

SAFEWAY COTTONWOOD CENTRE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Walter K. Waymeyer, is the owner of that real property located in part of the NW1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 1058, Page 17, Book 1291, Page 13, and Book 1236, Page 991.)

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 8, in Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of Section 8 bears North 00 degrees 01 minutes 29 seconds West, a distance of 1319.88 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 01 minutes 29 seconds West, a distance of 659.94 feet POINT OF BEGINNING;

Thence North 00 degrees 01 minutes 29 seconds West, a distance of 509.94 feet; thence North 89 degrees 58 minutes 31 seconds East, a distance of 50.00 feet; thence North 00 degrees 01 minutes 29 seconds West, a distance of 79.99 feet; thence North 44 degrees 59 minutes 38 seconds East, a distance of 28.28 feet to a point on the Southerly right of way of F Road; thence along said right of way South 89 degrees 59 minutes 16 seconds East, a distance of 722.70 feet; thence South 00 degrees 02 minutes 06 seconds East, a distance of 609.41 feet to a point on the South line of the N1/2 of the NW1/4 NW1/4; thence along said line South 89 degrees 58 minutes 17 seconds West, a distance of 792.82 feet; to the POINT OF BEGINNING.
Said parcel containing 10.977 Acres, as described.

That said owners have caused the real property to be laid out and platted as SAFEWAY COTTONWOOD CENTRE, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart the real property as shown and labeled as the accompanying plat of SAFEWAY COTTONWOOD CENTRE 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 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;

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 as set forth on this plat to the Owners of Lots 1 through 5 and the City of Grand Junction, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All portions of this platted real property not occupied by building structures as ingress and egress easements, and for use by the Public Utilities, for the installation and maintenance of utilities.

All Detention/Retention easements to the owners of the Lots hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted and also for the conveyance of runoff from up stream areas.

All Grand Junction Drainage District Easements to the City of Grand Junction for the use of the Public and Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance, and repair of Grand Junction Drainage District 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. 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, Walter K. Waymeyer, has caused his names to be hereunto subscribed this 17th day of June, A.D., 1996.

Walter K. Waymeyer
by: Walter K. Waymeyer

NOTARY PUBLIC CERTIFICATION

STATE OF California } ss
COUNTY OF Butte

The foregoing instrument was acknowledged before me by Walter K. Waymeyer, by Lorinda M. Spencer, Notary Public, this 17th day of June, A.D., 1996.

Witness my hand and official seal:

My Commission Expires March 10, 2000

Lorinda M. Spencer
Notary Public

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of SAFEWAY COTTONWOOD CENTRE. Signed this 17th day of June, 1996.

Walter K. Waymeyer
by: WALTER K. WAYMEYER by:

NOTARY PUBLIC CERTIFICATION

STATE OF CALIFORNIA } ss
COUNTY OF BUTTE

The foregoing instrument was acknowledged before me by Walter K. Waymeyer, by Lorinda M. Spencer, Notary Public, this 17th day of June, A.D., 1996.

Witness my hand and official seal:

Lorinda M. Spencer
Notary Public

My Commission Expires March 10, 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 10:17 o'clock A. M., Sept. A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 161462, Reception No. 1771822, Drawer No. CC72.

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of SAFEWAY COTTONWOOD CENTRE, 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 July, A.D., 1996.

Shirley Dechen City Manager
Linda Alfman President of City Council

The Declaration of Covenants and Restrictions are recorded at Book _____, Page _____, Mesa County Records.

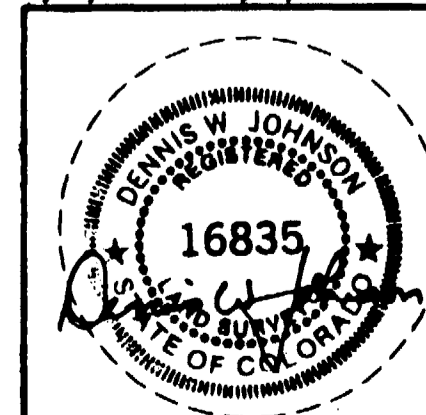
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of SAFEWAY COTTONWOOD CENTRE, 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.

