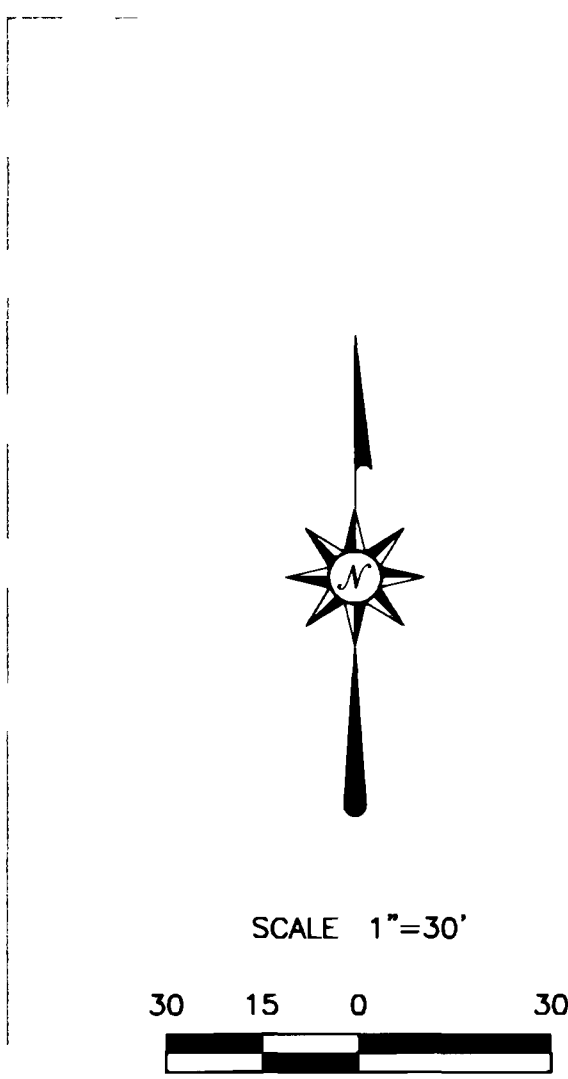
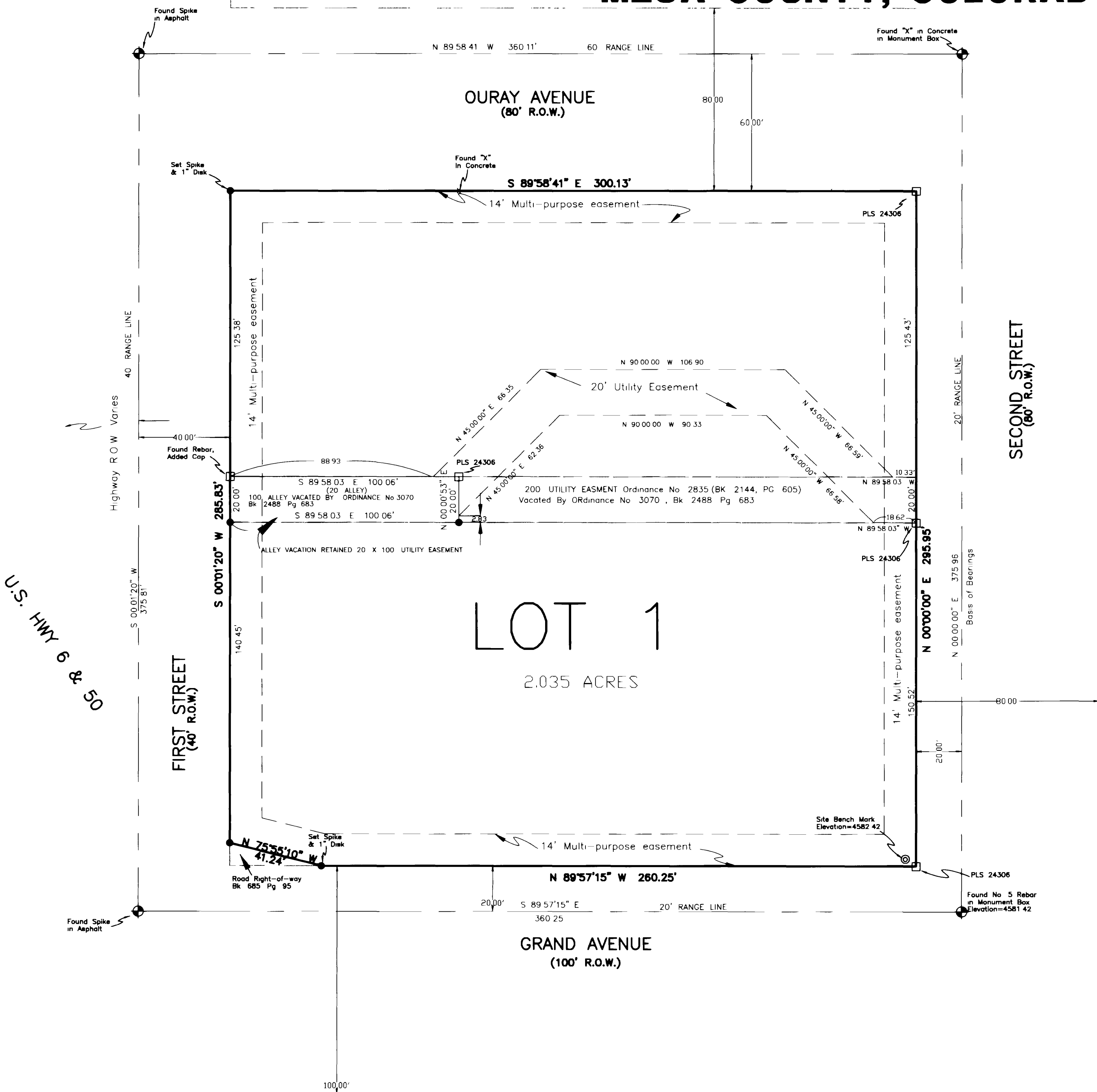


