

REDLANDS MARKETPLACE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Regency Realty Group, Inc. is the owner of that real property located in part of Section 15, Township 1 South, Range 1 West, Ute Meridian, as described in Book 2614, Pages 916 through 922, Mesa County Records, being more particularly described as follows:

A replat of Lot 1 of Brach's Subdivision, as recorded in Plat Book 17, Pages 114 and 115.

That said owners have caused the real property to be laid out and platted as Redlands Marketplace 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 and labeled on the accompanying plat of Redlands Marketplace Subdivision as follows:

All streets and rights-of-way to the City of Grand Junction for the use of the general public, forever;

All Multipurpose Easements to the City of Grand Junction shown hereon 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 Public Right-of-Way and Recreational Easements to the City of Grand Junction as a non-exclusive perpetual easement for ingress/egress access use by the general public pedestrian, for walking, bicycling and other access, excepting motorized vehicles; City of Grand Junction shall have motorized vehicle access for emergency and maintenance vehicles and equipment, for the purpose of providing emergency services (fire, police, and ambulance) and maintaining the trail and easement;

All utility easements 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;

20' Sanitary Sewer 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 sanitary sewer lines and appurtenances thereto;

All Ingress/Egress Access to the owners of lots specifically identified on the plat as perpetual non-exclusive easements for ingress/egress access purposes by said 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, and the City of Grand Junction.

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 owner hereby declares there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, Regency Realty Group, Inc., has caused their names to be hereunto subscribed this 30 day of Nov., A.D. 1999.

W.B. Woodward
by:
for: Regency Realty Group, Inc.

NOTARY PUBLIC'S CERTIFICATE

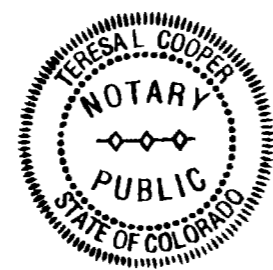
STATE OF CO } ss
COUNTY OF MEJA

The foregoing instrument was acknowledged before me by W.B. Woodward, for Regency

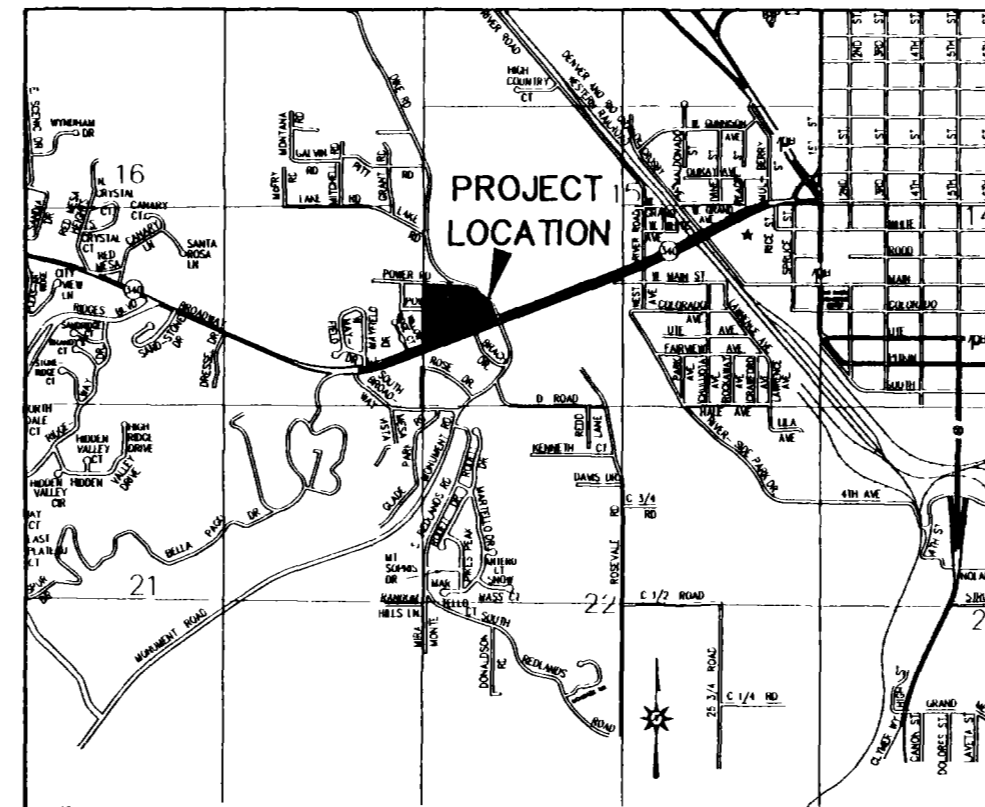
Realty Group, Inc this 30th day of November, A.D., 1999.

