

REPLAT OF INDEPENDENCE CENTER SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned WAL-MART STORES, INC. is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and that being a replat of Independence Center Subdivision in the Northeast 1/4 of the Southwest 1/4 of Section 10, T1S, R1W, U.M. which is described in plat book 14, pages 26 and 27, of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at point from whence the N.E. Corner of the SW 1/4 of Section 10, T1S, R1W of the Ute Meridian bears N89°54'54"E 273.00 feet; thence along the following seven courses:

1. S00°00'00"E along the west line of Lot 1 of Independence Plaza Subdivision 265.00 feet;
2. N89°54'50"E along the south line of said Lot 1 240.00 feet to the west right-of-way line of 25 1/2 Road;
3. S00°00'00"E along said right-of-way line 532.20 feet;
4. S89°55'38"W 539.38 feet;
5. S00°00'00"E 490.90 feet to the north right-of-way line of Independent Ave.;
6. S89°56'22"W along said right-of-way line 481.55 feet to the northerly right-of-way line of U.S. Highway 6 and 50;
7. N61°47'22"W along said right-of-way line 90.65 feet to the beginning of a 20.00 foot radius curve to the right, having a central angle of 90°00'00" and the chord of which bears N16°47'22"W 28.28 feet; thence along the arc of said curve and along the right-of-way line of Faith Street 31.42 feet to the beginning of a 233.00 foot radius curve to the left, having a central angle of 28°25'51" and the chord of which bears N13°59'43"E 114.43 feet; thence along the arc of said curve 115.62 feet; thence along the chord of which bears N00°13'13"W 741.66 feet to the beginning of a 20.00 foot radius curve to the right, having a central angle of 48°30'25" and the chord of which bears N24°01'59"E 16.43 feet; thence along the arc of said curve 16.93 feet to the beginning of a 60.00 foot radius curve to the left, having a central angle of 138°30'25" and the chord of which bears N20°58'01"W 112.22 feet; thence along the arc of said curve 145.04 feet; thence leaving the right-of-way line of said Faith Street N00°13'13"W 245.21 feet to the north line of said SW 1/4 Section 10; thence N89°54'54"E 878.56 feet to the beginning.

That said owner has caused the said real property to be laid out and surveyed as a Replat of Independence Center Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the City of Grand Junction those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

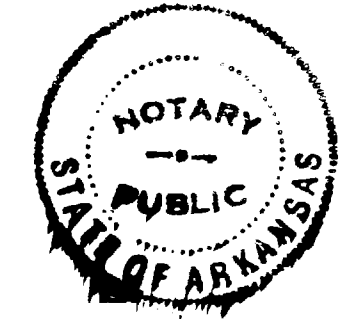
IN WITNESS WHEREOF said owner, WAL-MART STORES, INC. has caused his name to be hereunto subscribed this the 15th day of January, ~~1991~~ 1992.

[Signature]
By: WAL-MART STORES, INC.

(STATE OF ARKANSAS)
(COUNTY OF BENTON) §

The foregoing instrument was acknowledged before me this 15th day of January, A.D., ~~1991~~ 1992, by WAL-MART STORES, INC.

My Commission expires 5-21-95
Witness by hand and official Seal.



[Signature]
Notary Public

CITY OF GRAND JUNCTION APPROVAL

This Replat of Independence Center Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 3rd day of FEBRUARY, A.D., 1992.

[Signature]
City Manager
[Signature]
Chairman, City Planning Commission (RON HALSEY)

