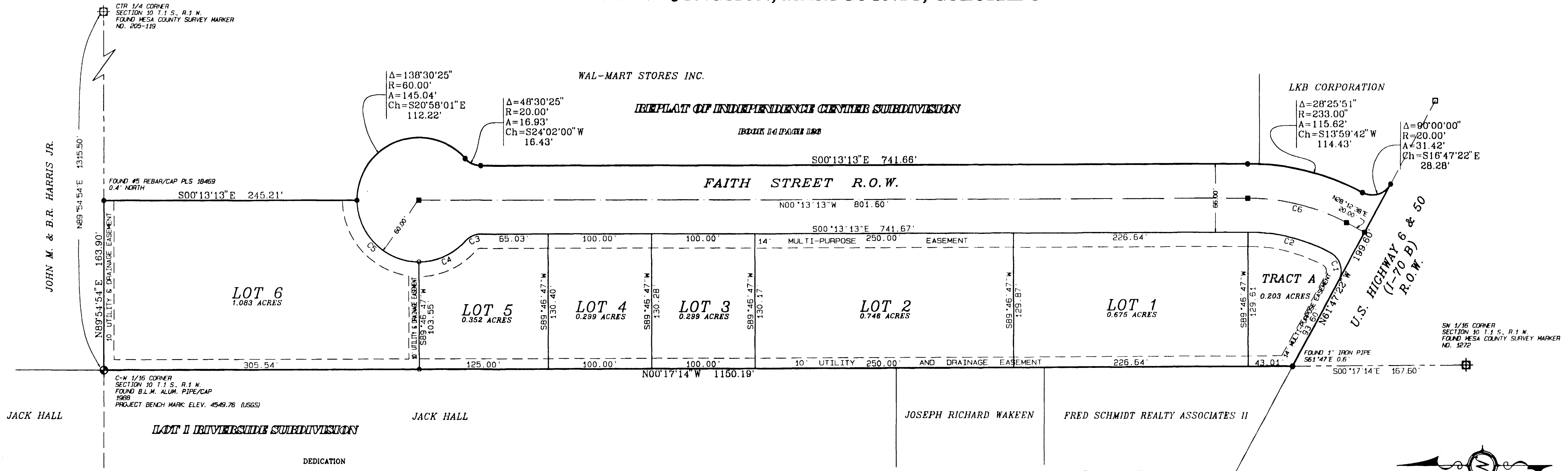


GRACE COMMERCIAL SUBDIVISION REPLAT

NE1/4 SW1/4 SECTION 10, T.1 S., R.1 W., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jack L. Bogart and Patricia E. Bogart, are the owners of that real property in the City of Grand Junction, County of Mesa, State of Colorado, described in an instrument recorded in Book 2200 at Page 713, being situated in the Northeast one-quarter of the Southwest one-quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being more particularly described as follows:

Lots 3, 4, and 5 in Grace Commercial Subdivision, Except the following described tract:

Beginning at the Northeast Corner of said Grace Commercial Subdivision, thence 500°13'13"E along the East line of said Subdivision 271.77 feet, thence S89°46'47"W 105.08 feet to the beginning of a 20 foot radius curve to the right, with a chord which bears N65°57'31"W 46.43 feet, thence 16.93 feet along the arc of said curve to the beginning of a 60 foot radius curve to the left, the chord of which bears N65°57'53"W 49.29 feet, thence along the arc of said curve, 50.80 feet, thence N00°13'13"W 245.16 feet to the North line of said Subdivision, thence N89°54'50"E 164.99 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as GRACE COMMERCIAL SUBDIVISION REPLAT, a subdivision of a part of the 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 Multi-Purpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

* 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 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;

* Tract A to the owners of the lots and tracts hereby platted as common open space for the purpose of stormwater detention facilities.

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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15 day of July, A.D., 1996.

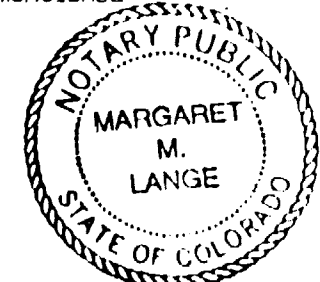
Jack L. Bogart
Patricia E. Bogart

State of Colorado)
County of Mesa)

This plat was acknowledged before me by Jack L. Bogart and Patricia E. Bogart on this

15 day of July, A.D., 1996, for the aforementioned purposes.

