

RS COMMERCIAL SUBDIVISION

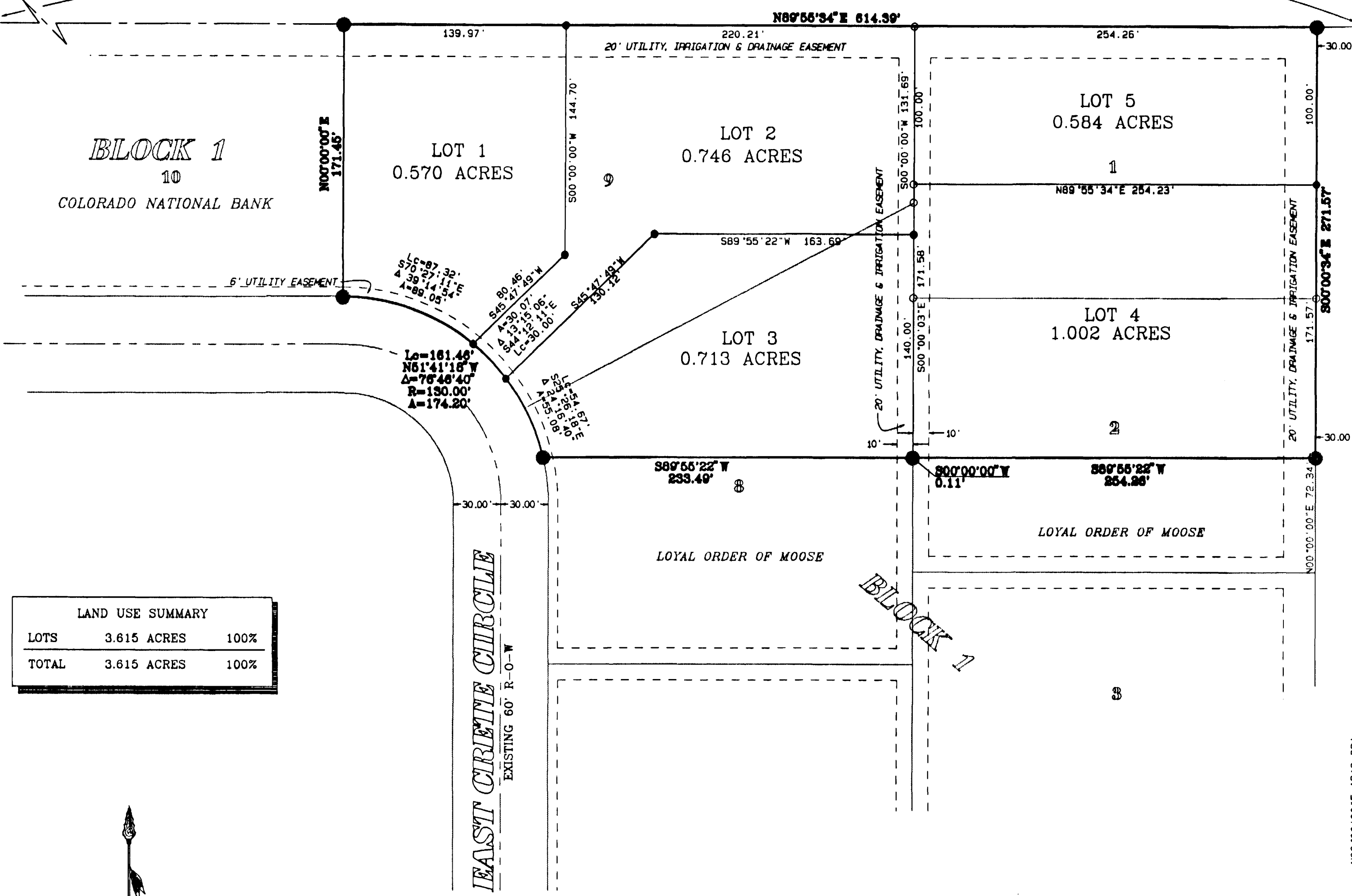
A REPLAT OF LOTS 1, 2, 8, AND 9, BLOCK 1, MINERVA PARK CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