By *[Signature]*
President of Council
[Signature]
City Planning Director

[Signature]
City Engineer

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO)
(COUNTY OF MESA) §

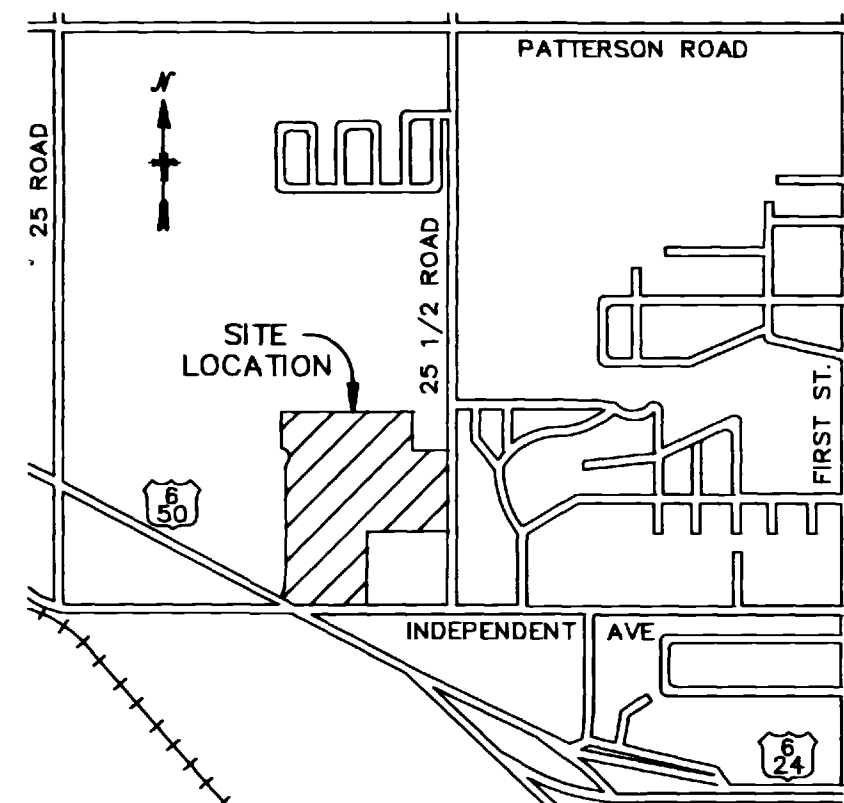
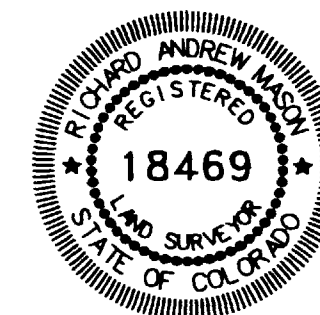
I hereby certify that this instrument was filed in my office at 9:46 o'clock A. M., this 23rd day of February, A.D., 1992, and is duly recorded in plat Book 14 No. 14 Page 26 Reception No. 144327

Fee \$ 20.00
[Signature] Deputy
[Signature] Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying Replat of Independence Center Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of same. Also said 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.

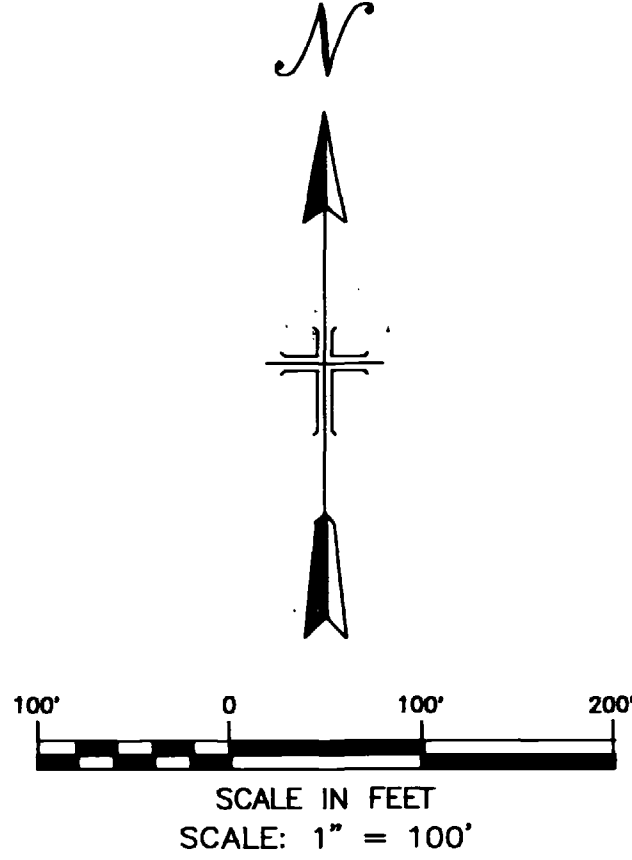
[Signature] 12/19/91
Richard A. Mason Date
Colorado Reg. No. 18469



