

REPLAT OF MESA VILLAGE SUBDIVISION

LOCATED IN THE W1/2 SW1/4 OF SECTION 4, T1S, R1W, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Dillon Real Estate Company, Inc., Grand Junction Commercial Partners, Ltd., a Colorado Limited Partnership, Jack D. Elliott and Barbara Elliott are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the West Half of the Southwest Quarter of Section Four, Township One South, Range One West of the Ute Meridian as shown on the accompanying plat and previously described at Plat Book 12 Page 430 of the Mesa County Records, said real property being more particularly described as follows:

Commencing from a Mesa County Brass Cap for the Southwest Corner of said Section Four from which a Mesa County Brass Cap for the Southwest Corner of the Northwest 1/4 of the Southwest 1/4 of said Section Four bears N00°06'21"E 1320.02 feet, with all bearings contained herein being relative thereto; thence along the West line of said Section Four N00°06'21"E 1083.02 feet; thence N89°59'40"E 50.00 feet to a point on the easterly right-of-way line of 24 Road and the True Point of Beginning; thence along said easterly right-of-way line N00°06'21"E 896.98 feet; thence leaving said easterly right-of-way line S89°58'30"E 1268.64 feet; thence S00°07'48"W 659.31 feet; thence S89°59'40"W 268.36 feet; thence S00°06'21"W 240.00 feet to the northerly right-of-way of F Road; thence along said northerly right-of-way S89°59'40"W 800.00 feet to a point on said northerly right-of-way; thence leaving said northerly right-of-way N00°06'21"E 3.00 feet; thence S89°59'40"W 200.00 feet to a point on the easterly right-of-way of 24 Road and the True Point of Beginning. This description Contains 24.71 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as a Replat of Mesa Village Subdivision, a subdivision of a part of the City of Grand Junction, Mesa County, 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 right-of-way labeled as dedicated right-of-way to the City of Grand Junction for the use of the public forever; All easements labeled as 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 television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, traffic control facilities, street lighting and grade structures; All easements labeled as utility easements to the public utilities 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 television lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All easements labeled as drainage easements to the individual property owners of lots 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 easements labeled as irrigation easements to the individual property owners of lots hereby platted as perpetual easements for the conveyance of irrigation water, through man made facilities above or below ground; All easements labeled as ingress/egress easements to the individual property owners of lots hereby platted as perpetual easements for the purpose of ingress and egress for said individual lot 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 by the City of Grand Junction; All easements include the right of ingress and egress on, along, over, under, 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 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 the individual lots 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.

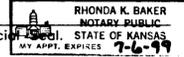
IN WITNESS WHEREOF a representative for said owner of Lot 2A, Dillon Real Estate Co., Inc. has caused his name to be hereunto subscribed this 2 day of February A.D., 1996.

(STATE OF KANSAS)
(COUNTY OF Reno) §

[Signature]
Representative for
Dillon Real Estate Co., Inc.
E. John Swagon, Vice-Pres.

The foregoing instrument was acknowledged before me this 2 day of February A.D., 1996, by a representative for Dillon Real Estate Co., Inc.

My Commission expires 7-6-99
Witness my hand and official Seal.



[Signature]
Rhonda K. Baker
Notary Public

IN WITNESS WHEREOF a representative for said owner of Lots 1A, 3A and 4A, Grand Junction Commercial Partners, Ltd., a Colorado Limited Partnership, has caused his name to be hereunto subscribed this 5 day of February A.D., 1996.

(STATE OF COLORADO)
(COUNTY OF MESA) §

[Signature]
Representative for
Grand Junction Commercial Partners, Ltd.
A Colorado Limited Partnership

The foregoing instrument was acknowledged before me this 5th day of February A.D., 1996, by a representative for Grand Junction Commercial Partners, Ltd., a Colorado Limited Partnership.

My Commission expires 1-24-98
Witness my hand and official Seal.

[Signature]
Margaret M. Sange
Notary Public

IN WITNESS WHEREOF said owners of Lot 5A, Jack D. Elliott and Barbara Elliott, have caused their names to be hereunto subscribed this 6th day of February A.D., 1996.

