

TRINITY COMMERCIAL PARK

A REPLAT OF LOT 2 INDEPENDENT AVENUE COMMERCIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Robert G. Wilson is the owner of that real property located in part of the SE 1/4, SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Quit Claim Deed Book 2103, Page 909.)

Lot 2, Independent Avenue Commercial Park, as recorded in Plat Book 12, Page 374, Official Records of Mesa County, Colorado.

Said parcel containing 4.310 Acres, as described.

That said owners have caused the real property to be laid out and platted as TRINITY COMMERCIAL PARK, a subdivision of a part of the City of Grand Junction, Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Trinity Commercial Park, as follows:

All Multipurpose Utility Easements to the City of Grand Junction for the use of the 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;

Ingress/Egress easements to the owners of the particular lots for the use of the general public and said owners as access to said lots;

Easement A as a non-exclusive easement to the Trinity Property Owners Association, a Colorado nonprofit corporation for the purpose of landscaping, parking, and conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

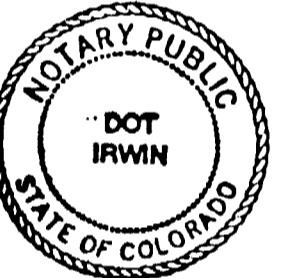
All Drainage Easements hereby platted to the City of Grand Junction as perpetual non exclusive easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; said easements may be used for landscaping, parking and other commercial purposes which do not interfere with the conveyance of runoff and drainage.

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. 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.

The said owners hereby declare there are no lien holders to herein described property.

IN WITNESS WHEREOF, said owner, Robert G. Wilson, has caused his name to be hereunto subscribed this 13th day of JANUARY, A.D. 1997.

Robert G. Wilson
Robert G. Wilson
STATE OF COLORADO } ss
COUNTY OF MESA



The foregoing instrument was acknowledged before me by Robert G. Wilson, this 13th day of JANUARY, A.D., 1997.
Witness my hand and official seal:

Dot Irwin
Notary Public

My Commission Expires 4-24-2000

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:09 o'clock P.M., January 22, A.D., 1997, and was duly recorded in Plat Book No. 15
Page No. 247, Reception No. 1785463, Drawer No. CC138.

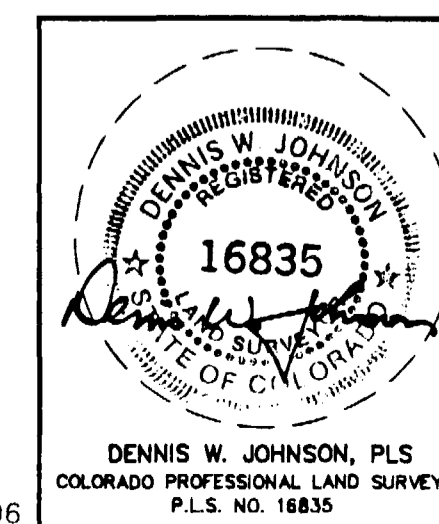
Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of TRINITY COMMERCIAL PARK, a resubdivision of Lot 2, Independent Avenue Commercial Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16th day of JANUARY, A.D., 1997.

Shirley Dechen City Manager
Kimberly Deppen President of City Council

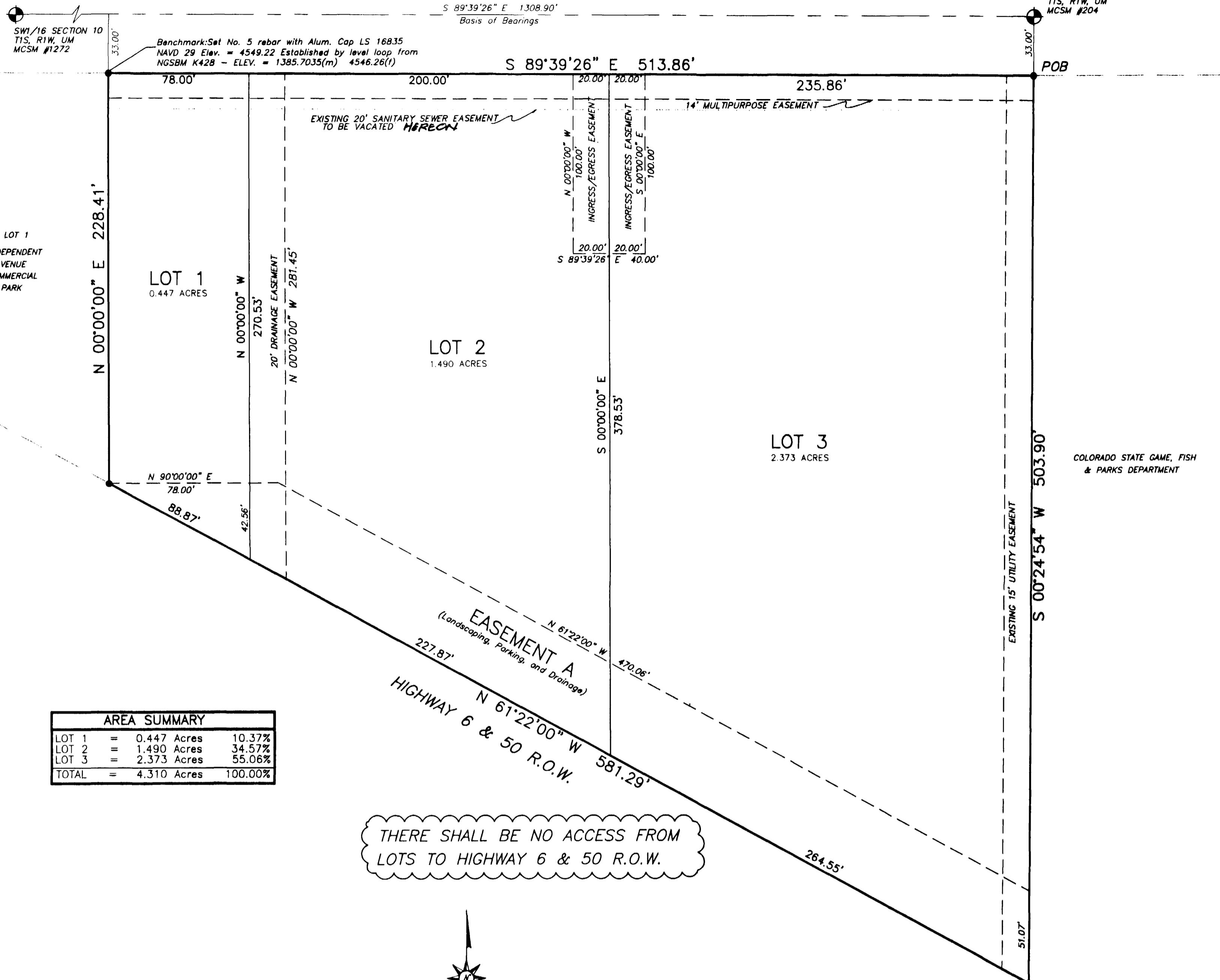
Located in the SE 1/4 SW 1/4 Section 10, T1S, R1W, U1M.



