

V.C.B. MINOR SUBDIVISION

PROPERTY LOCATED IN THE SE1/4 OF SECTION 36, T1N, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: The undersigned Horizon Drive Enterprises Inc, a Colorado corporation is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and that being part of the NW1/4 SE1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian which is described in book 1891 page 857 of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at a set 3" diameter pipe with a 3 1/2" metal cap for the Southwest corner of the NW1/4 SE1/4, Section 36, T.1N., R.1W., Ute Meridian, County of Mesa, state of Colorado, from whence a found Mesa County survey marker for the Southeast corner of said NW1/4 SE1/4 of said Section 36 bears S89°54'22"E, a distance of 1320.10 feet, with all bearings contained herein being relative thereto; Thence S89°54'22"E by and with the South line of said NW1/4 SE1/4, a distance of 660.37 feet to the true Point of Beginning; Thence running N00°02'00"E, a distance of 218.71 feet to a point on the Southeastly Right-of-Way line of Horizon Drive; Thence running N51°29'29"E, by and with said Right-of-Way line, a distance of 134.18 feet to a point, said point being the intersection of said Southeastly Right-of-Way line with the Southwesterly Right-of-Way line of the I-70 Freeway Access; Thence running S45°48'37"E, by and with said Southwesterly Right-of-Way line, a distance of 313.27 feet; Thence departing said Southwesterly Right-of-Way line and running S00°02'00"W, a distance of 84.43 feet to a point on the aforesaid South line of the NW1/4 SE 1/4 of said Section 36; Thence running N89°54'22"W, by and with said South line, a distance of 329.70 feet to the Point and Place of Beginning.

That said owner has caused the said real property to be laid out and surveyed as V.C.B. Minor Subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate: (1) To the Public Service Company of Colorado, its successors and assigns forever, that real property which is labeled Utilities Easement for the installation, operation, maintenance and repair of electric lines and related facilities; (2) To the City of Grand Junction, on behalf of itself and of the Public Utilities forever, that real property which is labeled Utility Easements for the installation, operation, maintenance and repair of utilities, which shall include, but not be limited to, electric lines and related facilities, sanitary sewer lines and related facilities, telephone lines and related facilities, and natural gas lines and related facilities, together with the right of ingress and egress on, along, over, under, through and across said easements, and also together with the right to trim interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner; (3) To the benefit of owner(s) of Lot 1, its successors and assigns forever, that real property which is labeled as Drainage Easements for the detention, retention and conveyance of storm runoff and irrigation water; (4) To the owner(s) of Lot 1 and Lot 2, their successors assigns forever, that real property which is labeled as Ingress and Egress Easement for the common benefit of the owner(s) of Lot 1 and Lot 2 and their invitee; (5) To the owner(s) of Lot 2, its successors and assigns forever, that real property which is labeled as Wall Easements for the installation, operation, maintenance and repair of a retaining wall; (6) To the common use and benefit of the owner(s) of Lot 1 and Lot 2, their successors and assigns forever, that real property which is labeled as Tract A Common Area for the installation, operation, maintenance and repair of advertising signs and related facilities; (7) To the City of Grand Junction forever, that real property which is labeled as Public Site for the common use, enjoyment and benefit by the General Public.

IN WITNESS WHEREOF said owner, Horizon Drive Enterprises Inc., a Colorado corporation, has caused its name and corporate seal to be hereunto subscribed this 25 day of May A.D., 1994.

ATTEST: By: [Signature] President
(STATE OF COLORADO)
(COUNTY OF MESA) §

The foregoing instrument was acknowledged before me this 25th day of May A.D., 1994, by Jana Mee as President and [Signature] as For Horizon Drive Enterprises Inc., a Colorado corporation.

My Commission expires February 28, 1998
Witness by hand and official Seal. [Signature] Notary Public

CITY OF GRAND JUNCTION APPROVAL

This plat of the V.C.B. Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 14th day of June A.D., 1994.