ROBERT F. BURFORD & ESTATE ET AL

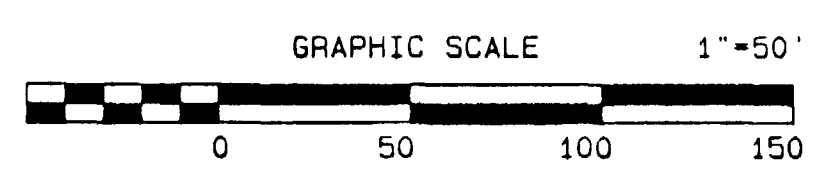
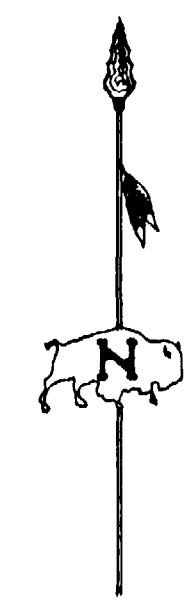
S89°55'22"W 1317.43'

NW 1/16 COR.
SECTION 10
T.1S., R.1W.
UTE MBR.

C-N 1/16 COR.
SECTION 10
T.1S., R.1W.
UTE MBR.
E.L.=4588.07'



LAND USE SUMMARY			
LOTS	3.615 ACRES	100%	
TOTAL	3.615 ACRES	100%	



- ⊕ FOUND B.L.M. ALUMINUM CAP
- ⊙ FOUND MESA COUNTY SURVEY MARKER
- FOUND #5 REBAR
- SET #5 REBAR/ALLOY CAP
"THOMPSON-LANGFORD CORP PLS 18480"
- MONUMENT PLACED IN CONCRETE

The bearings hereon are relative to North 00°00'00" East between Mesa County Survey Markers for the center quarter corner and the center-north sixteenth corner of Section 10, Township 1 South, Range 1 West, Ute Meridian.

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.

CONSENT OF MORTGAGEE
The following parties, having security interest in the subject property do hereby ratify and confirm this plat.

By: [Signature] Date: 2/2/98
Alpine Bank of Grand Junction

DECLARATION OF COVENANTS
This property is subject to covenants, conditions, and restrictions contained in an instrument recorded in Book _____ at Page _____ of the Mesa County records.

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 RS COMMERCIAL SUBDIVISION were made by me and/or under my direct supervision and that 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: January 28, 1998
Kenneth Scott Thompson
Professional Land Surveyor
No. 18480
State of Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Richard Scariano, Alan M. Simpson and Linda G. Simpson are the owners of that real property in the County of Mesa, State of Colorado, being situated in the southeast one-quarter of the northwest one-quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, described in Book _____ at Page _____ and Book 1947 at Page 764 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot One and the North 100 feet of Lot Two in Block One of Minerva Park; AND Lot Eight except the South 130.31 feet and Lot Nine in Block One of Minerva Park, according to the plat thereof recorded in Plat Book No. 11 at Page 317 in the official records of Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as RS COMMERCIAL SUBDIVISION, a subdivision of the City of Grand Junction, Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- * 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 to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- * All Drainage Easements to the owners (Property/Homeowners Association) 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;

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 owner has caused his name to be hereunto subscribed this 28th day of January, A.D., 1998.

[Signature]
Richard Scariano

State of Colorado }
County of Mesa }

This plat was acknowledged before me by Richard Scariano on this 28th day of January, 1998, for the aforementioned purposes.

Notary Public [Signature]
My Commission expires: 02/01/99
My address is: 529 25 1/2 Road, Suite B210 Grand Junction, CO 81505

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28th day of January, A.D., 1998.

[Signature]
Alan M. Simpson

[Signature]
Linda G. Simpson

State of Colorado }
County of Mesa }

This plat was acknowledged before me by Alan M. Simpson and Linda G. Simpson on this 28th day of January, A.D., 1998, for the aforementioned purposes.

Notary Public [Signature]
My Commission expires: 02/01/99
My address is: 529 25 1/2 Road, Suite B210 Grand Jct., CO 81505

CITY APPROVAL

This plat of RS COMMERCIAL SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 26th day of March, 1998.

Mayor [Signature] City Manager [Signature]

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 10:22 o'clock A.M., this 10th day of April, 1998, and is duly recorded in Plat Book No. 16, Page 122 as Reception No. 184077.

Clerk and Recorder of Mesa County

RS COMMERCIAL SUBDIVISION
REPLAT LOTS 1, 2, 8, 9 BLOCK 1
MINERVA PARK

SECTION: SE/4 NW/4 S.10 T1NSHP: 1 South RANGE: 1 West MERIDIAN: UTE

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

Designed by: KST	Checked by: DRS	Job No. 0183-020
JOB NO. 0183-020	Date: Jan 9, 1998	Sheet 1 of 1