

SAFEWAY AT HORIZON PARK

DEDICATION

A Replat of Lots 1 - 5, Horizon Park Meadows

KNOW ALL MEN BY THESE PRESENTS: That Dominick's Finer Foods, Inc., a Delaware Corporation, is the owner of that real property located in part of the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows: (Warranty Deed Book 3054, Page 214)

Lots 1 - 5, of Horizon Park Meadows Subdivision, as shown on Plat recorded in Plat Book 18, Page 284, Mesa County Records

Said parcel containing an area of 17.594 Acres, as described.

That said owners have caused the real property to be laid out and platted as Safeway at Horizon Park, 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 Safeway at Horizon Park as follows:

All Utility Easements to the City of Grand Junction for the use of 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, and telephone lines.

All Irrigation Easements a set forth on this plat to the owners of Lots 1 through 6, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

NON-EXCLUSIVE INGRESS/EGRESS ACCESS AND UTILITY EASEMENTS:

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), and 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, and other public or private utilities. These easements are specifically defined in the Declaration of Covenants and Restrictions for this plat.

All Drainage Easements hereby platted to the owners of Lots 1 through 6, as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

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.

IN WITNESS WHEREOF, said owner, Dominick's Finer Foods, Inc., a Delaware Corporation, has caused it's name to be hereunto subscribed this 15th day of April, A.D. 2002.

by: Linda S. MacDonald, Asst Vice President
for: Dominick's Finer Foods, Inc., a Delaware Corporation

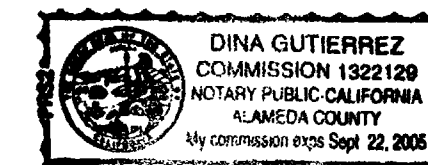
by: Wendell Mitchell Assistant Secretary
for: Dominick's Finer Foods, Inc., a Delaware Corporation

NOTARY PUBLIC'S CERTIFICATE

STATE OF California } ss
COUNTY OF Alameda

The foregoing instrument was acknowledged before me by Linda S. MacDonald, Asst Vice President of Dominick's Finer Foods, Inc., a Delaware Corporation, this 15th day of April, A.D., 2002.

Witness my hand and official seal:



Dina Gutierrez
Notary Public
Commission # 1322129
My Commission Expires September 22, 2005

NOTARY PUBLIC'S CERTIFICATE

STATE OF California } ss
COUNTY OF Alameda

The foregoing instrument was acknowledged before me by Wendell Mitchell Assistant Secretary for Dominick's Finer Foods, Inc., a Delaware Corporation, this 15th day of April, A.D., 2002.

Witness my hand and official seal:



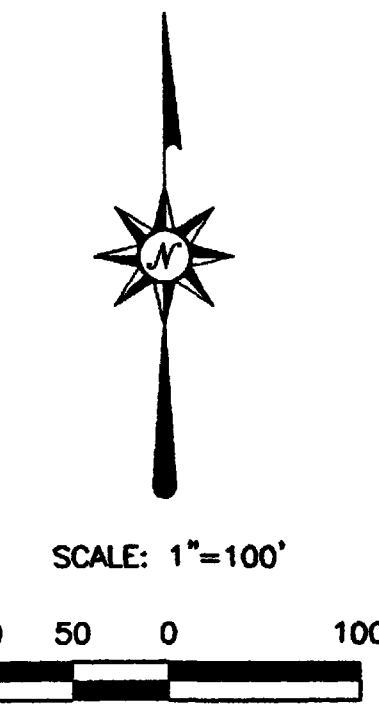
Dina Gutierrez
Notary Public
Commission # 1322129
My Commission Expires September 22, 2005

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:02 o'clock P.M., April 29, A.D., 2002, and was duly recorded in Plat Book 18, Page No. 389-390
Reception No. 2053302 Drawer No. LL-132 Fees: \$20.00

By: _____ Deputy
Clerk and Recorder



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
- 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:

The Declaration of Covenants and Restrictions are recorded in Book 3055, Pages 669 through 690, Mesa County Records. The Common Areas and Non-Exclusive easements are defined in said Declaration of Covenants and Restrictions.