Date certified June 14th, 1996

2/28/96 Rev 4/26/98



SAFEWAY COTTONWOOD CENTRE
NW1/4 Sec 8 T1S, R1E, UTE M.
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

258 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4098

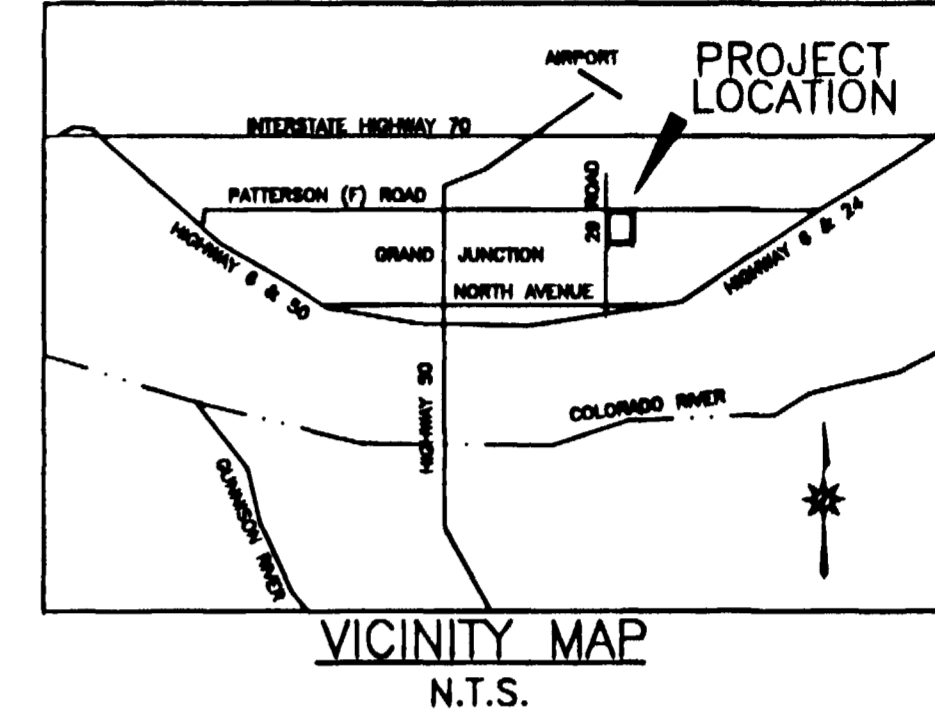
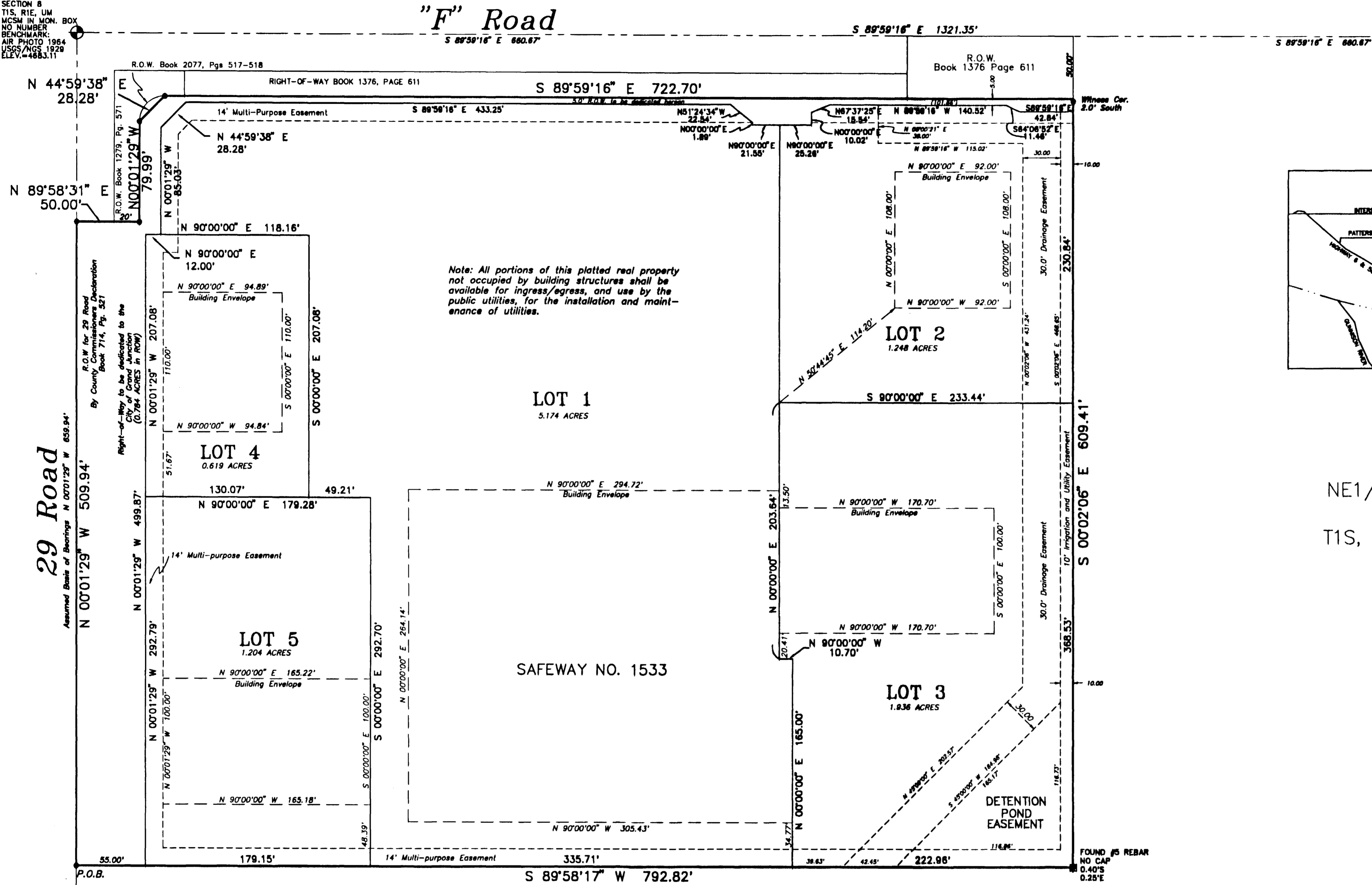
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|-------------------|----------------|---------|-------|----|
| PROJECT NO. 95178 | SUR. BY: DRAWN | CHECKED | SHEET | OF |
| DATE: 2/25/95 | DWJ | | 1 | 2 |