TRINITY COMMERCIAL PARK			
A REPLAT OF LOT 2 INDEPENDENT AVENUE COMMERCIAL PARK MESA COUNTY, COLORADO			
LANDesign			
ENGINEERS • SURVEYORS • PLANNERS			
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180			
PROJECT NO. 96074	SUR. BY: [DRAWN]	CHECKED: [SHEET]	OF: [SHEET]
DATE: August, 1997	JF/BE	RM	1 1

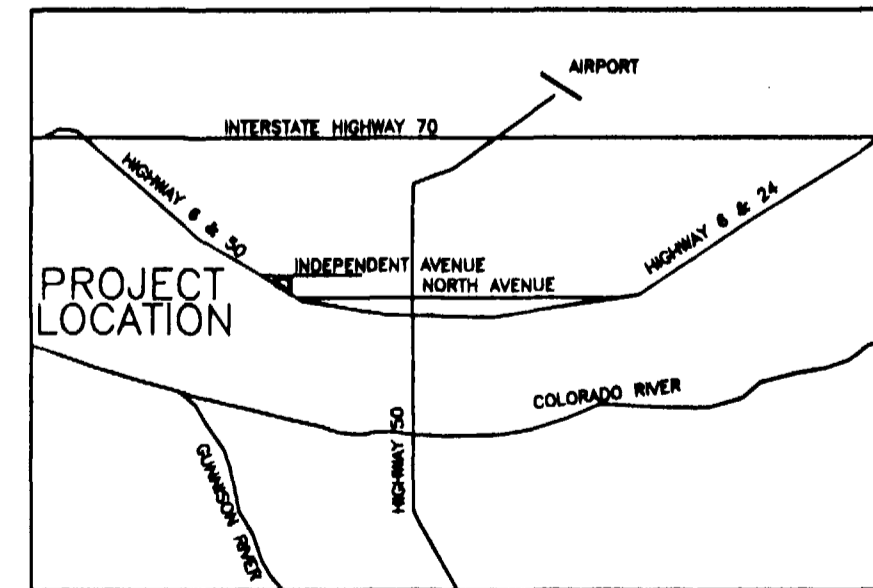
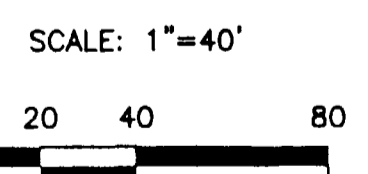
INDEPENDENT AVENUE

S 89°39'26" E 1308.90'
Basis of Bearings



AREA SUMMARY		
LOT 1	=	0.447 Acres 10.37%
LOT 2	=	1.490 Acres 34.57%
LOT 3	=	2.373 Acres 55.06%
TOTAL	=	4.310 Acres 100.00%

THERE SHALL BE NO ACCESS FROM LOTS TO HIGHWAY 6 & 50 R.O.W.



VICINITY MAP
N.T.S.

Basis of bearings assume the North line of the Southeast Quarter of the Southwest Quarter of Section 10 to bear S 89°39'26" E 1308.90 feet. Both monuments on this line are Mesa County Survey Markers, as shown.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

The parcels surveyed lie in Zone X, which is not included within the bounds of any flood prone areas as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 080117 0006 E, as revised July 15, 1992, for the City of Grand Junction, Colorado.

Current Zoning for surveyed parcels is C-2 (Heavy Commercial) by the City of Grand Junction.

- A. No minimum lot area is required.
B. Bulk Requirements:
- | | |
|--|---------|
| 1. Maximum Height of Structures | 40 feet |
| 2. Minimum Side and Rear Yard Setbacks | 0 feet |
| 3. Minimum Front Yard Setbacks (from Centerline of Right-of-Way) | 55 feet |
| Principal arterial | 45 feet |
| Minor arterial | 40 feet |
| Collector | 40 feet |
| Local | 25 feet |

75% of the required front yard setback shall be landscaped. If the setback is less than 5 feet, the landscaping shall be 75% of the first 5 feet along that street.

LEGEND

- ALIQUOT SURVEY MARKER
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105(3A)

SURVEYOR'S CERTIFICATE

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Trinity Commercial Park, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Jan. 8, 1997
DATE

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 CERTIFICATION SHOWN HEREON.