RITE AID 21811 SUBDIVISION

A REPLAT OF LOTS 1-24, BLOCK 77, PLAT OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND**
- ⊕ CITY BLOCK MONUMENT
 - FOUND No 5 REBAR, AS DESCRIBED
 - SET ALUMINUM CAP ON No 5 REBAR, PLS 17485
- Subdivision boundary corners to be set in concrete

GENERAL NOTES:

- 1) Basis of bearings is the 20' range line to Block 77 in Second Street which is assumed to bear North 00°00'00" East a distance of 375.96 feet between City block monument located at Second Street and Ouray Avenue and the City block monument located at Second Street and Grand Avenue Both monuments are as shown on this survey
- 2) Site bench mark is a No 4 rebar with plastic cap marked "survey control" The elevation is 4582.42 based upon differential level loop from the city block monument located at Second Street and Grand Avenue (City of Grand Junction Survey Department) Elevations are based upon the North American Vertical Datum of 1988.

AREA SUMMARY

LOT 1	= 2.035 Acres	100.00%
TOTAL	= 2.035 Acres	100.00%

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That THRIFTY PAYLESS INC., are the owners of that real property located in part of the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows (Book 2440, Page 865, and Book 2442, Pages 429-432)

Lots 1 through 24, Block 77, of the CITY OF GRAND JUNCTION, Mesa County Colorado, TOGETHER WITH the East 200 feet of the East-West alley located in Block 77 as vacated by Ordinance No. 2835 recorded May 12, 1995 in Book 2144 at Page 605, Mesa County records EXCEPT that tract conveyed to the Department of Highways, State of Colorado by instrument recorded May 17, 1956 in Book 685 at page 95, Mesa County records

Said parcel containing an area of 2.035 Acres, as described

That said owners have caused the real property to be laid out and platted as RITE AID 21811 SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown on the accompanying plat as follows

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 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

Said owners hereby declare there are no lienholders to herein described real property

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 15th day of January AD 1999

by Roma S. Young
AUTHORIZED REP.
THRIFTY PAYLESS INC

NOTARY PUBLIC'S CERTIFICATE

COMMONWEALTH
STATE OF ARIZONA
COUNTY OF AVILA } ss

The foregoing instrument was acknowledged before me by ROMA S. YOUNG this 15th day of January, A.D. 1999
Witness my hand and official seal

Patricia L. Sanchez
Notary Public

My Commission Expires 7/21/2000

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:38 o'clock P. M. January 28th, A.D. 1999 and was duly recorded in Plat Book 16, Page No. 370 Reception No. 1885974 Drawer No. GG-65 Fees 10.00 + 1.00

Monika Todd
Clerk and Recorder

By Olivia Herrera
Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of RITE AID 21811 SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 15th day of January, A.D. 1999

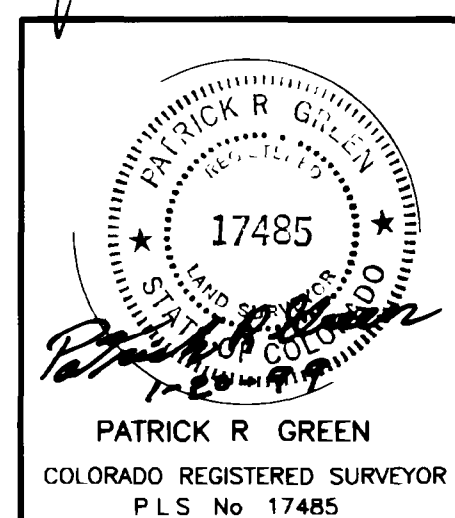
City Manager Mark Cleban

President of City Council Paul L. Terry

SURVEYOR'S CERTIFICATION

I, Patrick R Green, do hereby certify that the accompanying plat of Rite Aid 21811 Subdivision, 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 1-20-99



RITE AID 21811 SUBDIVISION
LOTS 1-24, BLOCK 77
PLAT OF THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS * SURVEYORS * PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4098

PROJECT NO 98019	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE March, 1998	RM/SA	PG		1	1