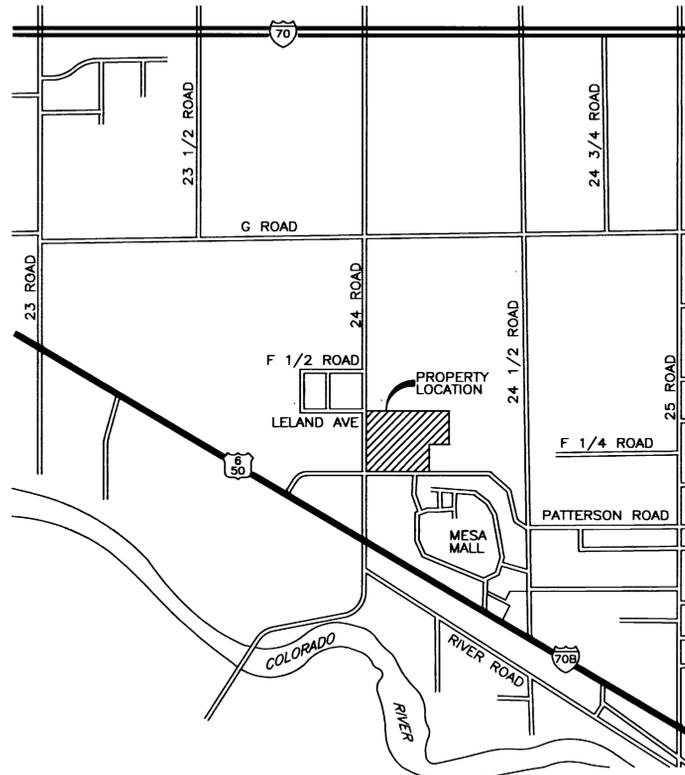
(STATE OF COLORADO)
(COUNTY OF MESA) §

[Signature]
Jack D. Elliott
[Signature]
Barbara A. Elliott
Barbara Elliott

The foregoing instrument was acknowledged before me this 6th day of February A.D., 1996, by Jack D. Elliott and Barbara Elliott.

My Commission expires My Commission expires 7/1/98
Witness my hand and official Seal.

[Signature]
Terri Zeman
Notary Public



VICINITY MAP
NOT TO SCALE

CITY OF GRAND JUNCTION APPROVAL

This Replat of Mesa Village Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 15 day of February A.D., 1996.

[Signature]
City Manager

By [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 9:07 o'clock A M., this 16th day of February A.D., 1996 and is duly recorded in Plat Book No. 15 Pages 37-38-39 Reception No. 1746811. Drawer BB98

Fee \$ 30.00 + 1.00

[Signature]
Deputy

[Signature]
Clerk and Recorder

IN WITNESS WHEREOF a representative for said lienholder of Lot 5A, the Bank of Colorado, has caused his name to be hereunto subscribed this 15th day of February A.D., 1996.

(STATE OF COLORADO)
(COUNTY OF MESA) §

[Signature]
Representative for
The Bank of Colorado

The foregoing instrument was acknowledged before me this 15th day of February A.D., 1996, by a representative for the Bank of Colorado.

My Commission expires 3-25-99
Witness my hand and official Seal.