Basis of bearings is the West line of the NW1/4 NW1/4 of Section 1 to bear North 00 degrees 02 minutes 55 seconds East, a distance of 1315.72 feet, as established and shown on the plat of The Villas at Country Club, recorded in Plat Book 14, Pages 377 through 379. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Note: 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 Chancery Title Company, Commitment No. C010015-C3.

Horizon Park Subdivision and all subsequent subdivisions of Horizon Park are subject to a blanket Avigation Easement recorded in Book 1835, Pages 408 through 410, of the Mesa County Records.

The drainage easement, 10 foot each side of existing ditch, crossing lots 5 and 6 is to be abandoned upon relocation of drainage ditch, at the time of development of said lots 5 and 6.

All easements shown as existing on the face of this plat were created with the plat of Horizon Park Subdivision.

Wetlands delineation for this site is on file with the Army Corps of Engineers in File Number 199475438-1994, and Flood plain delineation for this site is on file with the City of Grand Junction.

CITY OF GRAND JUNCTION APPROVAL

This plat of Safeway at Horizon Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23rd day of April, A.D., 2002.

City Manager [Signature]
City Mayor Cindy Enos-Mary

AREA SUMMARY

LOT 1	=	2.329 Acres	13.24%
LOT 2	=	6.715 Acres	38.16%
LOT 3	=	2.644 Acres	15.03%
LOT 4	=	1.086 Acres	6.17%
LOT 5	=	1.219 Acres	6.93%
LOT 6	=	3.601 Acres	20.47%
TOTAL	=	17.594 Acres	100.00%

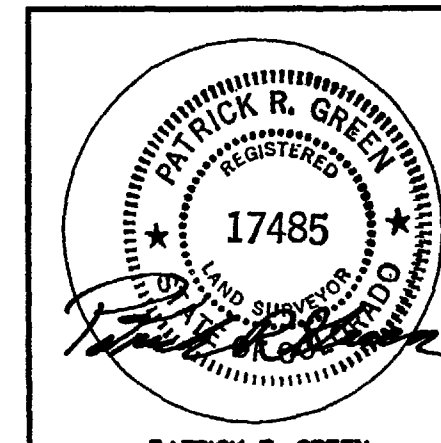
SPECIAL NOTE:

All utility, irrigation, and drainage easements per Horizon Park Meadows plat, as recorded in Plat Book 18, Page 284 to be vacated by this replat per Special Note on said plat of Horizon Park Meadows.

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Safeway at Horizon Park, 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 APRIL 17, 2002

