

REDLANDS MARKETPLACE SUBDIVISION FILING NO. TWO A REPLAT OF LOTS 2, 3, & 4, REDLANDS MARKETPLACE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Regency Realty Group, Inc., (as described in Book 2614, Pages 916 through 922, Mesa County Records,) and Albertsons, Inc. (as described in Book 2664, Pages 471 through 474, Mesa County Records,) are the owners of that real property located in part of Section 15, Township 1 South, Range 1 West, Ute Meridian, being more particularly described as follows:

Lots 2 (Albertsons, Inc.), 3, and 4 (Regency Realty Group, Inc.), Redlands Marketplace Subdivision, as recorded in Plat Book 17, Pages 232 and 233.

That said owners have caused the real property to be laid out and platted as Redlands Marketplace Subdivision, Filing No. Two, 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, Filing No. Two as follows:

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 benefit of the Persigo 201 Sewer System, 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.

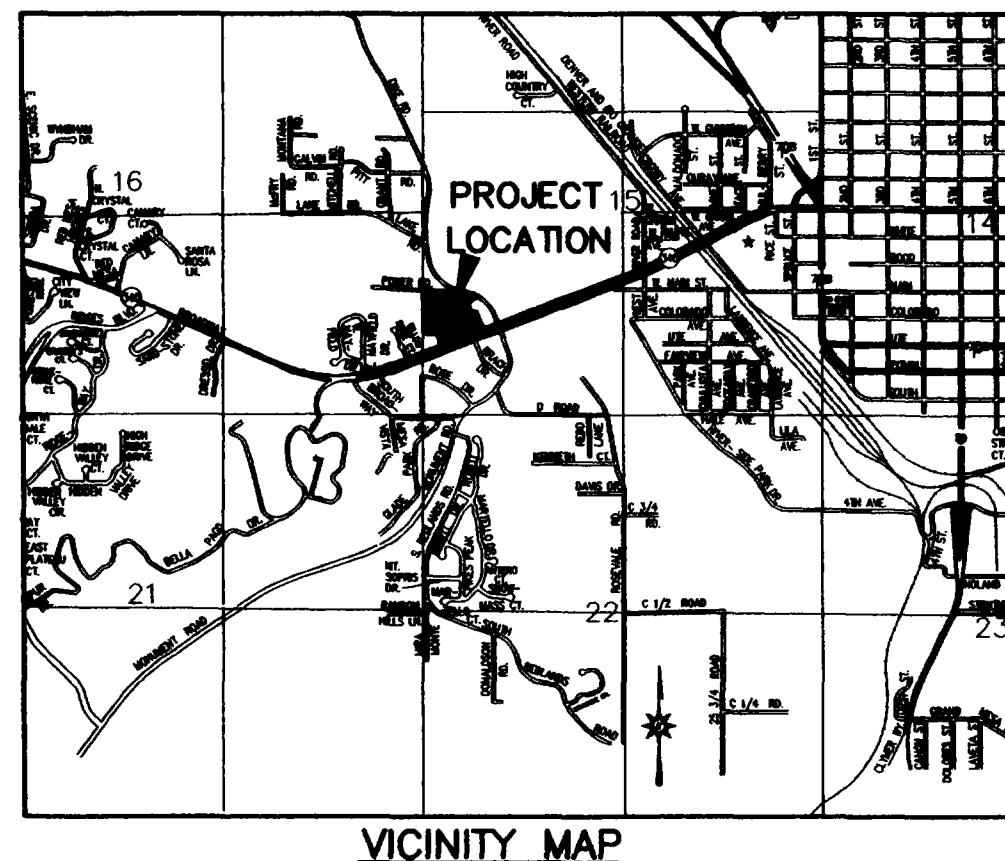
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the 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., and Albertsons, Inc., have caused their names to be hereunto subscribed this 18th day of October, A.D. 2001.

Melissa Arch
by
for: Regency Realty Group, Inc.

Lincoln V. Sharp, Jr.
by: Lincoln V. Sharp, Jr., Vice President, Real Estate Law
for: Albertsons, Inc.



GENERAL NOTES:

Basis of bearings is the West line of the South Half (S1/2) of Section 15 which bears North 00 degrees 11 minutes 30 seconds 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. 48241, for Lots 2 and 4.

