

23 ROAD COMMERCIAL II SUBDIVISION

A Replat of Lot 5 of 23 Road Commercial Subdivision (Plat Bk.12 Pg.462)

Part of SE1/4 Section 31, T1N, R1W, Ute Meridian,
City of Grand Junction, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Dale G. Cole, is the owner of that real property being located in the North Half (N 1/2) Southeast Quarter (SE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Meridian, said property being: Lot 5 of 23 ROAD COMMERCIAL SUBDIVISION (Plat Bk.12 Pg.462) in the City of Grand Junction, County of Mesa, State of Colorado, as evidenced by instrument recorded in Book 3133 at Page 977 of the records of Mesa County Clerk and Recorder, and is more specifically described as follows:

Commencing at the Southeast corner of said N1/2 SE1/4 of said Section 31 from whence the Northwest corner of the NE1/4 SW1/4 SE1/4 of said Section 31 bears S 89°58'51" W, 1979.03 feet with all bearings contained herein being referenced thereto. Thence N 89°58'51" E, 99.03 feet along the South line of the said N1/2 SE 1/4 of said Section 31 to the Southeast corner of Lot 5 of 23 Road Commercial Subdivision being the POINT OF BEGINNING. Thence S 89°58'51" W, 376.53 feet along the South boundary of said Lot 5; Thence N 25°13'58" W, 364.38 feet along the Westerly boundary of said Lot 5; Thence N 89°58'31" E, 481.88 feet to a point on the North right-of-way line of "Logos Court". Thence following along the Westerly right-of-way of said "Logos Court" the following two (2) courses; S 00°00'12" W, 50.00 feet; thence 78.52 feet along a 50.00 foot radius non-tangent curve to the left with a central angle of 89°58'19", the chord of which bears S45°00'39"E, 70.69 feet to the Northeast corner of said Lot 5; Thence S 00°00'12" W, 229.71 feet along the East boundary of said Lot 5 to the Point of Beginning.

The above parcel, as described, contains 3.34 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as 23 ROAD COMMERCIAL II SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- * All Streets & Rights-of-Way to the City of Grand Junction for the use of the public forever;
- * All Multi-Purpose 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, telephone lines, private irrigation systems, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- * 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 Drainage Easements to the owners of lots hereby platted and previously platted for 23 Road Commercial Subdivision 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, and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots 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.

IN WITNESS WHEREOF, said owner has caused their name to be hereunto subscribed this 8th day of Nov. A.D., 2002.

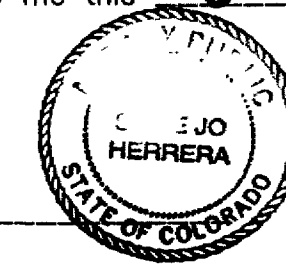
Dale G. Cole
Dale G. Cole

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 8th day of Nov. A.D., 2002 by Dale G. Cole.

Witness my hand and official seal:

My commission expires 10/17/06



Suzie Jo Herrera
Notary Public

CLERK AND RECORDERS' CERTIFICATE

I hereby certify that this Instrument was filed in my office at 4:21 o'clock P. M. this 19th day of November, A.D. 2002, and is duly recorded in Plat Book No. 19, Page 174, Reception No. 2088116.
Drawer NN-8

Clerk & Recorder

Fees: \$ 10.00 + \$1.00

Deputy

CITY APPROVAL

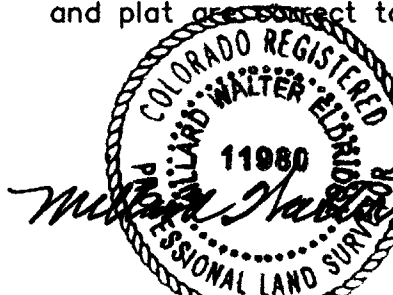
This plat of 23 ROAD COMMERCIAL II SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 11th day of November A.D., 2002.

