

INTERSTATE COMMERCIAL PARK TWO

(A replat of Lot Two, a replat of the First Addition to Interstate Commercial Park)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Thomas E. Folkestad and Deborah A. Folkestad, are the owners of a parcel of land being that certain tract of land in the South 1/2 NW 1/4 SW 1/4 of Section 32, Township One North, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 2729 at Page 996, of the Mesa County real property records, and the perimeter being more particularly described as follows:

Lot 2 in REPLAT OF THE FIRST ADDITION TO INTERSTATE COMMERCIAL PARK, as recorded in Plat Book 13 Page 344

That said owner has caused the said property to be laid out and surveyed as INTERSTATE COMMERCIAL PARK TWO, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

That said owner hereby dedicates and sets apart that real property as shown and labeled on the accompanying plat as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements to the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

All Multi-Purpose Easements to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances 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, landscaping, trees and grade structures.

Tract A is reserved for the Interstate Commercial Park Two Property Owners Association, if formed now or in the future, or if not, for the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas. Deed of conveyance recorded by separate instrument, concurrently with this plat, subject to further conditions and restrictions as may be set forth in that instrument.

All Drainage Easements granted by separate instrument, recorded concurrently with this plat, to the Interstate Commercial Park Two Property Owners Association for the use of same as permanent easements for the installation, operation, and maintenance of drainage pipelines and appurtenances thereto.

Temporary turn around easement to the City of Grand Junction for the use of Police Department, Fire Department and other Emergency services access. Vacation of said temporary turnaround easement will require approval of a vacation application by the Planning Commission and City Council. See City Note #1.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Declaration of Covenants, Conditions and Restrictions recorded in Book 2976, Page 768-778

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 5th day of DECEMBER A.D., 2001.

Thomas E. Folkestad
Thomas E. Folkestad

Deborah A. Folkestad
Deborah A. Folkestad

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 5 day of Dec A.D., 2001 by Thomas E. Folkestad and Deborah A. Folkestad.

My commission expires 10-1-2003

WITNESS MY HAND AND OFFICIAL SEAL.



Liz Clark
Notary Public

CITY NOTES

- Tract B is a non-building area. The status of this tract may be changed at a future date upon vacation of the temporary turnaround and approval of a Simple Subdivision to merge it with adjacent properties or approval of variance to permit the creation of sub-standard size lot through the Simple Subdivision process

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 9:09 o'clock A.M., this 10th day of December A.D., 2001, and is duly recorded as Reception Number 2029873 in Plat Book 18, Page 288 through 289 inclusive. Drawer No. LL-66

Clerk and Recorder _____ Deputy _____ Fees \$20.00

Declaration of Restrictive Covenants are recorded at Book 2976 Page 768 of the real property records of Mesa County, Colorado.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 7th day of December A.D. 2001.

Mayor Cindy Enns-Marty City Manager [Signature]

LIENHOLDER CERTIFICATE

IN WITNESS WHEREOF, THE LIENHOLDER, Bank of Grand Junction, has caused its names to be hereunto subscribed this

5th day of DECEMBER A.D., 2001.

[Signature]
Bank of Grand Junction, President

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 5 day of Dec A.D., 2001. BY Robert E. Johnson, President, Bank of Grand Junction.