[Signature]
City Manager

[Signature]
President of Council

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO)
(COUNTY OF MESA) §

I hereby certify that this instrument was filed in my office at 12:26 o'clock P M., this 25th day of June A.D., 1994, and is duly recorded in plat Book No. 17 Page 2397, Reception No. 46633, Drawn AA 102

Fee \$ 10.00

[Signature] Deputy
SURVEYOR'S CERTIFICATE

[Signature] Clerk and Recorder

I, LeRoy H. Stiles, a registered professional land surveyor in the State of Colorado, do hereby certify that this survey of the V.C.B. Minor Subdivision was actually made upon the ground under my direct supervision and responsibility. I further certify that this subdivision plat conforms to all applicable survey requirements of the zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

[Signature]
Registered Professional Land Surveyor
24331

1/5/94
Date

P.L.S. 24331
Registration No.

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
ENGINEERS, INC. 2130 Hwy 6 & 30, Grand Junction, CO (970)242-3202

PLAT FOR
THE CITY OF GRAND JUNCTION OF V.C.B. MINOR SUBDIVISION
PROPERTY LOCATED IN THE NW1/4 SE1/4 OF SECTION 36, T1N, R1W, U.M.
CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED L.H.S.	DRAWN G.B.G.	CHECKED M.J.L.
DATE 1-5-94	WEB. DWG. NO. 3600-98-34	

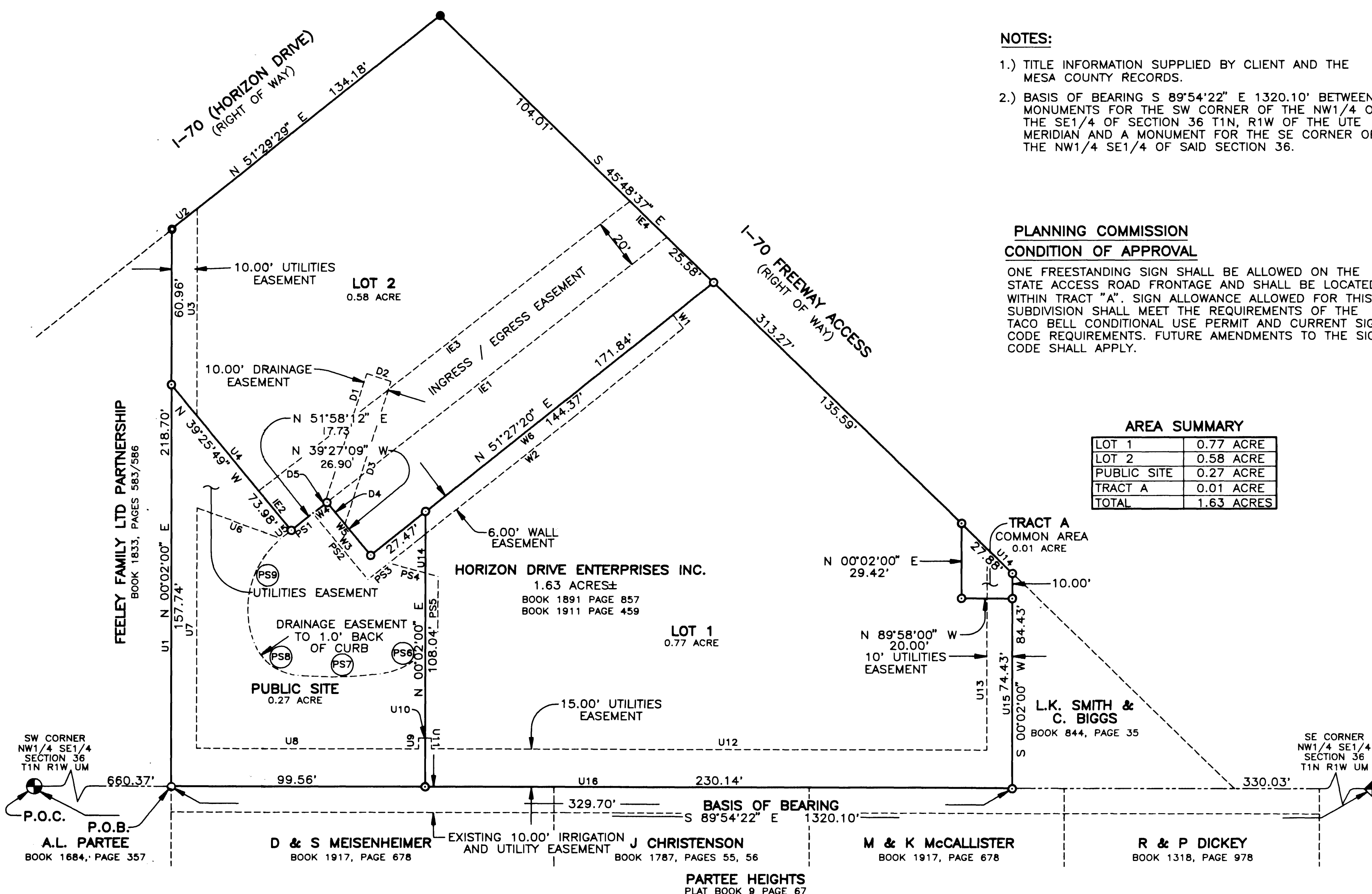
NOTES:

- TITLE INFORMATION SUPPLIED BY CLIENT AND THE MESA COUNTY RECORDS.
- BASIS OF BEARING S 89°54'22" E 1320.10' BETWEEN MONUMENTS FOR THE SW CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 36 T1N, R1W OF THE UTE MERIDIAN AND A MONUMENT FOR THE SE CORNER OF THE NW1/4 SE1/4 OF SAID SECTION 36.

PLANNING COMMISSION CONDITION OF APPROVAL

ONE FREESTANDING SIGN SHALL BE ALLOWED ON THE STATE ACCESS ROAD FRONTAGE AND SHALL BE LOCATED WITHIN TRACT "A". SIGN ALLOWANCE ALLOWED FOR THIS SUBDIVISION SHALL MEET THE REQUIREMENTS OF THE TACO BELL CONDITIONAL USE PERMIT AND CURRENT SIGN CODE REQUIREMENTS. FUTURE AMENDMENTS TO THE SIGN CODE SHALL APPLY.

AREA SUMMARY	
LOT 1	0.77 ACRE
LOT 2	0.58 ACRE
PUBLIC SITE	0.27 ACRE
TRACT A	0.01 ACRE
TOTAL	1.63 ACRES



INGRESS/EGRESS EASEMENT TRAVERSE TABLE		
LINE	BEARING	DISTANCE
IE1	S51°58'12"W	186.81'
IE2	N39°25'49"W	20.03'
IE3	N51°58'12"E	184.57'
IE4	S45°48'37"E	20.21'