SHEET 1

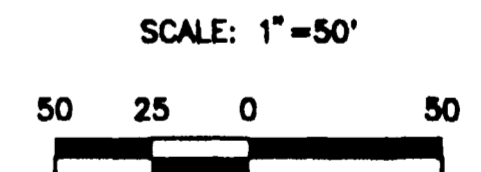
SAFEWAY COTTONWOOD CENTRE

NORTHWEST CORNER
SECTION 8
T1S, R1E, UM
MCSM IN MON. BOX
NO NUMBER
BENCHMARK
AIR PHOTO 1954
USGS/NGS 1929
ELEV. = 4683.11

NE COR. NW1/4 NW1/4
SECTION 8
T1S, R1E, UM
MCSM #654



NE1/4 NW1/4 NW1/4
SECTION 8
T1S, R1E, UTE MERIDIAN



SW1/4 NW1/4 NW1/4

LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
 - SET CENTERLINE MONUMENT PER CODE
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CODE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS TO COMPLY WITH CODE

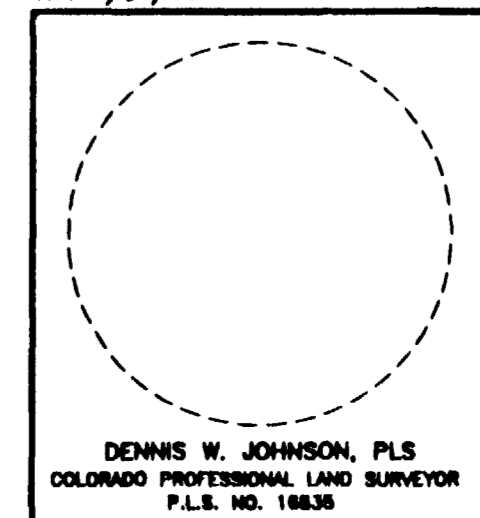
| AREA SUMMARY | | |
|--------------|-----------------------|----------------|
| LOT 1 | = 5.174 Acres | 47.13% |
| LOT 2 | = 1.248 Acres | 11.37% |
| LOT 3 | = 1.936 Acres | 17.64% |
| LOT 4 | = 0.619 Acres | 5.64% |
| LOT 5 | = 1.204 Acres | 10.97% |
| ROAD ROW | = 0.796 Acres | 7.25% |
| TOTAL | = 10.977 Acres | 100.00% |

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Date certified _____

2/28/06
Rev 4/26/06



| | | | |
|---|----------------|---------|-------|
| SAFEWAY COTTONWOOD CENTRE | | | |
| NW1/4 Sec 8 T1S, R1E, UTE M. MESA COUNTY, COLORADO | | | |
| LANDesign ENGINEERS • SURVEYORS • PLANNERS | | | |
| 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099 | | | |
| PROJECT NO. 95178 | SUR. BY: DRAWN | CHECKED | SHEET |
| DATE: 2/25/05 | DWJ | 2 | 2 |

SHEET 2

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