[Signature]
Notary Public



2-15-96
Date



GENERAL NOTES

- TITLE INFORMATION PROVIDED BY THE MESA COUNTY RECORDS AND UNITED GENERAL TITLE INSURANCE COMPANY, ORDER FILE NUMBER 95-5-130K WITH EFFECTIVE DATES OF MAY 22, 1995 FOR TAX SCHEDULE NUMBERS 2945-043-04-001 AND 2945-043-04-003, AND AN EFFECTIVE DATE OF JUNE 28, 1995 FOR TAX SCHEDULE NUMBER 2945-043-04-002; AND ORDER FILE NUMBER 95-8-155K WITH AN EFFECTIVE DATE OF AUGUST 16, 1995 FOR TAX SCHEDULE NUMBERS 2945-043-04-004 AND 2945-043-04-005.
- ZONING = HO (COMMERCIAL HIGHWAY ORIENTED) RETAIL SHOPPING MALL PERMITTED IN THIS ZONE. BUILDING HEIGHT, SETBACK AND PARKING REQUIREMENTS FROM SPECIAL REVIEW BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT (970)244-1430. IT IS UNKNOWN WHAT THE SPECIFIC REQUIREMENTS WERE AT THE TIME OF THE ORIGINAL DEVELOPMENT.
- BASIS OF BEARINGS FROM ORIGINAL PLAT OF MESA VILLAGE SUBDIVISION BY WESTERN ENGINEERS, INC. DATED MAY 29, 1981, DRAWING NUMBER 436-921-10, PLAT RECORDED AT PLAT BOOK 12 PAGE 430.
- POSITIONAL TOLERANCE OF ALL MONUMENTS = ± 0.20 FEET.
- BENCHMARK ELEVATION = 4547.37, TOP OF BRASS COVER ON MESA COUNTY SURVEY MARKER #1282-1, NGS 1929 DATUM.
- ORIGINAL RESTRICTIVE COVENANTS OF MESA VILLAGE SUBDIVISION, RECORDED AT BOOK 1359 PAGES 880-918 OF THE MESA COUNTY RECORDS, ARE TO BE VACATED BY AGREEMENT BETWEEN THE PROPERTY OWNERS AFTER THIS REPLAT OF MESA VILLAGE SUBDIVISION IS RECORDED WITH MESA COUNTY.
- ACCESS TO ALL LOTS FROM INGRESS/EGRESS EASEMENTS ONLY. LOT 3A SHALL NOT HAVE DIRECT ACCESS FROM PATTERSON ROAD OR 24 ROAD AND LOT 4A SHALL NOT HAVE DIRECT ACCESS FROM PATTERSON ROAD.
- WEST F ROAD ENTRANCE IMPROVEMENTS MUST BE COMPLETED IN CONJUNCTION WITH THE FIRST OF THE REMAINING LOTS TO DEVELOPE. FIRE HYDRANT LOCATED IN WEST F ROAD INGRESS/EGRESS EASEMENT MUST BE RELOCATED OUTSIDE OF SAID INGRESS/EGRESS EASEMENT AT THE TIME IMPROVEMENTS ARE MADE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X, AO AND AE OF THE FLOOD INS. RATE MAP, COMMUNITY PANEL NO. 080115-0460-B, WHICH BEARS AN EFFECTIVE (MAP REVISED) DATE OF JULY 15, 1992 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED AUGUST 24, 1995 TO THE NATIONAL FLOOD INSURANCE PROGRAM (1-800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UTILITY LOCATIONS ARE APPROXIMATE ONLY AS PROVIDED BY UTILITY COMPANY LOCATION PLANS AND SURFACE LOCATIONS. FIELD VERIFY AND LOCATE PRIOR TO ANY EXCAVATION, GRADING OR DRILLING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCE, 1-800-922-1987.
- EXISTING IRRIGATION LINES AND DRAINAGE WASTE WATER DITCHES TO BE RELOCATED TO DRAINAGE AND IRRIGATION EASEMENTS AT THE TIME THE INDIVIDUAL LOTS ARE DEVELOPED.
- A REQUEST FOR VARIANCE FROM THE EXISTING SIGN ALLOWANCE ALONG F ROAD WILL BE MADE THROUGH THE CITY OF GRAND JUNCTION BOARD OF APPEALS.
- MESA VILLAGE SUBDIVISION LOTS 1, 3 AND 4 PREVIOUSLY RECORDED AT BOOK 1554, PAGE 5 OF THE MESA COUNTY RECORDS. LOT 2 OF MESA VILLAGE SUBDIVISION PREVIOUSLY RECORDED AT BOOK 1357 PAGES 725 AND 726 OF THE MESA COUNTY RECORDS. LOT 5 OF MESA VILLAGE SUBDIVISION PREVIOUSLY RECORDED AT BOOK 1820 PAGE 991 OF THE MESA COUNTY RECORDS.
- NO LIENHOLDERS FOUND FOR LOTS 1, 2, 3 AND 4 OF MESA VILLAGE SUBDIVISION, LIENHOLDER FOR LOT 5 OF MESA VILLAGE SUBDIVISION RECORDED AT BOOK 2049 PAGE 189 OF THE MESA COUNTY RECORDS.
- IN LIEU OF PROVIDING STORMWATER DRAINAGE FACILITIES, DRAINAGE FEES WILL BE PAID TO THE CITY OF GRAND JUNCTION AT THE TIME OF RECORDING THIS PLAT TO FACILITATE THE DIRECT DISCHARGE OF STORMWATER INTO LEACH CREEK THROUGH CONDUIT PLACED IN EXISTING DRAINAGE EASEMENTS AS SHOWN HEREON.
- WHERE EASEMENTS CROSS AND OCCUPY THE SAME AREA, SAID EASEMENTS ARE TO BE CONSIDERED COMMON EASEMENTS.
- THE 30 FOOT UTILITY EASEMENT LOCATED 155 FEET EAST OF THE WEST BOUNDARY LINE OF LOT 3A AND TRAVERSING SAID LOT 3A IN A NORTH-SOUTH DIRECTION MAY BE ABANDONED IF THE OWNER OF LOT 3A RELOCATES EXISTING SANITARY SEWER AND ELECTRIC FACILITIES TO OTHER EASEMENTS.