My commission expires: 10-1-2003

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
Notary Public

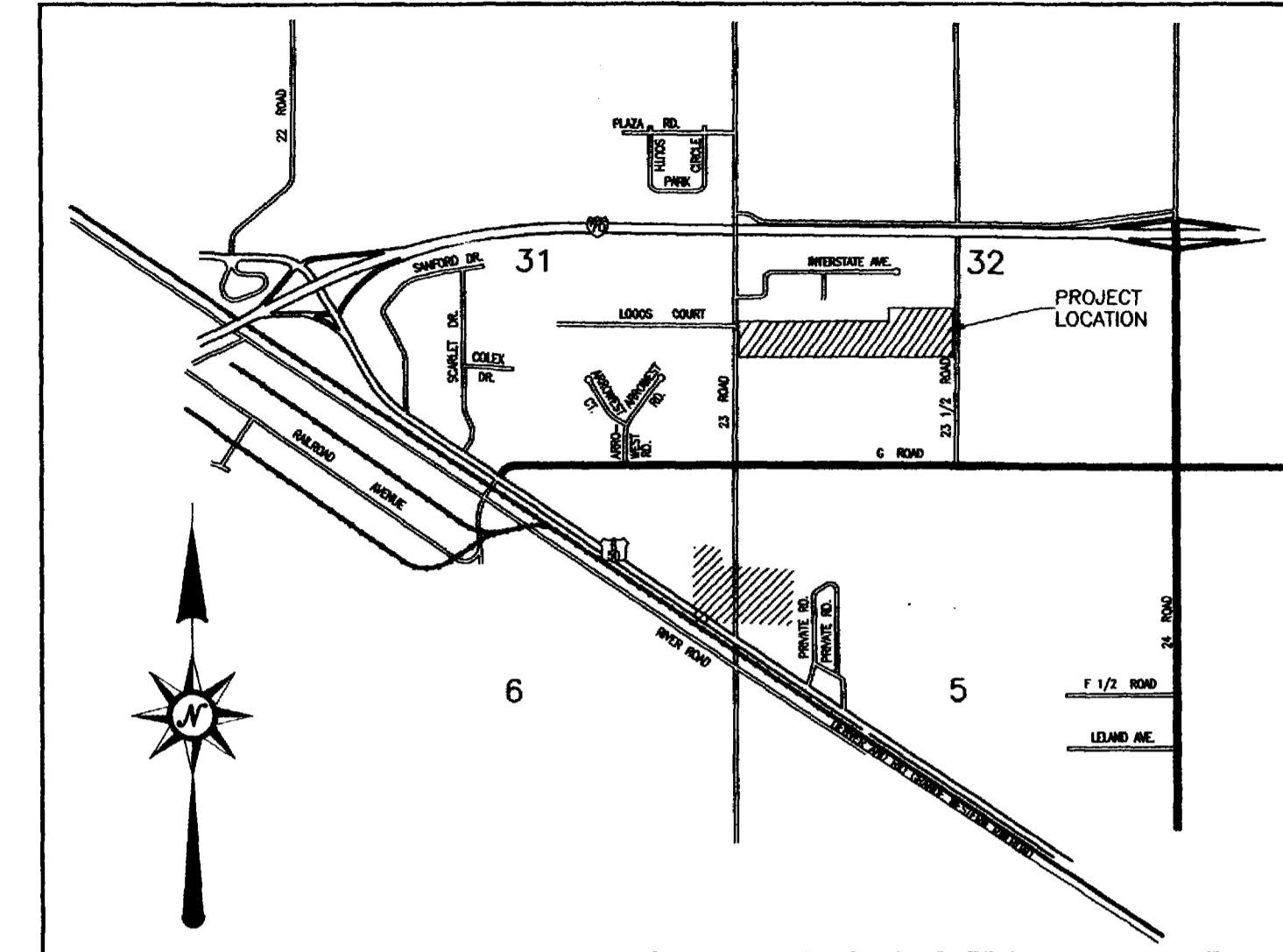
SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of INTERSTATE COMMERCIAL PARK TWO, a subdivision of a part the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the 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]
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

Dec 6, 2001
Date



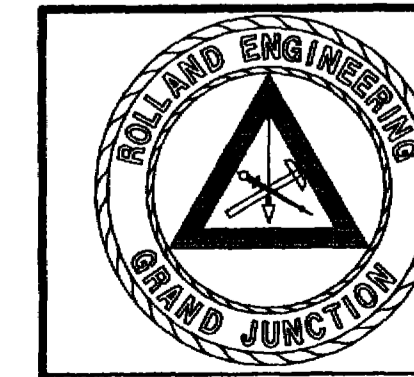
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- Title information from Mesa County real property records and from the following: Abstract & Title Co. of Mesa County, Inc., file no. 00903846 C2, effective date 6/28/2000.
- Basis of bearing is N00°00'00"E 659.74 feet between Mesa County Brass Caps for the SW Corner NW 1/4 SW 1/4 and the NW Corner S1/2 NW 1/4 SW 1/4 of Section 32, Township 1 North, Range 1 West, of the Ute Meridian, according to the plat of "A REPLAT OF THE FIRST ADDITION TO INTERSTATE COMMERCIAL PARK", as recorded at Plat Book 13 Page 344.
- The 14 foot Multi-purpose easement along the west property overlays an existing drainage easement in favor of the Grand Junction Drainage District (Book 1243, Page 785.)