Margaret M. Lange
Notary Public
My Commission expires: 1-29-97
My address is: P.O. Box 3117, Grand Junction, CO 81502



LIEN HOLDERS' CERTIFICATE

The following parties, having security interest in the subject property, hereby consent to the recording of this plat.

for Grand Valley National Bank Date 7-19-96

CITY APPROVAL

This plat of GRACE COMMERCIAL SUBDIVISION REPLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 15 day of July, 1996.

Shark Cohen Mayor
Cindy Lipman City Manager

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:25 o'clock P.M., this 29 day of July, 1996, and is duly recorded in Plat Book No. 15, Page 189 as Reception No. 1765912 Drawer No. 6699

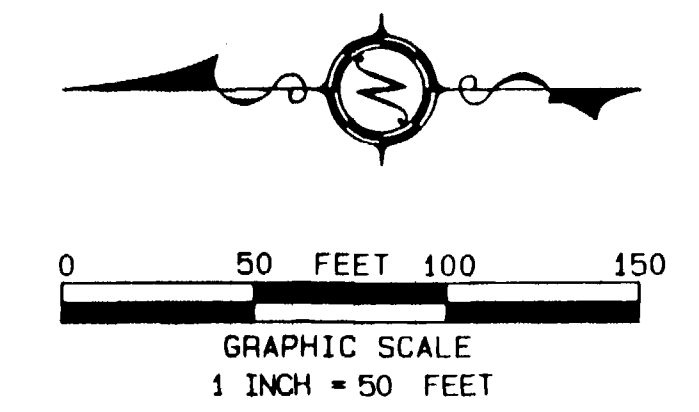
Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT:

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of GRACE COMMERCIAL SUBDIVISION REPLAT were made by me and/or under my direct supervision and to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Kenneth Scott Thompson
Date July 2, 1996

AREA SUMMARY		
LOTS	3.454 ACRES	66.0%
STREETS	1.574 ACRES	30.1%
OPEN SPACE	0.203 ACRES	3.9%
TOTAL	5.231 ACRES	100%



BASIS OF BEARINGS: N89°54'54"E ALONG THE NORTH LINE NE1/4 SW1/4 OF SECTION 10 ACCORDING TO THE REPLAT OF INDEPENDENCE CENTER SUBDIVISION.

- SET #5X24" REBAR W/ALLOY CAP STAMPED "THOMPSON-LANGFORD CORP PLS 18480" IN CONCRETE
- FOUND BRASS DISK PLS 29041 IN SIDEWALK
- FOUND #5 REBAR
- ☒ SET BRASS DISK IN ASPHALT AT STREET CENTERLINE CONTROL POINTS

NOTE: All information regarding ownership, record easements, and other matters affecting title to the property shown hereon is from a title commitment prepared by Ticor Title Insurance Company, Order File Number 95-10-184 C2, dated December 12, 1995.

Building setback requirements: 47' Front yard (from centerline R.O.W.)
0 side and rear yards

CURVE#	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.42'	20.00'	90°00'00"	S73°12'38"W	28.28'
C2	82.87'	167.00'	28°25'51"	S13°59'42"W	82.02'
C3	16.93'	20.00'	48°30'17"	S24°28'21"E	16.43'
C4	50.84'	59.99'	48°33'35"	S24°26'41"E	49.33'
C5	94.18'	59.99'	89°56'42"	S44°48'07"W	84.80'
C6	99.24'	200.00'	28°25'51"	N13°59'42"E	98.23'

GRACE COMMERCIAL SUBDIVISION REPLAT

JACK BOGART

SECTION: NE/4 NW/4 S.10 TOWNSHIP: 1S RANGE: 1W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

