

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 County of Mesa, State of Colorado, and that being a replat of Lots 1, 2 and part of Lot 3, Grace Commercial Subdivision, Lots 2 thru 5 of Independence Plaza Subdivision and the E1/2 W1/2 NE1/4 SE1/4 all in said Section 10, T1S, R1W, U M which is described in book 1327, page 964, and book 1799, page 159, and book 1808, page 949 & 950, 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 NE 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 Independence 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 N00°13'13"W 748.60 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 N44°46'47"E 28.28 feet, thence along the arc of said curve 31.42 feet, thence N89°46'47"E 112.00 feet, thence N00°13'13"W 66.00 feet, thence S89°46'47"W 105.08 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 N65°58'01"W 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 48°30'25" and the chord of which bears N65°58'01"W 49.29 feet, thence along the arc of said curve 50.80 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 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 4th day of November A.D., 1991

[Signature]
By WAL-MART STORES, INC

(STATE OF ARKANSAS)
(COUNTY OF BENTON)

The foregoing instrument was acknowledged before me this 4th day of November A.D., 1991, by WAL-MART STORES, INC

My Commission expires 4-26-96
Witness by hand and official Seal

[Signature]
Notary Public

CITY OF GRAND JUNCTION APPROVAL

This plat 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 22nd day of October A.D., 1991

[Signature]
City Manager
[Signature]
Chairman, City Planning Commission

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 10:40 o'clock A M this 19th day of November A.D., 1991, and is duly recorded in plat Book No 14 Page 26427, Reception No 153416

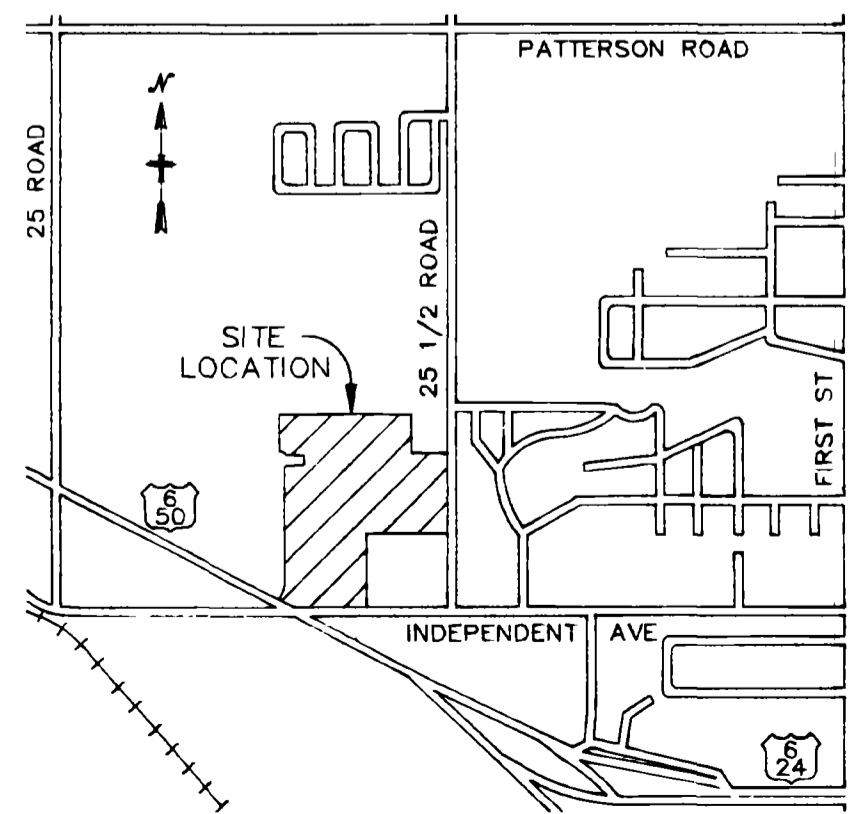
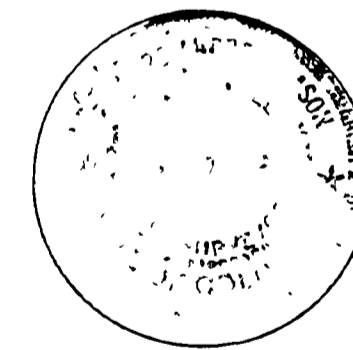
Fee \$ 20.00 By *[Signature]* Deputy *[Signature]* Clerk and Recorder

Drawer # Z-22

SURVEYOR'S CERTIFICATE

I, Richard A Mason, do hereby certify that the accompanying plat 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] 11/6/91
Richard A Mason Date
Colorado Reg No 18469