ACRE SUMMARY

LOT 1, BLOCK 1	1.31 AC.	11.62%
LOT 2, BLOCK 1	1.00 AC.	8.87%
LOT 3, BLOCK 1	1.00 AC.	8.87%
LOT 4, BLOCK 1	1.00 AC.	8.87%
LOT 5, BLOCK 1	1.00 AC.	8.87%
LOT 6, BLOCK 1	1.00 AC.	8.87%
LOT 7, BLOCK 1	1.00 AC.	8.87%
LOT 8, BLOCK 1	1.00 AC.	8.88%
LOT 9, BLOCK 1	1.00 AC.	8.88%
TRACT A	0.35 AC.	3.11%
TRACT B	0.47 AC.	4.17%
R.O.W.	1.14 AC.	10.12%
TOTAL	11.27 AC.	100%



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\0032\0032PL1.DWG

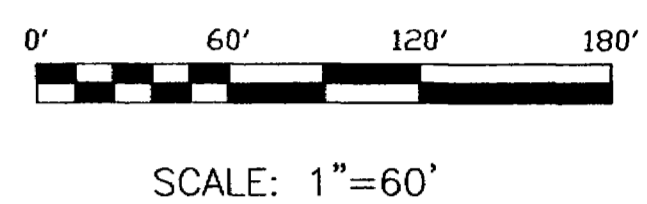
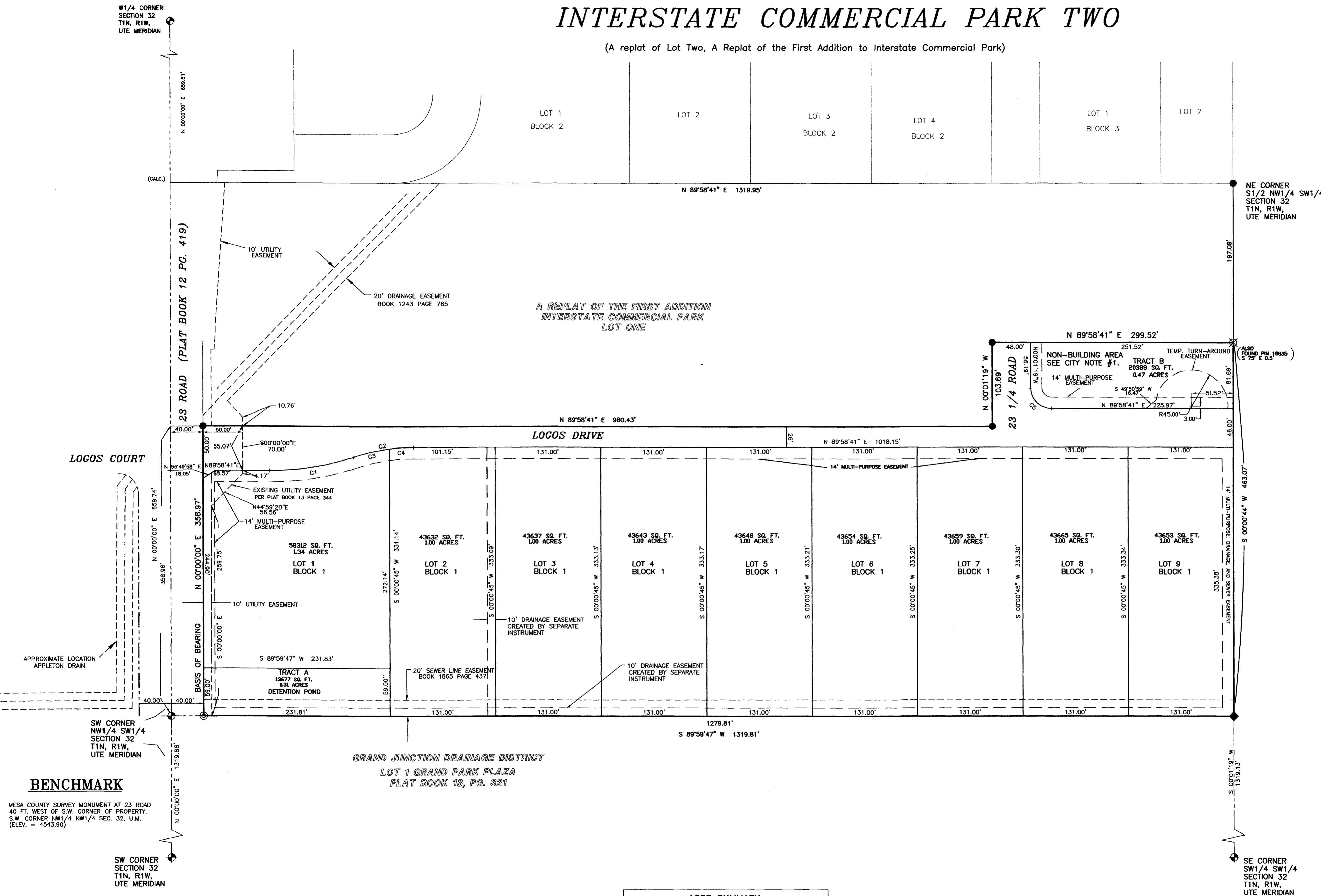
INTERSTATE COMMERCIAL PARK TWO