[Signature]
City Manager

[Signature]
President of Council

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

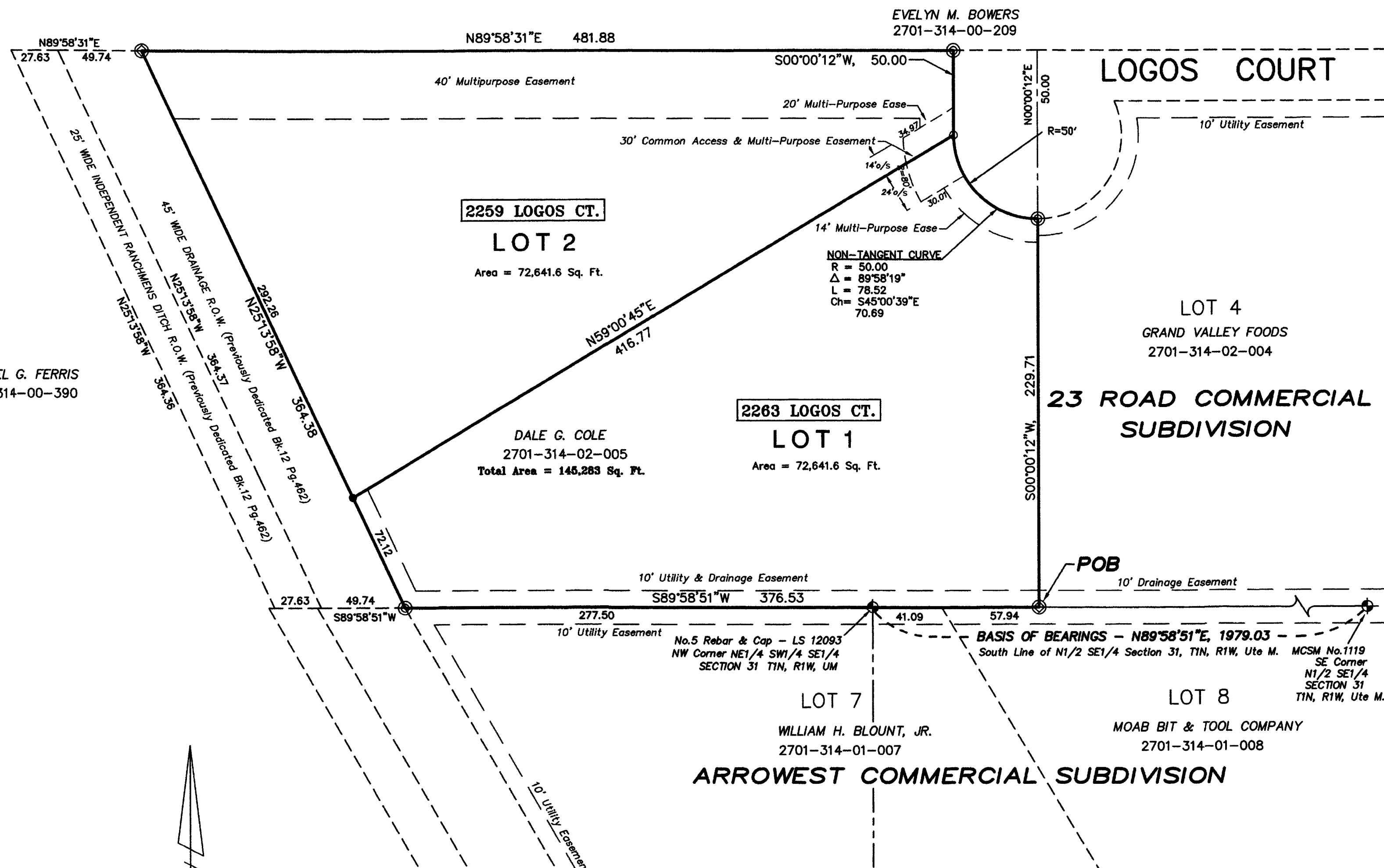


DATE OF CERTIFICATION: 11-08-02
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

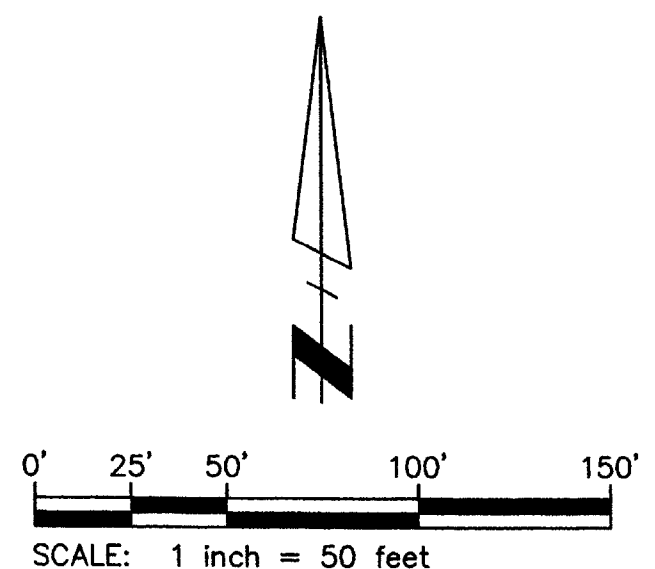
Prepared For: Cole & Company Builders, L.L.C.
City of Grand Junction, Mesa County, Colo.

23 ROAD COMMERCIAL II SUB.
A Replat of Lot 5 of 23 Road Commercial Sub.
Part of SE1/4 Sec.31, T1N, R1W, Ute Meridian
DATE: November 08, 2002 SCALE: 1" = 50'

MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P.O. BOX 290, MESA, COLORADO 81643
(970)268-5851 FAX (970)268-5532



MICHAEL G. FERRIS
2701-314-00-390



LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- ◇ FOUND NO.5 REBAR W/YELLOW I.D. CAP "PARAGON LS9960"
- FOUND NO.5 REBAR W/YELLOW I.D. CAP "LIZER - PE & PLS14113"
- ⊗ FOUND NO.5 REBAR W/ "NO IDENTIFICATION"
- SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
- CONCRETE PLACED AROUND EXISTING MONUMENT.

LIEN HOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that they are holders of a security interest upon the property hereon described and do hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that their security interest which is recorded in Book 3133, Page 978 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individuals have caused these presents to be signed this 8 day of November, 2002.

By: *[Signature]*
F. Thad Harris

By: *[Signature]*
DeAnna L. Harris

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 8 day of November, A.D., 2002 by F. Thad Harris and DeAnna L. Harris

Witness my hand and official seal:

My commission expires 10/17/06

