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 28th day of May A.D., 1992

WAL-MART STORES, INC.
By: Thomas P. Seay
EXECUTIVE VICE PRESIDENT
ARKANSAS
STATE OF COLORADO)
BENTON) S.S.
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 28th day of May A.D., 1992 by WAL-MART STORES, INC., by Thomas P. Seay its EXECUTIVE VICE PRESIDENT

My commission expires: 10/01/2001

Notary Public
Gaynelle, AR
Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
S.S.)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:05 o'clock P.M. this 9th day of June A.D., 1992, and is duly recorded in Plat Book No. 14, Page 53

CITY APPROVAL

This plat of WAL-MART MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado is approved and accepted this _____ day of _____ A.D. 1992.

Mark A. Rehm
City Manager

David J. ...
Director of Development

Jerry D. Houston
Grand Junction City Engineer

...
President of Council

...
Chairman, Grand Junction Planning Commission

SURVEYOR'S CERTIFICATE

DANIEL K. BROWN certify that the accompanying plat of WAL-MART MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Daniel K. Brown 6/5/92
Date

DANIEL K. BROWN, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 23877



WAL-MART MINOR SUBDIVISION			REV. 6/1/92
FINAL PLAT			
SITUATED IN THE NE1/4 NE1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN			
FOR:	WAL-MART PROPERTIES	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7588	SURVEYED BY: DMM MF
SCALE:	1" = 100 FT		DRAWN BY: MEM
DATE:	5/4/92		ACAD ID: WAL-FIN
			SHEET NO.
		FILE:	92073

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.