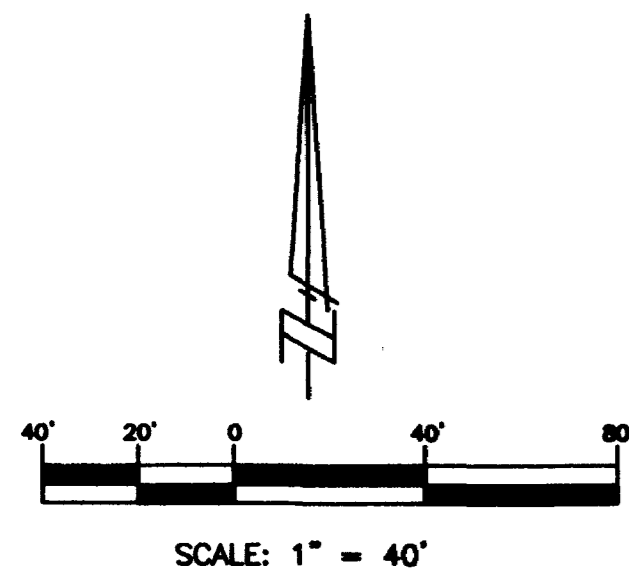


MARKET SQUARE NORTH

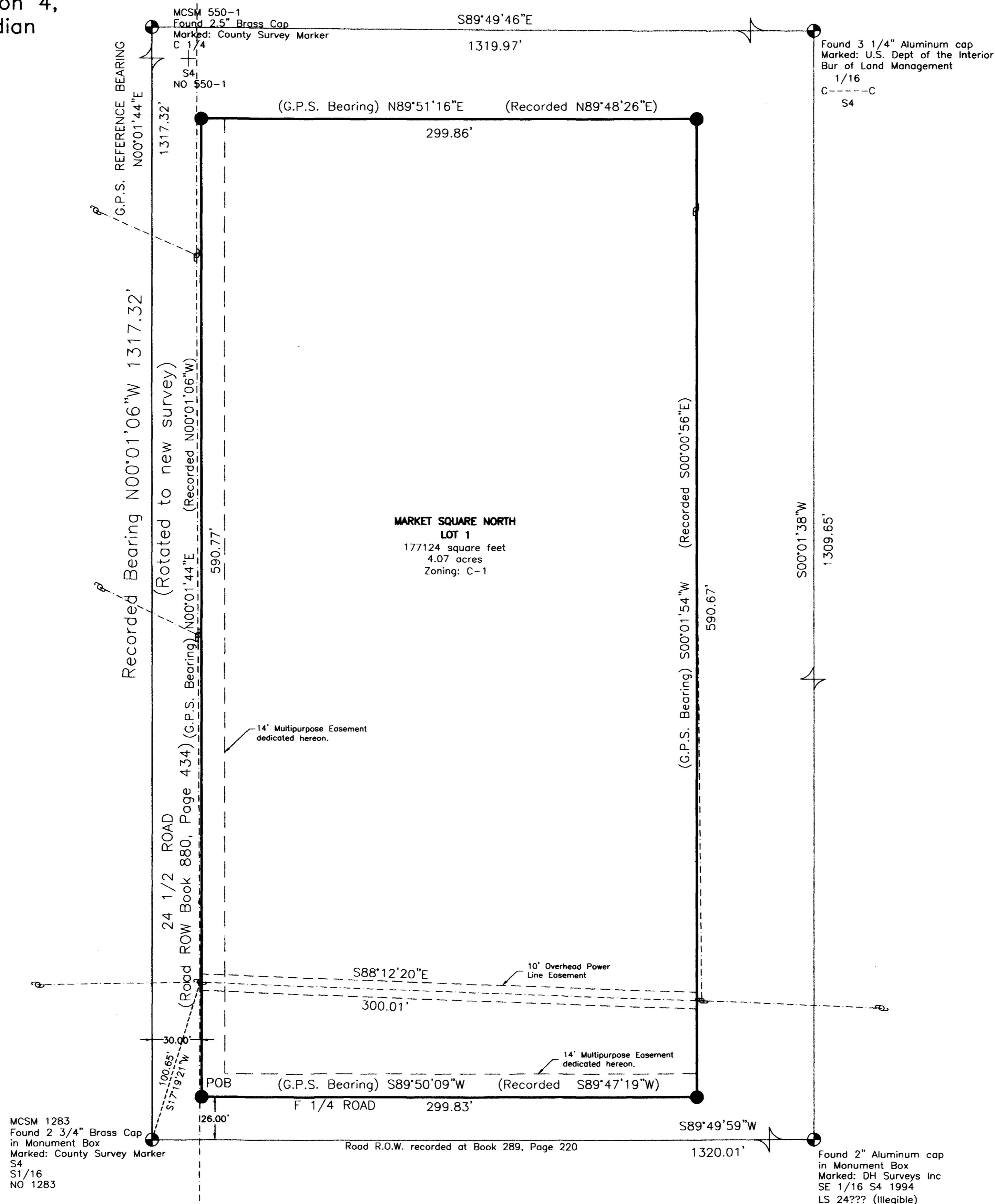
Located in the NW1/4 of the SE1/4 of Section 4,
Township 1 South, Range 1 West, Ute Meridian
Mesa County, Colorado