VICINITY MAP
NOT TO SCALE

INDEPENDENCE CENTER SHEET 1 OF 2

BY	GLC		DEDICATION SHEET FOR				
REVISION	to WAL-MART		CIVIL LAND CONSULTANTS, INC.				
DATE	11/91	OF PROPERTY LOCATED 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 M
		DATE	10-1-91	WEI DWG NO	3026-1149-1		

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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

INDEPENDENCE CENTER SUBDIVISION

REPLAT PHIPPS AND SCOTT SUBDIVISION
 RAYMOND PHIPPS
 (BOOK 13 PAGE 508)

JOHN M. JR. & BONNIE G. HARRIS
 (BOOK 1026 PAGE 544)

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'

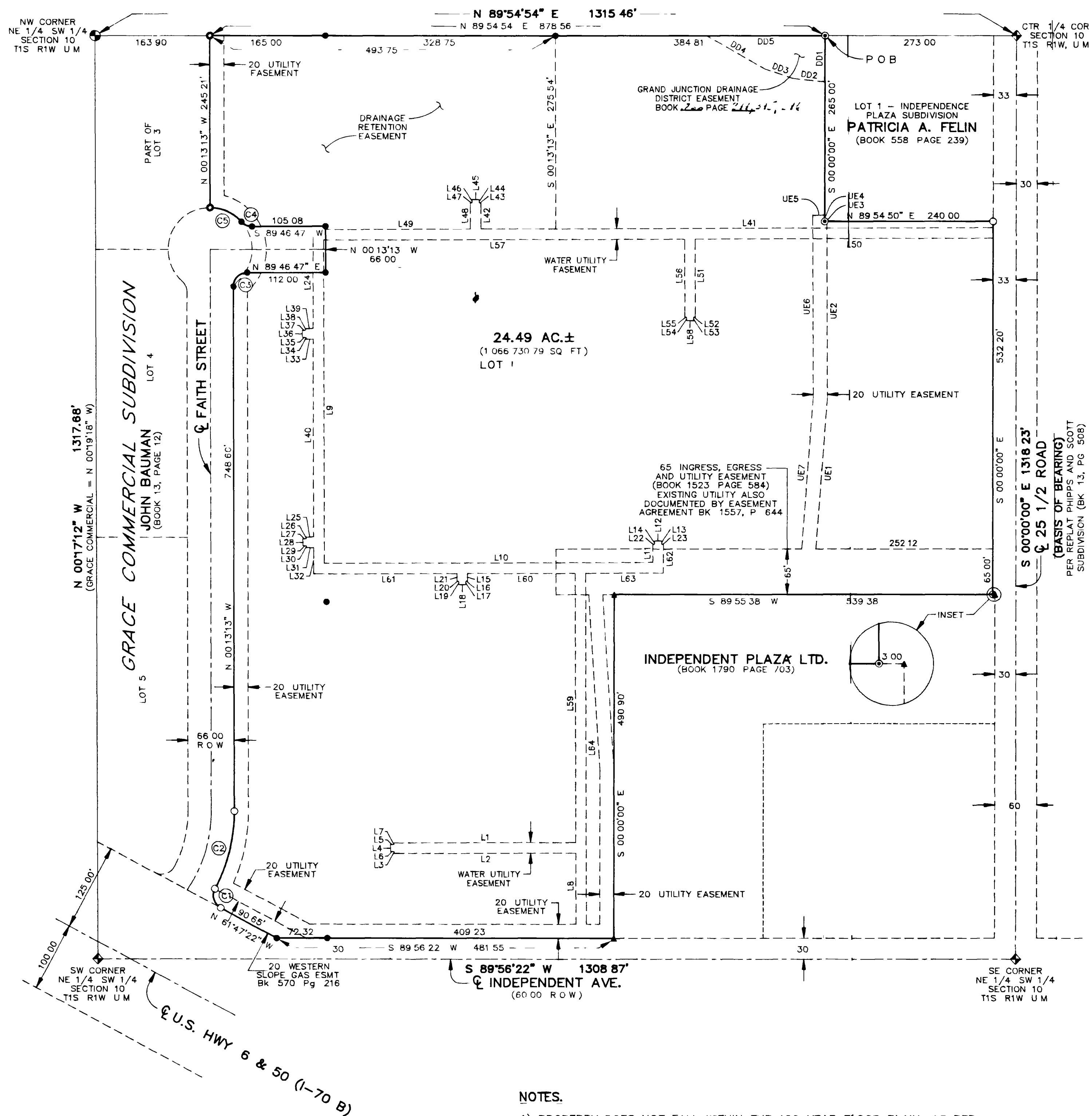
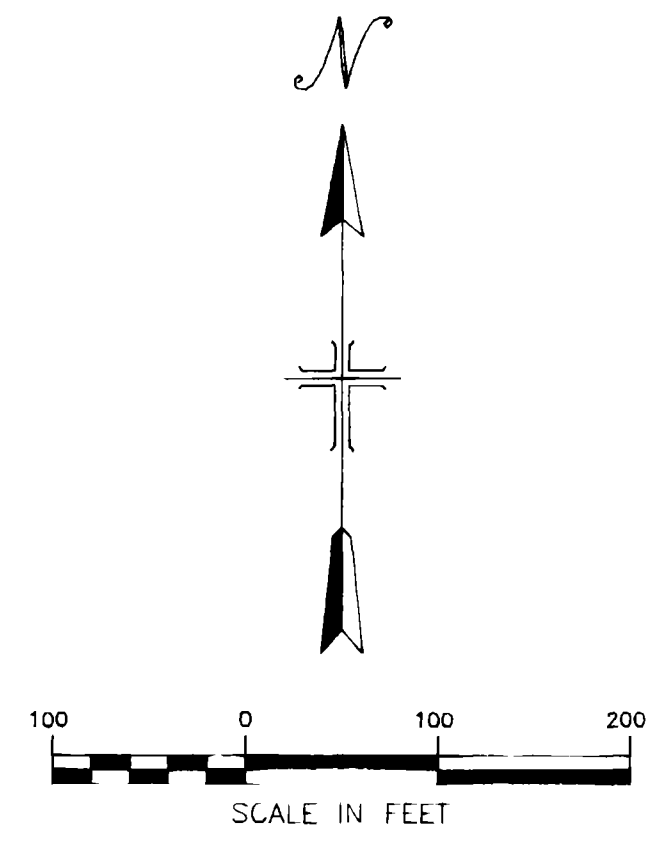
UTILITY EASEMENT TABLE