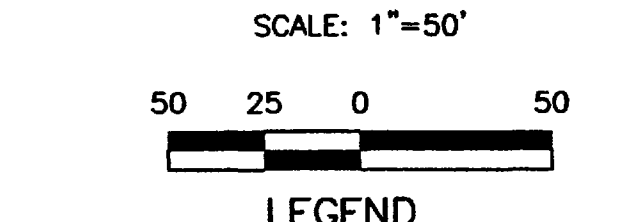
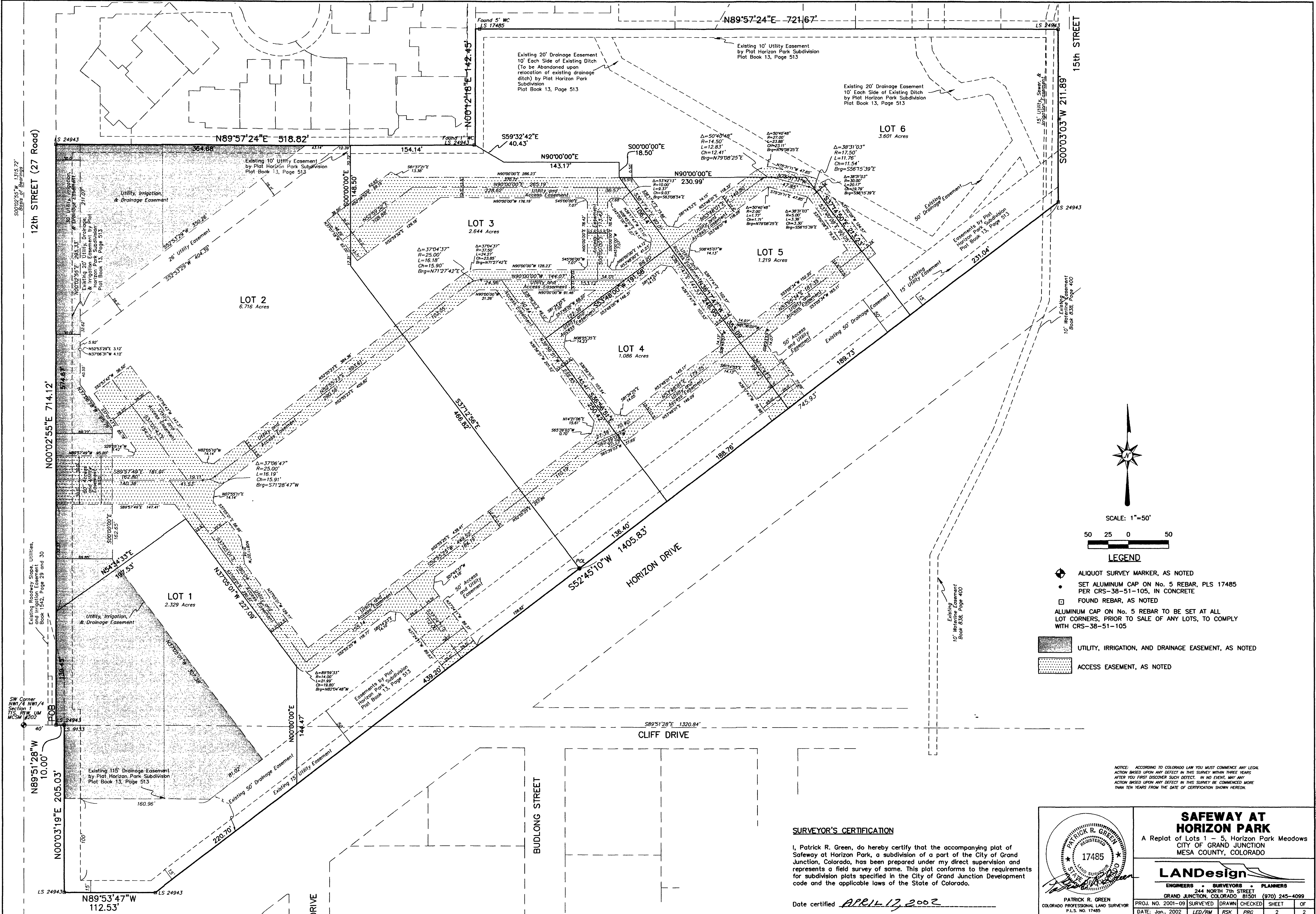


PATRICK R. GREEN
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 17485

SAFEWAY AT HORIZON PARK
A Replat of Lots 1 - 5, Horizon Park Meadows
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099
PROJ. NO. 2001-09 SURVEYED [] DRAWN [] CHECKED [] SHEET 1 OF 2
DATE: Oct, 2001 LED/RM RSK PLE

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.



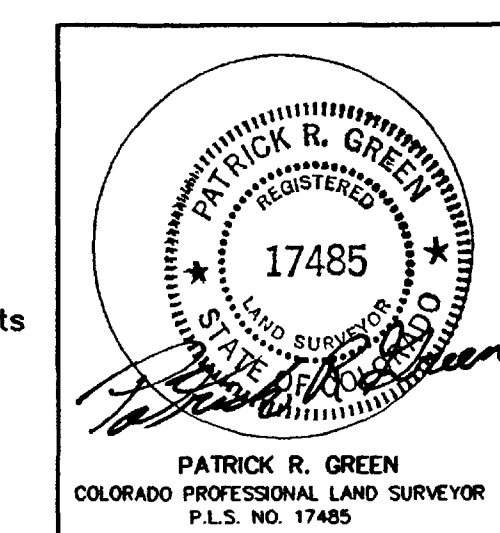
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 - ACCESS EASEMENT, AS NOTED

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Date certified April 12, 2002



SAFeway AT HORIZON PARK
 A Replat of Lots 1 - 5, Horizon Park Meadows
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

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 ENGINEERS • SURVEYORS • PLANNERS
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PROJ. NO. 2001-09	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2002	LED/RM	RSK	PRC	2	2

PATRICK R. GREEN
 COLORADO PROFESSIONAL LAND SURVEYOR
 P.L.S. NO. 17485