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.

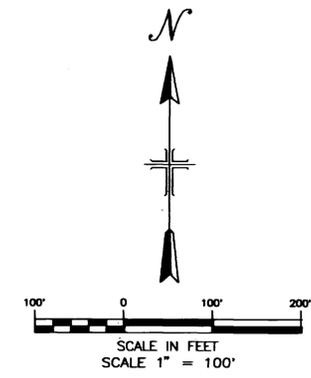
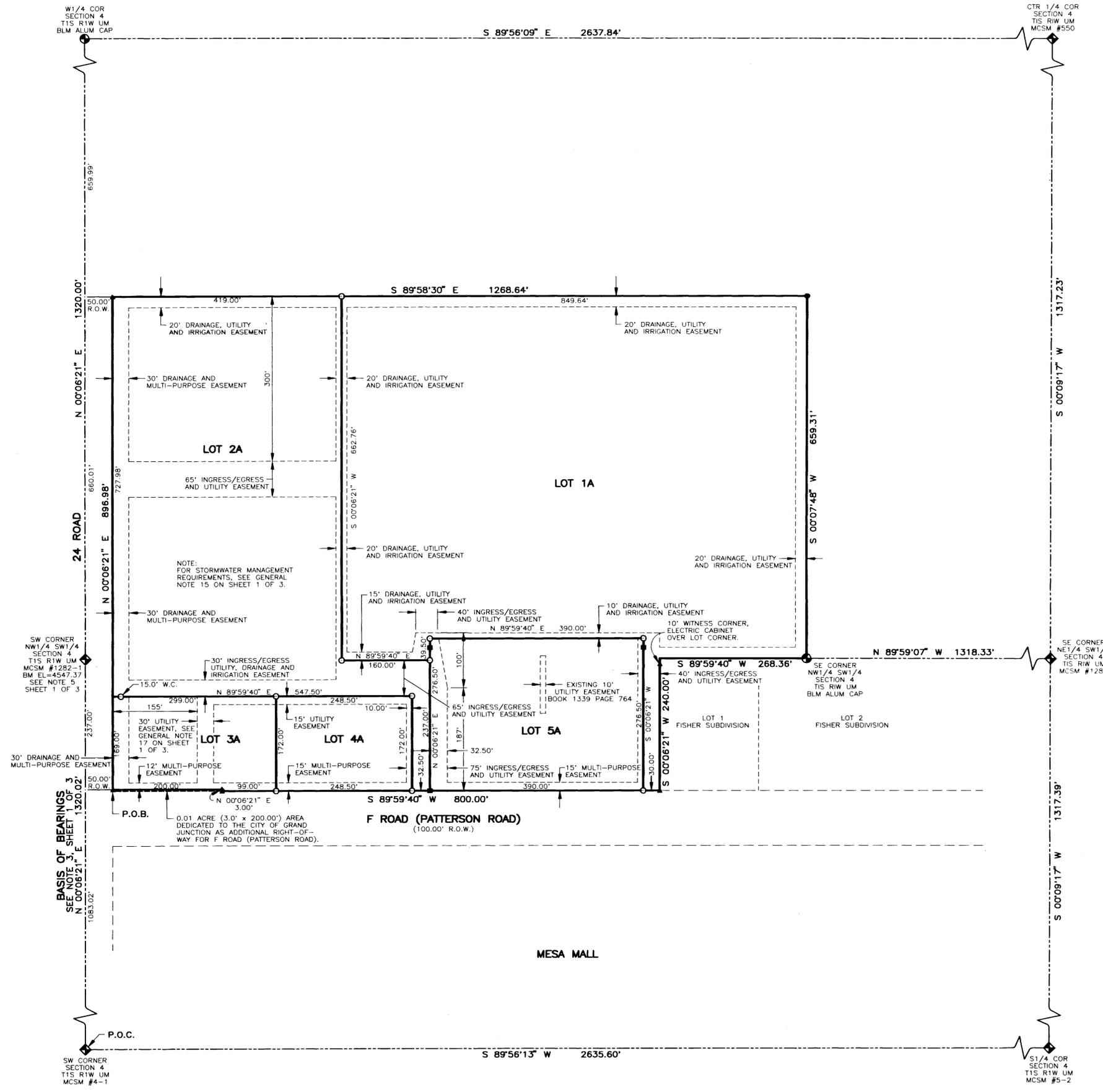
NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.