BY		R.W.O.	WESTERN ENGINEERING, INC. CONSULTING ENGINEERS / LAND SURVEYORS 2139 Hwy # 23, Grand Junction, CO (970)242-3302		
REVISION	EDIT	DESCRIPTION	DEDICATION SHEET FOR CIVIL LAND CONSULTANTS, INC. REPLAT OF INDEPENDENCE CENTER SUB'D IN THE NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 10, T1S, R1W, U.M.		
DATE	SURVEYED	DRAWN	CHECKED	R.A.M.	
1-92	R.A.M.	M.J.L.	R.A.M.		
			DATE	WEI DWG. NO.	3095-1149-7
			12-21-91		

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.

REPLAT OF INDEPENDENCE CENTER SUBDIVISION

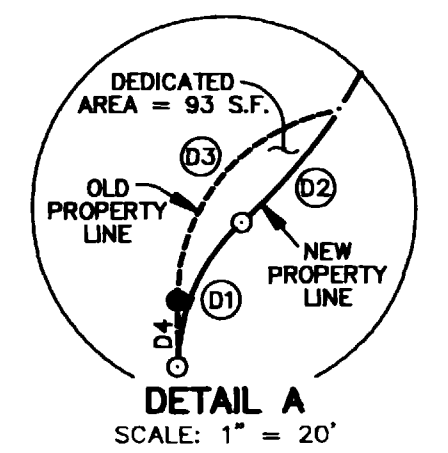


- LEGEND:**
- ⊕ - B.L.M. AL. CAP AND PIPE
 - ◆ - MESA COUNTY SURVEY MONUMENT
 - - SET #5 REBAR (L.S. 18469)
 - - FOUND #5 REBAR (L.S. 18469)
 - ⊙ - FOUND #5 REBAR (L.S. 16413)
 - ▲ - FOUND #5 REBAR (L.S. 12901)
 - - FOUND #5 REBAR (L.S. 5837)
 - CALCULATED POSITION

CURVE TABLE

CURVE LABEL	DELTA ANGLE	CURVE RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	20.00'	31.42'	N 16°47'22" W	28.28'
C2	25°38'50"	233.00'	104.30'	N 15°23'12" E	103.43'
C3	02°47'01"	233.00'	11.32'	N 01°10'17" E	11.32'
C4	48°30'25"	20.00'	16.93'	N 24°01'59" E	16.43'
C5	138°30'25"	60.00'	145.04'	N 20°58'01" W	112.22'
C6	57°37'06"	32.00'	32.18'	S 28°35'28" W	30.84'
C7	28°25'51"	233.00'	115.62'	N 13°59'43" E	114.43'

