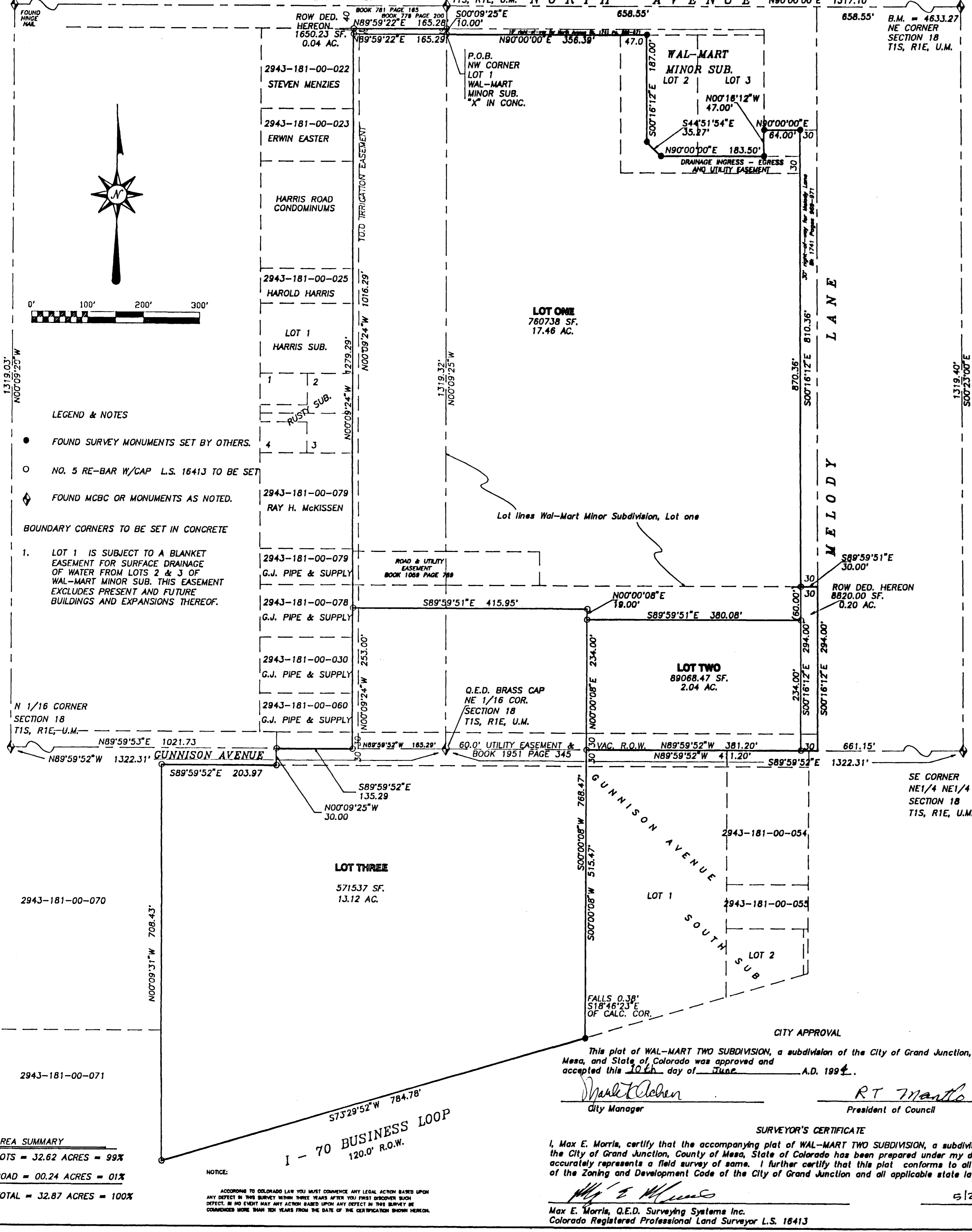


N 1/4 COR.  
SECTION 18  
T1S, R1E, U.M.

# WAL-MART TWO SUBDIVISION DEDICATION



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Wal-Mart Stores Inc., Marie Tipping, Grand Junction Concrete Pipe Co. and Wagner Equipment Co., a Colorado Corporation are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1836 at Page 437 and 438, Book 1630 at Page 869 and 870, Book 1443 at Page 639 and 640, and Book 1621 at Page 503 of the Mesa County Clerk and Records Office, and being situated in the 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:

Lot 1 of Wal-Mart Minor Subdivision and adjoining parcels of land situated in the 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 S90°00'00"W and all bearings contained herein to be relative thereto: Commencing at the NW corner NE1/4 NE1/4 Section 18, Township 1 South, Range 1 East, U.M., thence S00°09'25"E 50.00 feet along the West line of the W1/8 NE1/4 NE1/4 Section 18, T1S, R1E, U.M. to the NW corner of Lot 1 Wal-Mart Minor Sub. being the POINT OF BEGINNING; thence N80°00'00"E 356.39 feet to the NW corner of Lot 2 Wal-Mart Minor Sub.; thence S00°16'12"E 187.00 feet; thence S44°51'54"E 35.27 feet; thence N80°00'00"E 183.50 feet; thence N00°16'12"W 47.00 feet to the SW corner of that parcel of land described in Book 957 Page 318; thence N80°00'00"E 64.00 feet to the NE corner of Lot 1 Wal-Mart Minor Sub.; thence S00°16'12"E 810.36 feet along the East line of Lot 1 Wal-Mart Minor Sub. to the SE corner of Lot 1 Wal-Mart Minor Sub.; thence S89°59'51"E 30.00 feet to the East line of the W1/2 NE1/4 NE1/4 Sec. 18; thence S00°16'12"E 294.00 feet along the East line of the W1/2 NE1/4 NE1/4 Section 18 to the SE corner of the W1/2 NE1/4 NE1/4 Section 18; thence N89°59'52"W 411.20 feet; thence S00°00'08"W 515.47 feet to the SW corner of Lot 1 Gunnison Avenue South Subdivision, also being the North right-of-way line for I-70 Business Loop; thence S73°29'52"W 784.78 feet; thence N00°09'31"W 708.43 feet to the South right-of-way for Gunnison Avenue; thence S89°59'52"E 203.97 feet; thence N00°09'25"W 30.00 feet; thence S89°59'52"E 135.29 feet; thence N00°09'24"W 1279.29 feet to the South right-of-way line for North Avenue; thence N89°59'22"E 165.28 feet; thence S00°09'25"E 10.00 feet to the point of beginning, containing 32.87 Acres as described.

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

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows: All Streets and Rights-of-Way to the City of Grand Junction, for the use of the public forever; All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines; All irrigation easements to the owners of the lots and tracts hereby platted, and those other property owners who have traditionally used such irrigation as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems; All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction. All easements include the right of ingress and egress on, along, over, under and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; 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.

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 owners have caused their names to be hereunto subscribed this 6<sup>th</sup> day of June A.D., 1994.

STATE OF ARKANSAS )  
COUNTY OF BENTON ) S.S.  
By Robert M. Bandy Its Asst. Vice President  
WAL-MART STORES, INC.  
By Robert M. Bandy Its Asst. Vice President  
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June A.D., 1994 by WAL-MART STORES, INC., by Robert M. Bandy Its Asst. Vice President.

My commission expires: Sept. 23, 1999  
Notary Public  
Address Benton County, AR

GRAND JUNCTION CONCRETE PIPE CO.  
By Marie Tipping Its President  
STATE OF COLORADO )  
COUNTY OF MESA ) S.S.  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June A.D., 1994 by Grand Junction Pipe Co., by Marie Tipping Its President.

My commission expires:  
Notary Public  
Address 411 W. MAYFIELD DR. GRAND JUNCTION, CO 81503

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June A.D., 1994 by Marie Tipping.

My commission expires:  
Notary Public  
Address 411 W. MAYFIELD DR. GRAND JUNCTION, CO 81503

WAGNER EQUIPMENT CO., A COLORADO CORPORATION  
By Robert K. Barrows Its Vice Pres.  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June A.D., 1994 by Wagner Equipment Co., A Colorado Corporation, by Robert K. Barrows Its Vice President.

My commission expires:  
Notary Public  
Address 18000 Smith Rd, Huerfano Co 80011

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.  
I hereby certify that this instrument was filed in my office at 10:30 o'clock A.M. this 10<sup>th</sup> day of June A.D., 1994 and is duly recorded in Plat Book No. 14, Page 235

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.  
I hereby certify that this instrument was filed in my office at 10:30 o'clock A.M. this 10<sup>th</sup> day of June A.D., 1994 and is duly recorded in Plat Book No. 14, Page 235

WAL-MART TWO SUBDIVISION - FINAL PLAT		
SITUATED IN THE NE1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: WAL-MART PROPERTIES		SURVEYED BY: DMM MF
SCALE: 1" = 100' FT		DRAWN BY: MEM VAP
DATE: 5/27/94		ACAD ID: WALRPLT
		SHEET NO.
		FILE: 93289

This plat of WAL-MART TWO SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado has been prepared under my direct supervision and accepted this 10<sup>th</sup> day of June A.D. 1994.

Mark Cleben City Manager  
RT Mantlo President of Council

**SURVEYOR'S CERTIFICATE**

I, Max E. Morris, certify that the accompanying plat of WAL-MART TWO 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.

Max E. Morris  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

5/27/94 Date