LEGEND

- Found Monument as Noted
- Set #5 rebar with yellow plastic cap
Marked: "Nichols Associates, Inc"

Notes:
Recorded information from:
Land Survey Deposit # 1293-96
Book 1 Page 35, dated 1/17/96



DEDICATION:
 Know all men by these presents:
 That Ihrig LLC is the owner of that real property located in the SE1/4 of Section 4, T1S, R1W, Ute Meridian, Mesa County, Colorado and described in Book 2599 at Page 294 in the records of Mesa County Clerk and Recorder as:
 A tract or parcel of land situated in the NW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West, of the Ute Meridian, and being more particularly described as follows:
 Commencing at at the South 1/16th corner of said Section 4 that when aligned with the S1/4 corner of said Section 4 is recorded as bearing N00°01'06"W in Book 1591 at Page 464 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto;
 thence N89°49'59"E 30.00 feet;
 thence N00°01'06"W 26.00 feet to the Point of Beginning;
 thence continuing N00°01'06"W 590.77 feet;
 thence N89°48'26"E 299.86 feet;
 thence S00°00'56"E 590.67 feet;
 thence S89°47'19"W 299.83 feet more or less to the point of beginning;
 Containing 4.07 Acres,
 Also known as street and number: 630 24 1/2 Road, Grand Junction, CO 81505
 That owner does dedicate and set apart real property as shown and labelled on this plat as follows:

A 14' Multipurpose Easement to the City of Grand Junction for the use of public utilities as a perpetual easement 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 appurtenant facilities. Said Easement further described as:
 An easement over the West 14 feet and the South 14 feet of real property described in Book 2599 at Page 294 in the records of the Mesa County Clerk and Recorder.

AND

A ten foot wide easement to Xcel Energy for an overhead power line of which the centerline is more particularly described as follows:
 Beginning at a point on the West line of Lot 1 of Market Square North (as described above) from whence the South 1/4 Corner of said Section 4 bears S17°19'21"W a distance of 100.85 feet;
 Thence S88°12'20"E a distance of 300.01 feet more or less to the East line of said Lot 1

The basis for bearings is N00°01'44"E 1317.32 feet from the Center South 1/16th Corner to Center 1/4 corner of Section 4. The Center 1/4 Corner is monumented by Mesa County Survey Monument No 550-1, and the Center South 1/16th Corner by No 1283.

IN WITNESS WHEREOF owners have caused their names to be hereunto subscribed this 14th day of August A.D., 2001.

William A. Ihrig
 By: William A. Ihrig
 Ihrig LLC

NOTARY'S CERTIFICATE:
 STATE OF COLORADO } SS
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 14th day of August A.D., 2001, by

7-5-2001
 My commission expires: *Judy K. Wunderwald*
 Notary Public

Leinholder *By: S. Millberry*
 Tomachi Investments

NOTARY'S CERTIFICATE:
 STATE OF COLORADO } SS
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 14th day of August A.D., 2001, by

7-5-2001
 My commission expires: *Judy K. Wunderwald*
 Notary Public

CITY APPROVAL:
 This plat of Market Square North, a subdivision in the city of Grand Junction, Mesa County, Colorado was approved and accepted
 this 16th day of August AD 2001.

[Signature] City Manager
[Signature] Mayor

CLERK AND RECORDER'S CERTIFICATE:
 STATE OF COLORADO } SS
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 3:58 o'clock P. M. this 20th day of August A.D., 2001, and is duly recorded in Plat Book No. 18, Page 224 Reception 2011258

 Clerk and Recorder

SURVEYOR'S CERTIFICATE:
 I, Terry D. Nichols, certify that this plat represents a survey made under my supervision and that it represents an accurate description of the location of the monuments which were found or set.

[Signature]
 Terry D. Nichols
 CO LS 12093

MARKET SQUARE NORTH
 Located in Sec 4, T 1 S, R 1 W, Ute M.
 Mesa County, Colorado

FOR: Ihrig LLC

NICHOLS ASSOCIATES, INC.
 751 Horizon Court Suite 102
 Grand Junction, Colorado 81506
 Tel: (970) 245-7101 Fax: (970) 245-3251
 email: terry@nicholscompanies.com

DRAWN BY: NAI-MG-KSE	DATE DRAWN 06-06-01	PROJ. No. 3484
DATE FIELD SURVEY COMPLETED 10-27-2000	SCALE 1"=40'	SHEET 1 OF 1