NOTE: CURVE 7 IS CURVE C2 & CURVE C3 COMBINED



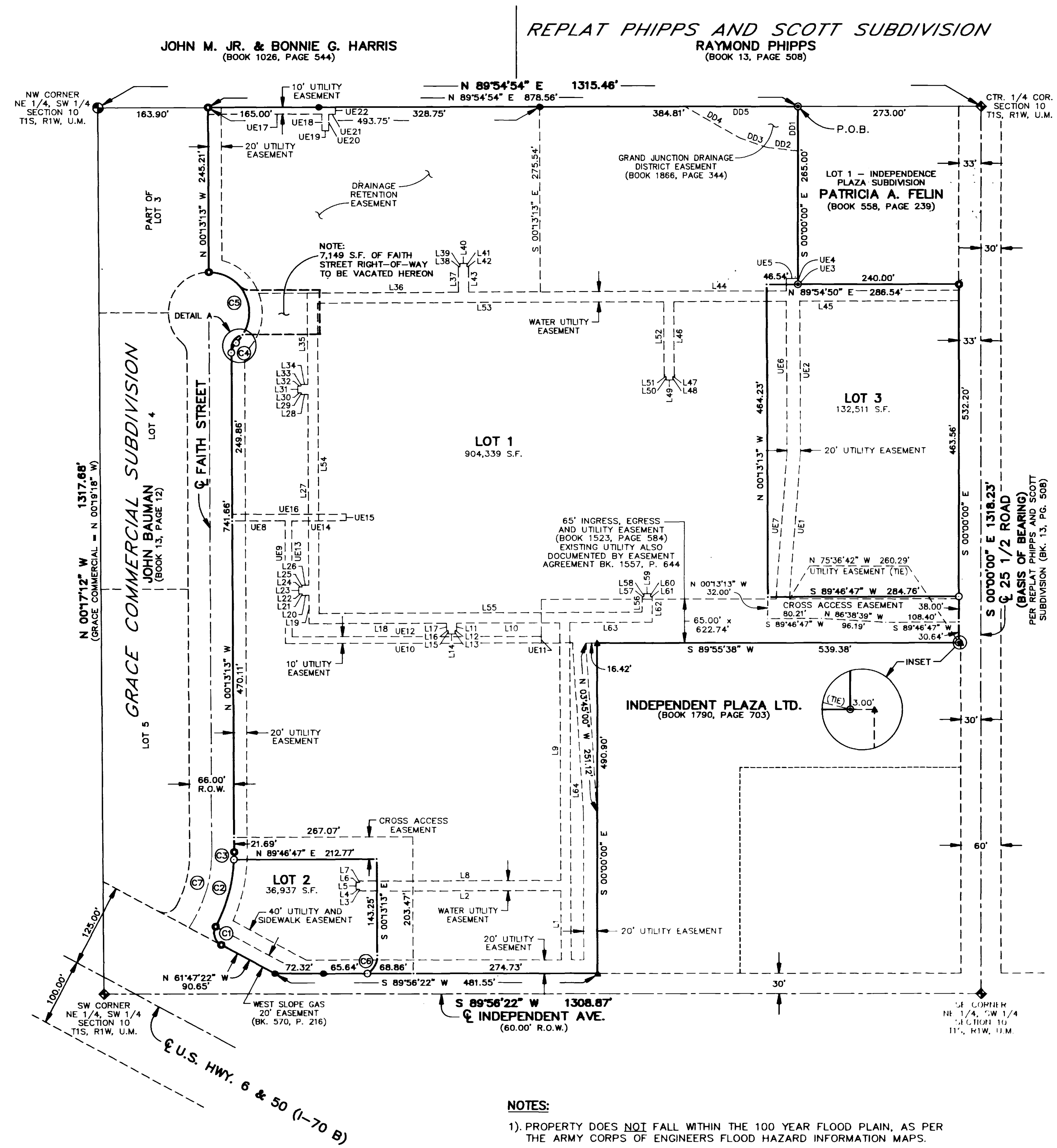
DEDICATED TO PUBLIC TRAVERSE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
D1	20.00'	16.93'	N 24°01'59" E	16.43'	48°30'25"
D2	60.00'	15.57'	N 40°51'06" E	15.53'	14°52'11"
D3	20.00'	28.35'	S 40°23'41" W	26.04'	81°13'48"
LINE	BEARING	DISTANCE			
D4	S 00°13'13" E	6.92'			

AREA SUMMARY

LOT	SQ. FEET	ACRES
LOT 1	904,339	20.76
LOT 2	36,937	0.85
LOT 3	132,511	3.04
TOTAL	1,073,787	24.65

NOTE: LOT 1 AREA INCLUDES 93 SQ FT SUBTRACTED FOR PUBLIC DEDICATION AND 7,149 SQ FT ADDED FOR VACATED RIGHT-OF-WAY.