Declaration of Restrictions and Grant of Easements recorded in Book 2664, Pages 475 through 514.

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 4:30 o'clock
P. M., October 30, A.D., 2001, and was duly recorded in Plat Book 18
Pages No. 26324 Reception No. 2022427 Drawer No. LL-49 Fees: \$20.00

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 28th day of October, A.D., 2001.

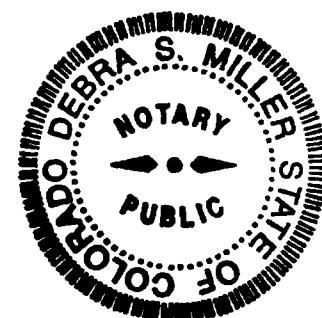
City Manager *[Signature]*
President of City Council *Cindy Ann Martz*

NOTARY PUBLIC'S CERTIFICATE

STATE OF Colorado } ss
COUNTY OF Denver

The foregoing instrument was acknowledged before me by Deborah Froeb for Regency Realty Group, Inc this 18th day of October, A.D., 2001.

Witness my hand and official seal:
Debra S. Miller
Notary Public



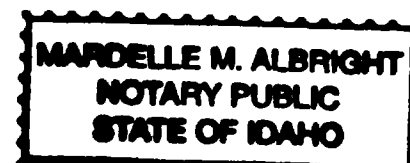
My Commission Expires 5-8-04

NOTARY PUBLIC'S CERTIFICATE

STATE OF Idaho } ss
COUNTY OF Ada

The foregoing instrument was acknowledged before me by Lincoln V. Sharp, Jr. for Albertsons, Inc. this 18th day of October, A.D., 2001.

Witness my hand and official seal:
Mardelle M. Albright
Notary Public

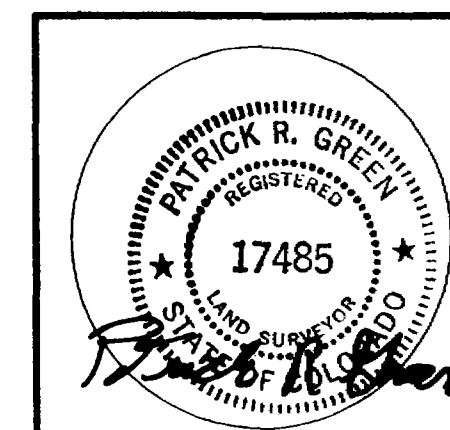


My Commission Expires 10/25/06

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Redlands Marketplace Subdivision, Filing No. Two, 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 October 25, 2001