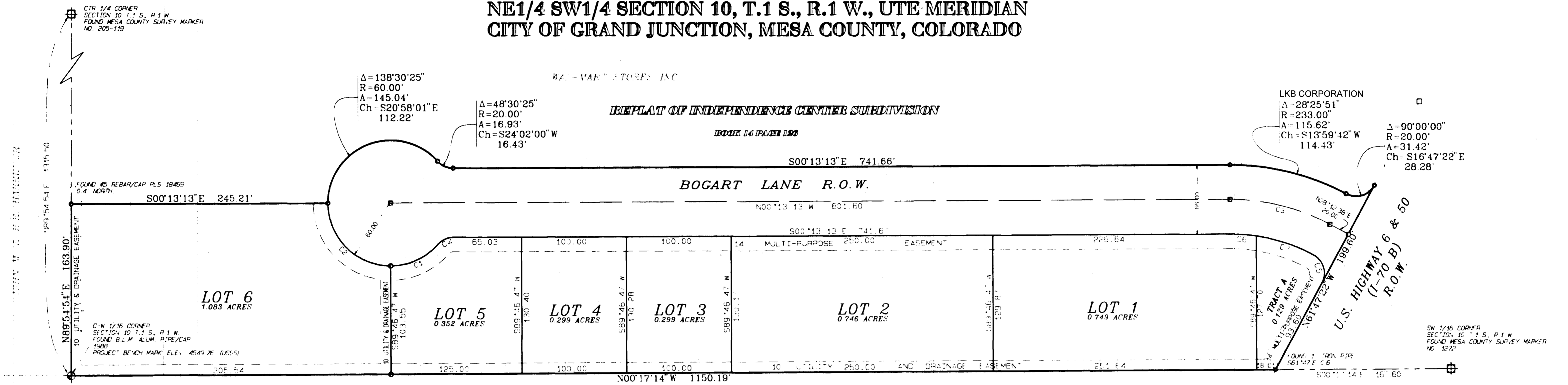
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By DRS Checked By KST Job No.: 0280-001
TMODEL: D:\0280\001PLAT Date: January 12, 1996 Sheet 1 of 1

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.

AMENDED FINAL PLAT OF GRACE COMMERCIAL SUBDIVISION REPLAT

**NE1/4 SW1/4 SECTION 10, T.1 S., R.1 W., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO**



LOT 1 RIVERSIDE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jack L. Bogart, Patricia E. Bogart, and Sherry L. Katz are the owners of that real property in the City of Grand Junction, County of Mesa, State of Colorado, described in an instrument recorded in Book 2200 at Page 713, being situated in the Northeast one-quarter of the Southwest one-quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being more particularly described as follows:

lots 3, 4, and 5 in Grace Commercial Subdivision, except the following described tract:

Beginning at the Northeast Corner of said Grace Commercial Subdivision, thence S00°13'13"E along the East line of said Subdivision 245.21 feet, thence S89°46'41"W 105.02 feet to the beginning of a 20' foot radius curve to the right, with a chord which bears N65°57'31"W 16.43 feet, thence S69°30'25"E along the arc of said curve to the beginning of a 10' foot radius curve to the left, the chord of which bears N65°57'51"W 48.25 feet, thence along the arc of said curve, 50.80 feet, thence N00°17'14"W 245.19 feet to the North line of said Subdivision, thence S89°46'41"E 103.55 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as GRACE COMMERCIAL SUBDIVISION REPLAT AMENDED, a subdivision of a part of the 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 Multi-Purpose 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, electrical lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of street lighting, street trees and grade structures.
- 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, electrical lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.
- All Easements to the owners of lots and tracts hereby platted as common open space easements for the conveyance of runoff water which originates within the lots and tracts hereby platted on from upstream areas, through natural, or man made, channels on the surface or below ground.
- That said owners of the lots and tracts hereby platted as common open space do hereby dedicate the right of ingress and egress, on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, to the common open space for the purpose of stormwater detention facilities, and the right to trim or remove interfering trees and brush, and in addition to the Generation-Skipping Retention easements, the right to bridge, provided, that the beneficiaries of said easements shall utilize the same in a safe and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden non-overburden said easements by erecting or making improvements thereon which may prevent reasonable ingress and egress from the easement.

WHEREOF said owners have caused their names to be subscribed this 26th day of November, A.D. 1996.

Jack L. Bogart
Patricia E. Bogart
Sherry L. Katz

State of Colorado
 County of Mesa

This plat was acknowledged before me by Jack L. Bogart Patricia E. Bogart Sherry L. Katz on this

22nd day of November, A.D. 1996, for the aforementioned purpose.