Witness my hand and official seal:

Debra L. Cooper
Notary Public



My Commission Expires 8/27/2001



VICINITY MAP

GENERAL NOTES:

Basis of bearings is the West line of the South Half (S1/2) of Section 15 to bear North 00°11'30" East, a distance of 2655.36 feet. Both monuments on this line are Mesa County Survey Markers.

Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Meridian Land Title Company, Policy No. 31008 Amended X, dated 7/12/99.

Declaration of Restrictions and Grant of Easements recorded in Book _____, Pages _____ through _____.

The Common Area and the following non-exclusive easements are defined in the said Declaration of Restrictions and Grant of Easements.

NON-EXCLUSIVE INGRESS EGRESS ACCESS EASEMENT:

Each owner, as grantor, to the other owners, their respective tenants, contractors, employees, agents, licensees, and invitees, and the subtenants, contractors, employees, agents, licensees, and invitees of such tenants, for the benefit of each Lot belonging to other owners, as grants, a non-exclusive easement for ingress/egress access for vehicular and pedestrian traffic, and vehicular parking upon, over, and across that portion of the common area located on the grantor's Lot(s), except those areas devoted to Service Facilities or driveup or drive through customer service facilities.

NON-EXCLUSIVE UTILITIES AND FACILITIES EASEMENT:

Each owner, as grantor, to the other owners, their respective tenants, contractors, employees, agents, licensees, and invitees, and the subtenants, contractors, employees, agents, licensees, and invitees of such tenants, 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, drainage facilities, and other public or private utilities.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at _____ o'clock

_____ M., _____, A.D., 19____, and was duly recorded in Plat Book _____

Page No. _____ Reception No. _____ Drawer No. _____ Fees: _____

Clerk and Recorder

By: _____
Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of Redlands Marketplace Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 10th day of December, A.D., 1999.

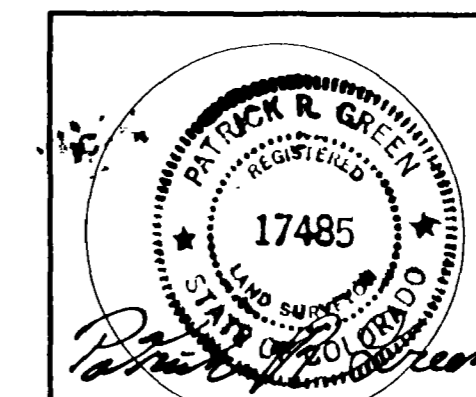
City Manager Shirley Clever

President of City Council Gene Kinsey

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Redlands Marketplace 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 November 30, 1999



Patrick R. Green
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. No. 17485