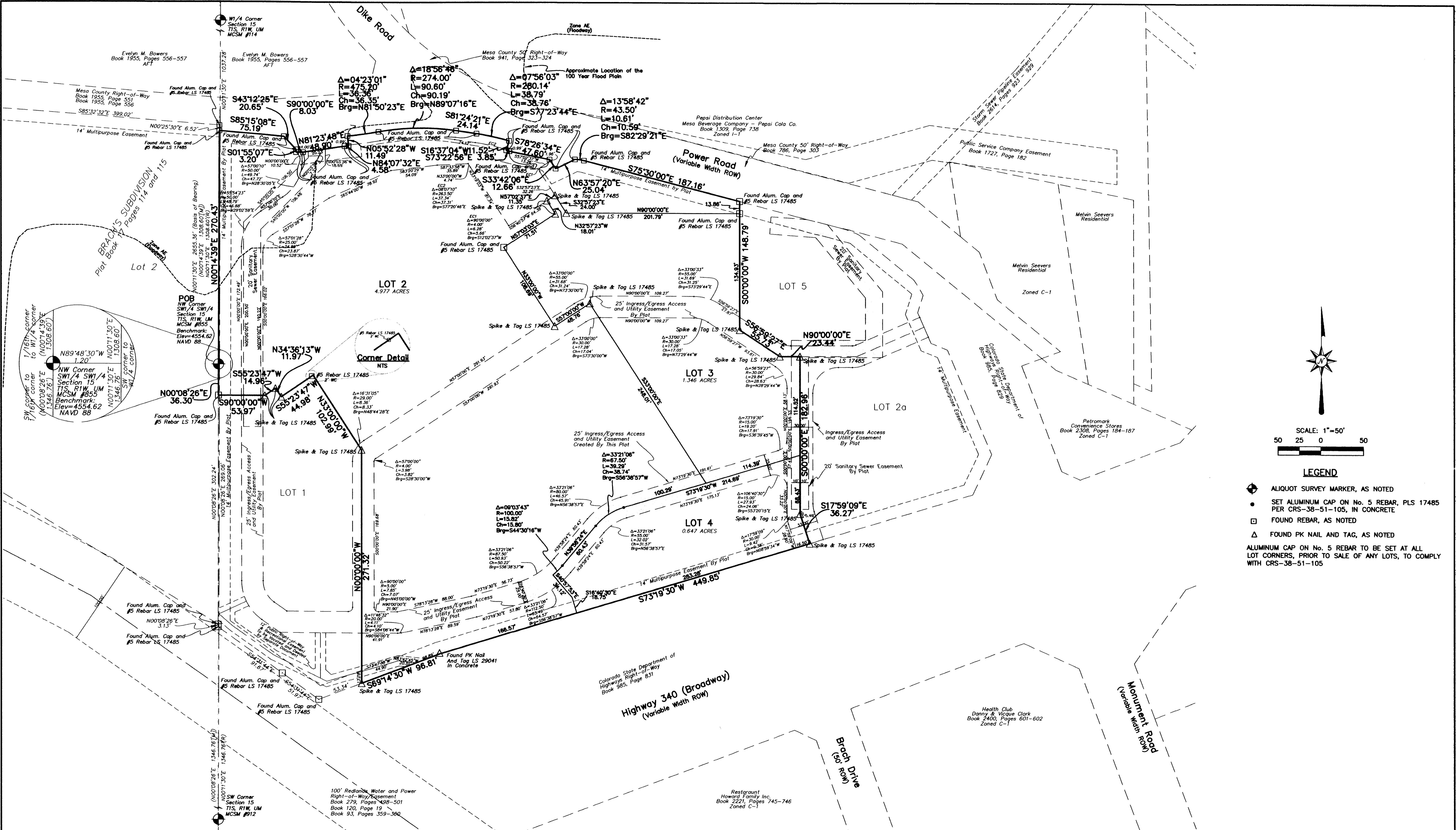


**REDLANDS MARKETPLACE SUBDIVISION
FILING NO. TWO
PART OF SECTION 15
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO**

LANDesign

ENGINEERS	SURVEYORS	PLANNERS
244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099		
PROJ. NO. 2001-59	SURVEYED	DRAWN
DATE: June, 2001	mm/jt	RSK
CHECKED	SHEET	OF
	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

GENERAL NOTES:

Basis of bearings is the West line of the South Half (S1/2) of Section 15 which bears North 00 degrees 11 minutes 30 seconds 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".

Unless specifically noted otherwise, all easements shown and noted "By Plat" are by plat for Redlands Marketplace, recorded in Plat Book 17, Pages 232 and 233.

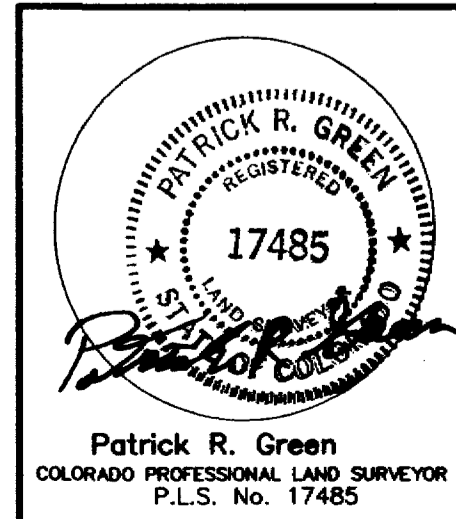
AREA SUMMARY:

Lots = 6.970 Acres 100.00%
Total = 6.970 Acres 100.00%

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FILING NO. TWO
PART OF SECTION 15
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2001-59	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: June, 2001	m/jt	RSK		2	2

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