SHEET 1 OF 3

| | | |
|---|---------------|----------------|
| WESTERN CONSULTING ENGINEERS / LAND SURVEYORS ENGINEERS, INC. 2150 Hwy 6 & 50 Grand Junction, CO (970)242-5202 | | |
| REPLAT OF | | |
| MESA VILLAGE SUBDIVISION | | |
| LOCATED IN THE W1/2 SW1/4 OF | | |
| SECTION 4, T1S, R1W, UTE MERIDIAN | | |
| CITY OF GRAND JCT., MESA COUNTY, COLORADO | | |
| SURVEYED M.J.H. | DRAWN G.B.G. | CHECKED M.J.L. |
| DATE 12-18-95 | WEI: DWG: NO: | 3798-326-27 |

REPLAT OF MESA VILLAGE SUBDIVISION

LOCATED IN THE W1/2 SW1/4 OF SECTION 4, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND:**
- ◆ — MESA COUNTY SURVEY MARKER
 - ⊕ — BLM MONUMENT (3 1/4" CAP ON PIPE)
 - — SET #5 REBAR AND ALUM CAP (L.S. 29041)
 - ▲ — SET #5 REBAR & CAP IN CONC (L.S. 29041)
 - — FOUND #5 REBAR IN CONCRETE
 - — FOUND #5 REBAR
 - | — CALCULATED POSITION
 - | — BROKEN LINE
 - | — LOT BOUNDARY LINES
 - --- EASEMENT LINES
 - --- SECTION LINES
 - --- RIGHT-OF-WAY LINES

AREA SUMMARY

| | |
|--------------|--------------------|
| LOT 1A | 12.71 ACRES |
| LOT 2A | 7.37 ACRES |
| LOT 3A | 1.17 ACRES |
| LOT 4A | 0.98 ACRE |
| LOT 5A | 2.48 ACRES |
| DEDICATED | 0.01 ACRE |
| TOTAL | 24.72 ACRES |

SHEET 2 OF 3

WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS
2150 Hwy 6 & 50, Grand Junction, CO (970)242-5200

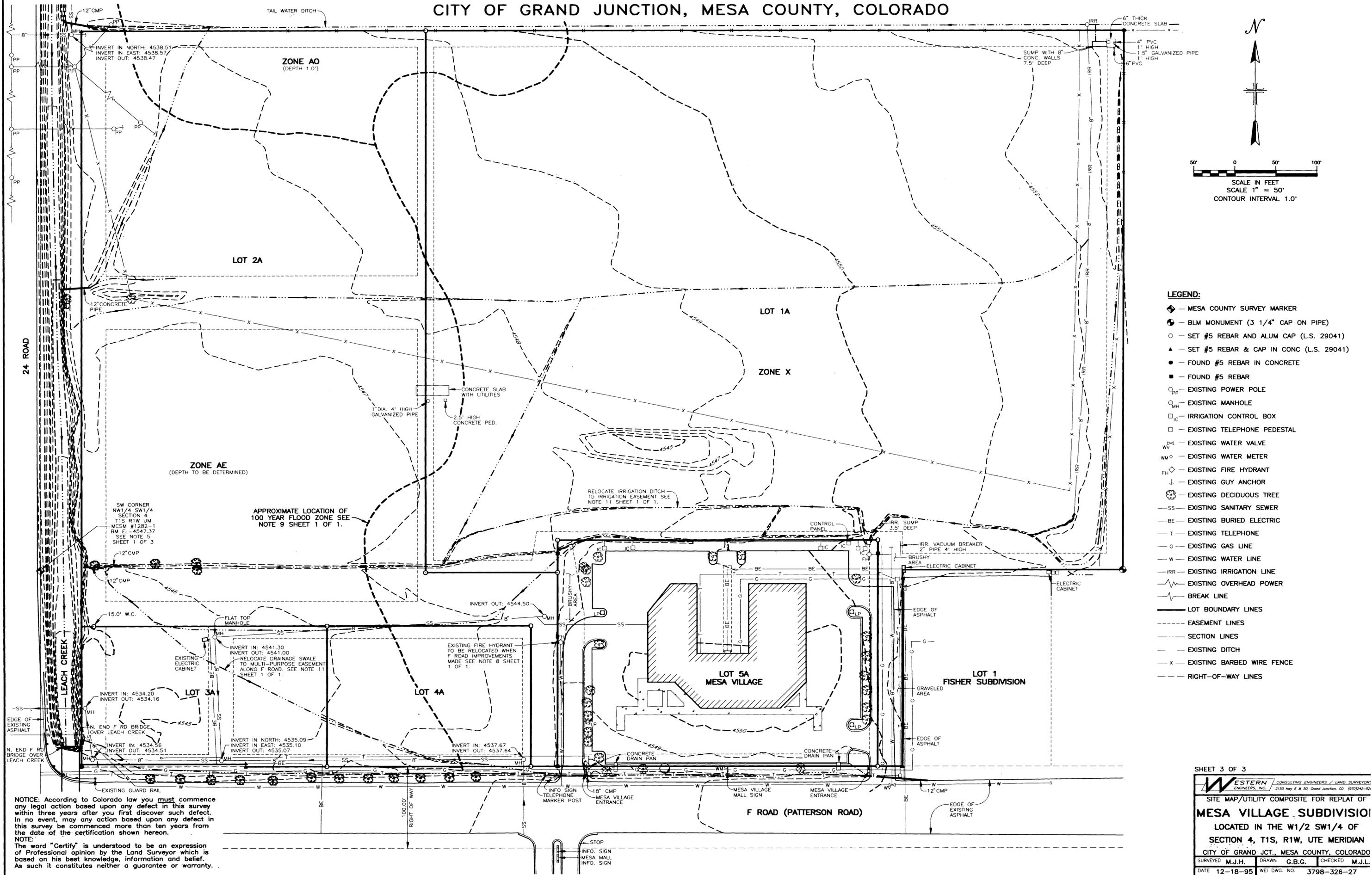
REPLAT OF
MESA VILLAGE SUBDIVISION
LOCATED IN THE W1/2 SW1/4 OF
SECTION 4, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JCT., MESA COUNTY, COLORADO