Margaret M. Lange
 My Commission expires 12-24-98
 My address is 2499 Hwy. 6350, Grand Jct., CO 81505



LIEN HOLDERS' CERTIFICATE
 The following parties having security interest in the subject property, hereby consent to the recording of this plat:

for Grand Valley National Bank

CITY APPROVAL

This plat of GRACE COMMERCIAL SUBDIVISION REPLAT AMENDED, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 26th day of November, A.D. 1996.

Narlet Dehen
 City Manager

COUNTY CLERK AND RECORDER'S CERTIFICATE

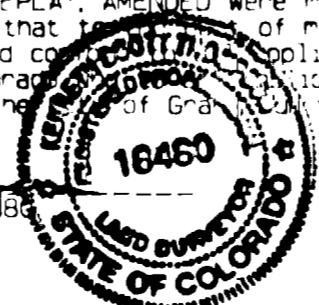
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 1:19 o'clock P.M. this 10th day of December, 1996, and is duly recorded in Plat Book No. 15, Page 212, as Reception No. 1781166, Drawer No. CC110. Fee \$10.00 1st sc

Monika Jodd
 Clerk and Recorder of Mesa County

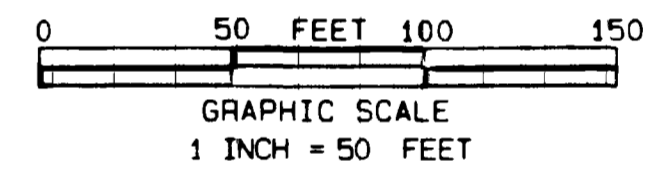
SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of GRACE COMMERCIAL SUBDIVISION REPLAT AMENDED were made by me and/or under my direct supervision and that the information contained hereon is true and correct to the best of my knowledge, belief, and information both as accurate and applicable laws and regulations of the State of Colorado and applicable requirements of the zoning and development code of the City of Grand Junction.

Kenneth Scott Thompson
 Kenneth Scott Thompson P.L.S. 18188
 December 9, 1996



LOT 1 RIVERSIDE SUBDIVISION



BASIS OF BEARINGS: N89°54'54"E ALONG THE NORTH LINE NE1/4 SW1/4 OF SECTION 10 ACCORDING TO THE REPLAT OF INDEPENDENCE CENTER SUBDIVISION.

- SET #5X24" REBAR W/ALLOY CAP STAMPED "THOMPSON-LANGFORD CORP. PLS 18480" IN CONCRETE
- FOUND BRASS DISK PLS 29041 IN SIDEWALK
- FOUND #5 REBAR
- SET BRASS DISK IN ASPHALT AT STREET CENTERLINE CONTROL POINTS

NOTE: THIS AMENDED PLAT IS FOR THE PURPOSE OF AMENDING THE LINE COMMON TO LOT 1 AND TRACT "A" AS SHOWN HEREON.

NOTE: All information regarding ownership, record easements, and other matters affecting title to the property shown hereon is from a title commitment prepared by TitleRight Insurance Company, Order File Number 89-10-184 C2, dated December 12, 1995.

Building setback requirements: 4' Front yard (from centerline R.O.W.)
 0 Side and rear yards

CURVE#	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.84	59.09	46°33'35"	S24°26'41"E	49.33
C2	94.16	59.09	64°56'42"	S44°48'07"W	64.80
C3	94.24	20.00	26°25'51"	N13°59'42"E	58.23
C4	11.93	20.00	48°30'17"	S24°28'21"E	16.43
C5	31.42	20.00	90°00'00"	S73°12'38"W	28.28
C6	29.09	16.00	06°36'34"	S04°05'04"W	25.07
C7	57.77	16.00	14°49'17"	S16°18'00"W	57.49

AREA SUMMARY			
LOTS	3.528 ACRES	67.4%	
STREETS	1.574 ACRES	30.1%	
OPEN SPACE	0.129 ACRES	2.5%	
TOTAL	5.231 ACRES	100%	

**AMENDED FINAL PLAT OF
GRACE COMMERCIAL SUBDIVISION REPLAT
JACK BOGART**

SECTION: NE1/4 NW1/4 S.10	TOWNSHIP: 1S	RANGE: 1W	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210 Grand Junction CO 81505 (970) 243-6067			
Designed By: DRS	Checked By: KST	Job No.: 0280-001	
TMODEL: D\0280\001PLAT		Date: November 22, 1996	Sheet 1 of 1

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 the 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.