LINE	DIRECTION	DISTANCE
UE1	N 04°18'42" E	216 21'
UE2	N 00°13'45" W	251 57'
UE3	S 89°54'50" W	3 13'
UE4	N 00°00'00" W	8 82'
UE5	S 89°46'15" W	16 91'
UE6	S 00°13'45" E	259 61'
UE7	S 04°18'42" W	216 95'

WATER UTILITY EASEMENT TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N 89°46'47" E	260 00'	L33	N 89°46'47" E	10 39'
L2	N 89°46'47" E	260 00'	L34	S 00°13'13" E	2 50'
L3	N 00°13'13" W	2 50'	L35	N 89°46'47" E	5 00'
L4	N 00°13'13" W	10 00'	L36	S 00°13'13" E	10 00'
L5	N 89°46'47" E	5 00'	L37	S 89°46'47" W	5 00'
L6	N 89°46'47" E	5 00'	L38	S 00°13'13" E	2 50'
L7	N 00°13'13" W	2 50'	L39	S 89°46'47" W	10 39'
L8	S 00°13'13" E	101 71'	L40	S 00°13'13" E	282 75'
L9	S 00°13'13" E	461 33'	L41	S 89°46'47" W	730 50'
L10	N 89°46'47" E	469 29'	L42	N 00°13'13" W	37 50'
L11	N 00°13'13" W	25 81'	L43	S 89°46'47" W	7 50'
L12	N 89°46'47" E	10 00'	L44	N 00°13'13" W	5 00'
L13	S 00°13'13" E	6 00'	L45	S 89°46'47" W	10 00'
L14	S 00°13'13" E	5 00'	L46	S 00°13'13" E	5 00'
L15	S 00°13'13" E	10 98'	L47	S 89°46'47" W	2 50'
L16	S 89°46'47" W	2 50'	L48	S 00°13'13" E	37 50'
L17	S 00°13'13" E	5 00'	L49	S 89°46'47" W	225 00'
L18	S 89°46'47" W	10 00'	L50	S 89°46'47" W	424 57'
L19	N 00°13'13" W	5 00'	L51	S 00°13'13" E	111 59'
L20	S 89°46'47" W	2 50'	L52	S 89°46'47" W	2 50'
L21	N 00°13'13" W	10 98'	L53	S 00°13'13" E	5 00'
L22	N 89°46'47" E	2 50'	L54	N 00°13'13" W	5 00'
L23	N 89°46'47" E	2 50'	L55	S 89°46'47" W	2 50'
L24	N 00°13'13" W	141 22'	L56	N 00°13'13" W	114 59'
L25	S 89°46'47" W	10 39'	L57	S 89°46'47" W	915 87'
L26	S 00°13'13" E	2 50'	L58	S 89°46'47" W	10 00'
L27	S 89°46'47" W	5 00'	L59	N 00°13'13" E	384 46'
L28	S 00°13'13" E	10 00'	L60	N 89°46'47" E	153 76'
L29	N 89°46'47" E	5 00'	L61	N 89°46'47" E	204 74'
L30	S 00°13'13" E	2 50'	L62	S 00°13'13" E	40 81'
L31	N 89°46'47" E	10 39'	L63	S 89°46'47" W	110 80'
L32	S 00°13'13" E	37 33'	L64	S 00°13'13" E	501 21'