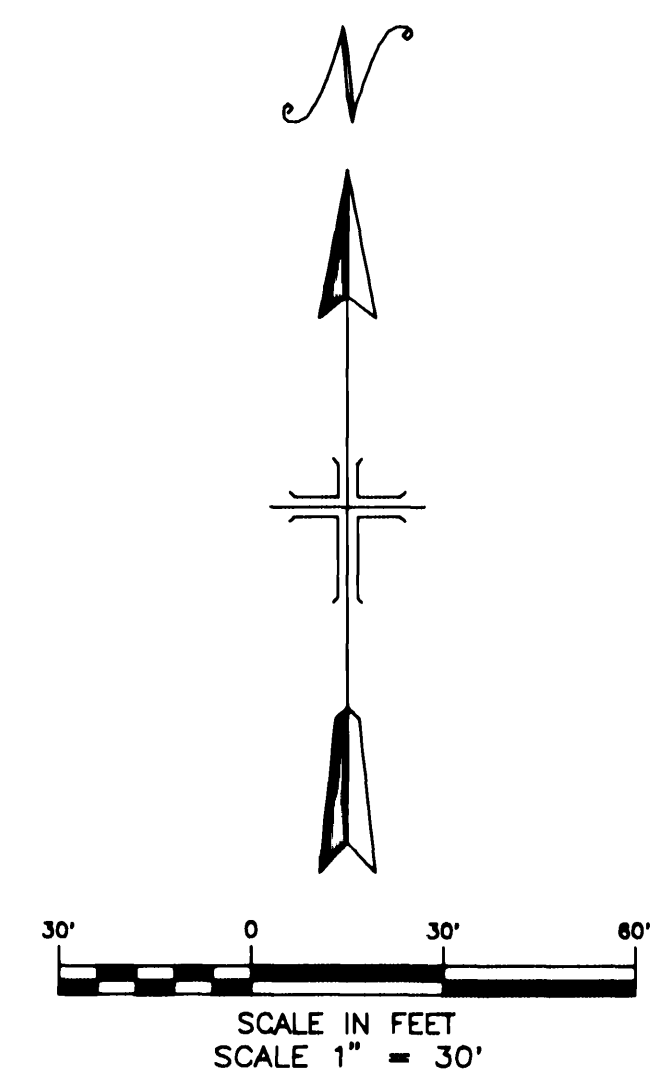
PUBLIC SITE DRAINAGE EASEMENT TRAVERSE TABLE		
LINE	BEARING	DISTANCE
PS1	N51°58'12"E	14.76'
PS2	N39°27'09"W	33.85'
PS3	N51°27'20"E	10.50'
PS4	N74°27'15"W	19.96'
PS5	N00°09'54"E	21.69'

CURVE RADIUS	DELTA	LENGTH	TANGENT	
PS6	28.57'	58°36'11"	29.22'	16.03'
PS7	161.12'	11°27'05"	32.20'	16.15'
PS8	20.26'	64°01'54"	22.65'	12.67'
PS9	36.31'	73°18'00"	46.45'	27.01'