NOTES:

- PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN, AS PER THE ARMY CORPS OF ENGINEERS FLOOD HAZARD INFORMATION MAPS.
- 18" PVC IRRIGATION LINE RIGHT-OF-WAY CONVEYED BY IRRIGATION EASEMENT IN BOOK 461, PAGE 157, MESA COUNTY RECORDS.
- 10" SANITARY SEWER LINES CROSSING LOT 3 AND THE EASTERLY PART OF LOT 1 SHALL NOT BE ACCEPTED BY THE CITY OF GRAND JUNCTION UNLESS SAID SANITARY SEWER LINES ARE BROUGHT UP TO CITY OF GRAND JUNCTION STANDARDS. MAINTENANCE AND UPGRADE RESPONSIBILITIES REMAIN WITH PROPERTY OWNERS UNTIL SUCH TIME.

GRAND JUNCTION DRAINAGE DISTRICT EASEMENT TABLE

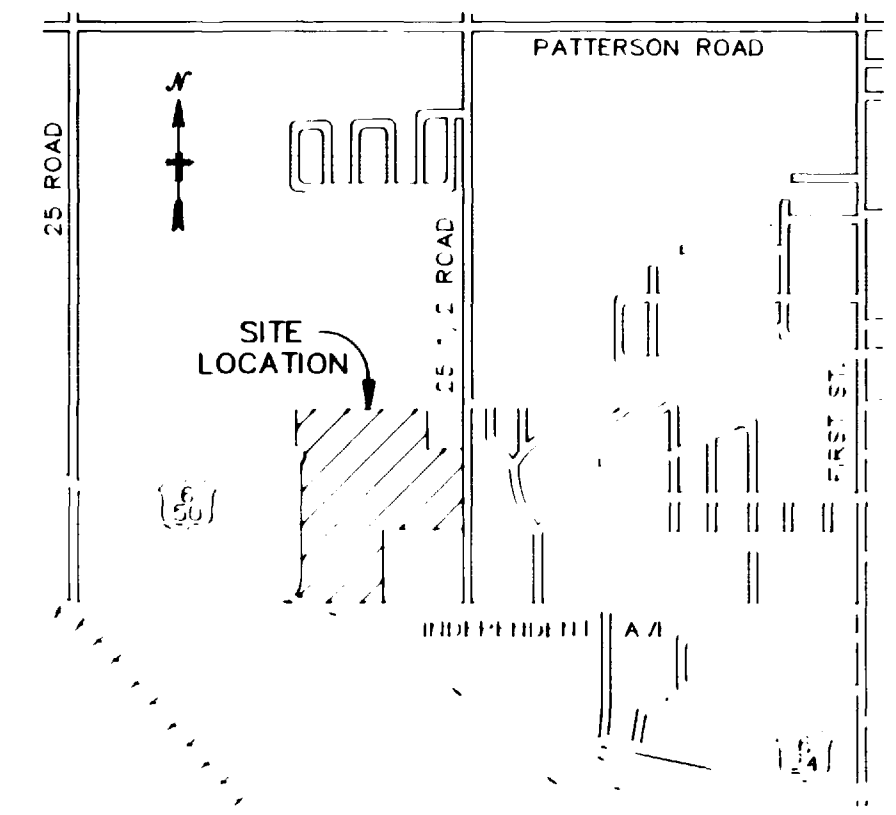
LINE	DIRECTION	DISTANCE
DD1	S 00°00'00" W	66.21'
DD2	N 83°42'34" W	46.04'
DD3	N 70°55'55" W	42.09'
DD4	N 60°20'17" W	95.31'
DD5	N 89°54'54" E	168.96'