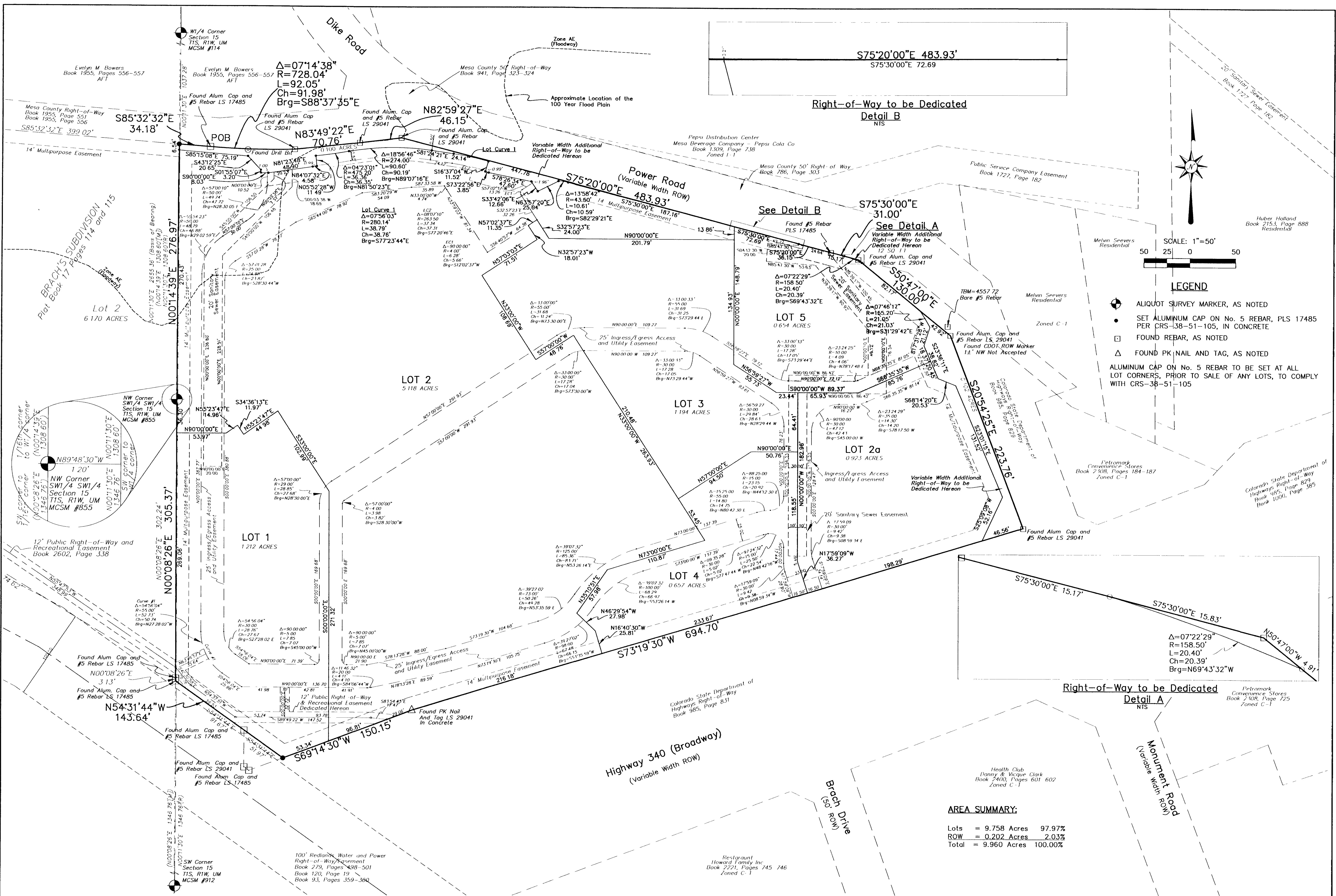
REDLANDS MARKETPLACE SUBDIVISION
PART OF SECTION 15
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign

ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 98042	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: NOV, 1999	rm/jt	RSK		1	2

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.



SCALE: 1"=50'
50 25 0 50

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - △ FOUND PK NAIL AND TAG, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

AREA SUMMARY:

Lots	= 9.758 Acres	97.97%
ROW	= 0.202 Acres	2.03%
Total	= 9.960 Acres	100.00%

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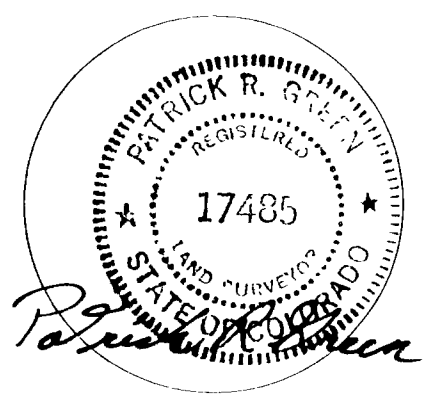
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