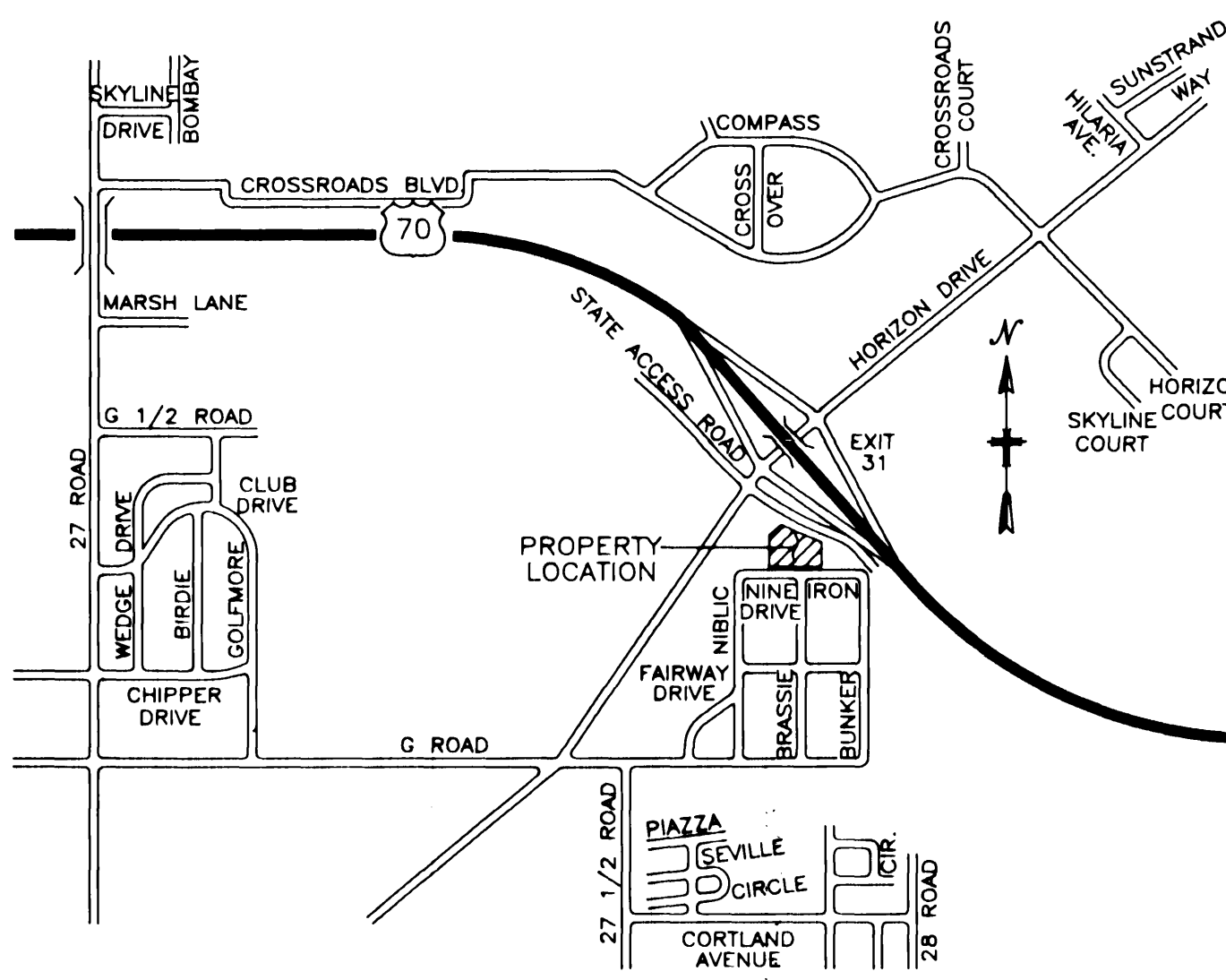
UTILITY EASEMENT TRAVERSE TABLE		
LINE	BEARING	DISTANCE
U1	N00°02'00"E	218.70'
U2	N51°29'29"E	12.79'
U3	S00°02'00"W	81.15'
U4	S39°25'49"E	58.19'
U5	S52°14'58"W	5.01'
U6	N70°17'09"W	33.07'
U7	S00°02'00"W	94.35'
U8	N89°54'22"E	87.06'
U9	N00°02'00"W	4.25'
U10	S89°54'22"E	5.00'
U11	S00°02'00"E	4.25'
U12	N89°54'22"E	217.64'
U13	N00°02'00"E	79.13'
U14	S45°48'37"E	13.94'
U15	S00°02'00"E	84.43'
U16	S89°54'22"W	329.70'

DRAINAGE EASEMENT TRAVERSE TABLE		
LINE	BEARING	DISTANCE
D1	N17°52'49"E	53.78'
D2	S72°07'11"E	10.00'
D3	S17°52'49"W	58.79'
D4	N39°27'09"W	11.09'
D5	S52°07'11"W	1.18'

WALL EASEMENT TRAVERSE TABLE		
LINE	BEARING	DISTANCE
W1	S38°32'40"E	6.57'
W2	S51°20'52"W	158.29'
W3	N39°27'09"W	33.85'
W4	N51°58'12"E	6.87'
W5	S39°27'09"E	26.92'
W6	N51°27'20"E	151.53'



- LEGEND:**
- ◆ — MESA COUNTY SURVEY MONUMENT
 - ⊙ — 3" PIPE WITH 3 1/2" CAP (L.S. 24331)
 - — FOUND BANNER PIN AND CAP
 - — SET #5 REBAR (L.S. 24331)
 - — FOUND #4 REBAR
 - | — CALCULATED POSITION



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.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.