UTILITY EASEMENT TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
UE1	N 04°18'42" E	216.21'	UE12	S 89°55'38" W	371.13'
UE2	N 00°13'45" W	251.57'	UE13	N 00°04'22" W	172.04'
UE3	S 89°54'50" W	3.13'	UE14	N 89°55'38" E	86.85'
UE4	N 00°00'00" W	8.82'	UE15	N 00°04'22" W	10.00'
UE5	S 89°46'15" W	16.91'	UE16	S 89°55'38" W	170.05'
UE6	S 00°13'45" E	259.61'	UE17	N 89°54'54" E	170.02'
UE7	S 04°18'42" W	216.95'	UE18	S 00°05'06" E	25.00'
UE8	N 89°55'38" E	79.07'	UE19	N 89°54'54" E	10.00'
UE9	S 00°04'22" E	182.04'	UE20	N 00°05'06" W	25.00'
UE10	N 89°55'38" E	381.13'	UE21	N 89°54'54" E	9.98'
UE11	N 00°04'22" W	10.00'	UE22	N 00°05'06" W	10.00'

WATER UTILITY EASEMENT TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N 00°13'13" W	103.38'	L35	N 00°13'13" W	2.50'
L2	S 89°46'47" W	301.00'	L36	N 89°46'47" E	10.39'
L3	N 00°13'13" W	2.50'	L37	N 00°13'13" W	135.62'
L4	S 89°46'47" W	5.00'	L38	N 89°46'47" E	225.00'
L5	N 00°13'13" W	10.00'	L39	N 00°13'13" W	37.50'
L6	N 89°46'47" E	5.00'	L40	N 89°46'47" E	10.00'
L7	N 00°13'13" W	2.50'	L41	S 00°13'13" E	5.00'
L8	N 89°46'47" E	301.00'	L42	N 89°46'47" E	2.50'
L9	N 00°13'13" W	382.79'	L43	S 00°13'13" E	37.50'
L10	S 89°46'47" W	153.76'	L44	N 89°46'47" E	730.50'
L11	S 00°13'13" E	10.98'	L45	S 89°46'47" W	424.57'
L12	S 89°46'47" W	2.50'	L46	S 00°13'13" E	111.59'
L13	S 00°13'13" E	5.00'	L47	S 89°46'47" W	2.50'
L14	S 89°46'47" W	10.00'	L48	S 00°13'13" E	5.00'
L15	N 00°13'13" W	5.00'	L49	S 89°46'47" W	10.00'
L16	S 89°46'47" W	2.50'	L50	N 00°13'13" W	5.00'
L17	N 00°13'13" W	10.98'	L51	S 89°46'47" W	2.50'
L18	S 89°46'47" W	204.74'	L52	N 00°13'13" W	111.59'
L19	N 00°13'13" W	42.33'	L53	S 89°46'47" W	515.87'
L20	S 89°46'47" W	10.39'	L54	S 00°13'13" E	461.33'
L21	N 00°13'13" W	2.50'	L55	N 89°46'47" E	481.50'
L22	S 89°46'47" W	5.00'	L56	N 00°13'13" E	22.83'
L23	N 00°13'13" W	10.00'	L57	N 89°46'47" E	2.50'
L24	N 89°46'47" E	10.00'	L58	N 00°13'13" W	5.00'
L25	N 00°13'13" W	2.50'	L59	N 89°46'47" E	10.00'
L26	N 89°46'47" E	10.39'	L60	S 00°13'13" E	5.00'
L27	N 00°13'13" W	283.38'	L61	N 89°46'47" E	2.50'
L28	S 89°46'47" W	10.39'	L62	S 00°13'13" E	37.83'
L29	N 00°13'13" W	2.50'	L63	S 89°46'47" W	123.01'
L30	S 89°46'47" W	5.00'	L64	S 00°13'13" E	501.21'
L31	N 00°13'13" W	10.00'			
L32	N 89°46'47" E	5.00'			



VICINITY MAP
DATE: 12-21-91

REPLAT FOR
CIVIL LAND CONSULTANTS, INC.
REPLAT OF INDEPENDENCE CENTER SUBDIVISION
IN THE NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 10, T1S, R1W, U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEYED	R.A.M.	DRAWN	M.J.L.	CHECKED	R.A.
DATE	12-21-91	WFL DWG. NO.	3095-1149-7		

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