IN THE SOUTH 1/2 NW 1/4 SW 1/4 OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLO.

Designed	Checked	RAM	Proj#	0032	Sheet	1
Drawn	TAB	Date	7/26/00	Rv	11/28/01	Of 2

INTERSTATE COMMERCIAL PARK TWO

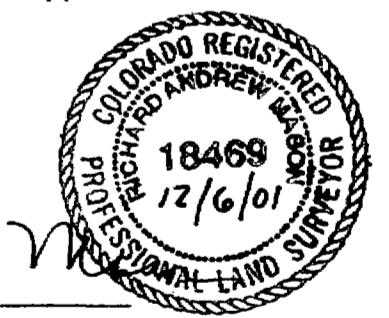
(A replat of Lot Two, A Replat of the First Addition to Interstate Commercial Park)



- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊙ FOUND REBAR & CAP LS-9960
 - FOUND REBAR & CAP LS-16835
 - ◆ FOUND REBAR & CAP LS-16413
 - ⊗ SET REBAR & CAP IN CONCRETE STAMPED LS 18469
 - LOT CORNERS NOT MONUMENTED. ALL LOTS MUST BE MONUMENTED PRIOR TO THE SALE OF ANY LOTS.
- NOTE: ALL EXTERIOR MONUMENTS SET IN CONCRETE.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of INTERSTATE COMMERCIAL PARK TWO, a subdivision of a part the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the 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.



Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Dec 6, 2001
Date

BENCHMARK

MESA COUNTY SURVEY MONUMENT AT 23 ROAD 40 FT. WEST OF S.W. CORNER OF PROPERTY. S.W. CORNER NW1/4 NW1/4 SEC. 32, U.M. (ELEV. = 4543.90)

GRAND JUNCTION DRAINAGE DISTRICT
LOT 1 GRAND PARK PLAZA
PLAT BOOK 13, PG. 321

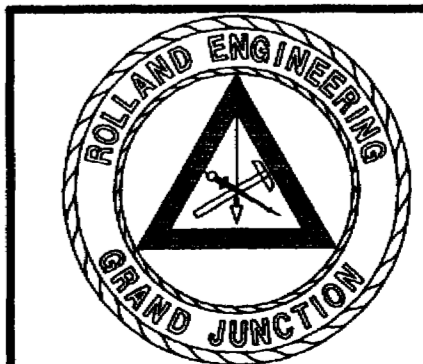
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LOT 9, BLOCK 1	1.00 AC.	8.88%
TRACT A	0.35 AC.	3.11%
TRACT B	0.47 AC.	4.17%
R.O.W.	1.14 AC.	10.12%
TOTAL	11.27 AC.	100%

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	326.00'	105.40'	104.94'	N 80°42'56" E	18°31'29"	53.16'
C2	235.00'	75.98'	75.65'	N 80°42'56" E	18°31'29"	38.32'
C3	235.00'	46.04'	45.97'	N 77°03'59" E	11°13'34"	23.10'
C4	235.00'	29.94'	29.92'	N 86°19'43" E	07°17'55"	14.99'
C5	25.50'	40.06'	36.06'	S 45°01'19" E	90°00'00"	25.50'

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INTERSTATE COMMERCIAL PARK TWO

IN THE SOUTH 1/2 NW1/4 SW1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLO.

Designed	ESS	Checked	RAM	Proj#	0032	Sheet	2
Drawn	TAB	Date	7/25/00	Rc	11/28/01	Of	2