| | | | | | |
|----------|----------|--------------|-------------|---------|--------|
| SURVEYED | M.J.H. | DRAWN | G.B.G. | CHECKED | M.J.L. |
| DATE | 12-18-95 | WEI DWG. NO. | 3798-326-27 | | |

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REPLAT OF MESA VILLAGE SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 4, T1S, R1W, U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND:**
- ◆ — MESA COUNTY SURVEY MARKER
 - ⊕ — BLM MONUMENT (3 1/4" CAP ON PIPE)
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 - ▲ — SET #5 REBAR & CAP IN CONC (L.S. 29041)
 - — FOUND #5 REBAR IN CONCRETE
 - — FOUND #5 REBAR
 - ⊙_{PP} — EXISTING POWER POLE
 - ⊙_{MH} — EXISTING MANHOLE
 - _{IC} — IRRIGATION CONTROL BOX
 - — EXISTING TELEPHONE PEDESTAL
 - WV — EXISTING WATER VALVE
 - WV_o — EXISTING WATER METER
 - FH — EXISTING FIRE HYDRANT
 - ↓ — EXISTING GUY ANCHOR
 - ⊙ — EXISTING DECIDUOUS TREE
 - SS— — EXISTING SANITARY SEWER
 - BE— — EXISTING BURIED ELECTRIC
 - T— — EXISTING TELEPHONE
 - G— — EXISTING GAS LINE
 - W— — EXISTING WATER LINE
 - IRR— — EXISTING IRRIGATION LINE
 - — — — EXISTING OVERHEAD POWER
 - — — — BREAK LINE
 - — — — LOT BOUNDARY LINES
 - — — — EASEMENT LINES
 - — — — SECTION LINES
 - — — — EXISTING DITCH
 - x— — EXISTING BARBED WIRE FENCE
 - — — — RIGHT-OF-WAY LINES

SHEET 3 OF 3

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
ENGINEERS, INC. 2150 Hwy 6 & 50, Grand Junction, CO 81502-52

SITE MAP/UTILITY COMPOSITE FOR REPLAT OF MESA VILLAGE SUBDIVISION
LOCATED IN THE W1/2 SW1/4 OF SECTION 4, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JCT., MESA COUNTY, COLORADO

| | | |
|-----------------|--------------------------|----------------|
| SURVEYED M.J.H. | DRAWN G.B.G. | CHECKED M.J.L. |
| DATE 12-18-95 | WEI DWG. NO. 3798-326-27 | |

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