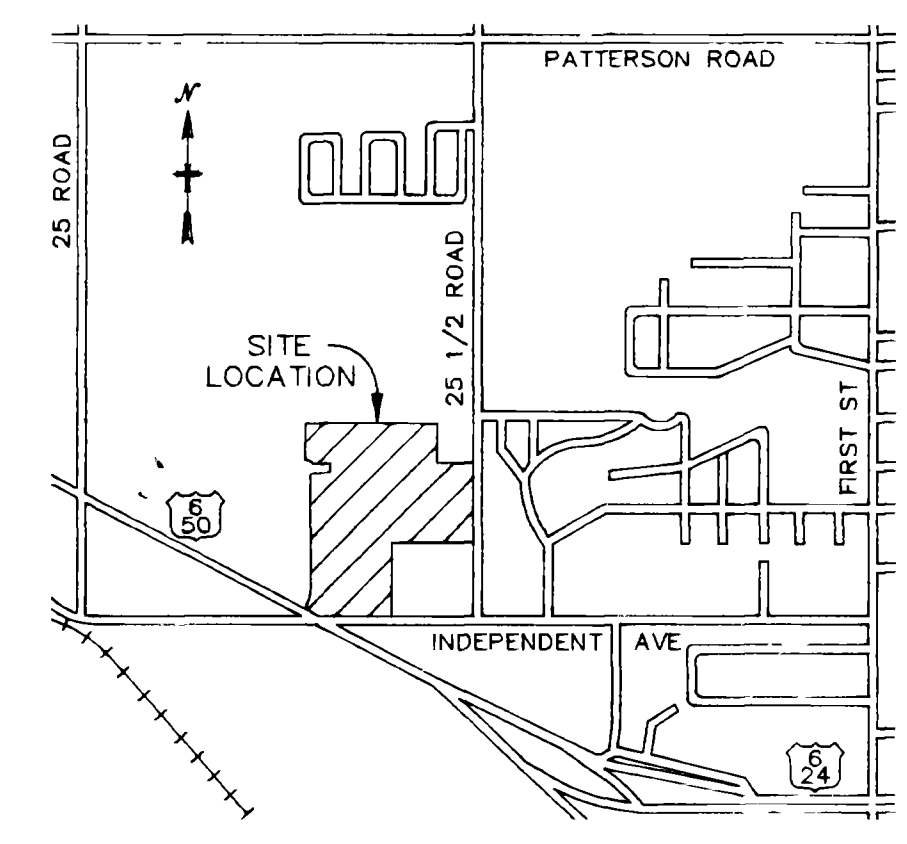
WATER UTILITY EASEMENT INFORMATION PROVIDED BY CLIENT



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

CURVE TABLE

ANGLE 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	28 25 51"	233 00	115 62'	N 13 59 43" E	114 43'
C3	90 00 00"	20 00	31 42'	N 44 46 47" E	28 28'
C4	48 30 25"	20 00	16 93'	N 65 58 01" W	16 43'
C5	48 30 25"	60 00	50 80'	N 65 58 01" W	49 29'



VICINITY MAP
 NOT TO SCALE

- NOTES.**
- PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN, AS PER THE ARMY CORPS OF ENGINEERS FLOOD HAZARD INFORMATION MAPS
 - SET CONCRETE COLLAR AROUND ALL ANGLE POINT MONUMENTS
 - 18" PVC IRRIGATION LINE RIGHT-OF-WAY CONVEYED BY IRRIGATION EASEMENT IN BOOK 461, PAGE 157, MESA COUNTY RECORDS

INDEPENDENCE CENTER
 SHEET 2 OF 2

WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS
 2150 Hwy 6 & 30, Grand Junction, CO (303)242-5302

PLAT FOR
CIVIL LAND CONSULTANTS, INC.
 OF PROPERTY LOCATED IN THE
 NORTHEAST 1/4, SOUTHWEST 1/4 OF
 SECTION 10, T1S, R1W, U.M.
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DATE	11/91	SURVEYED	R A M	DRAWN	M J L	CHECKED	R A M
DATE	10-1-91	WEI	DWG	NO	3026-1149-1		

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