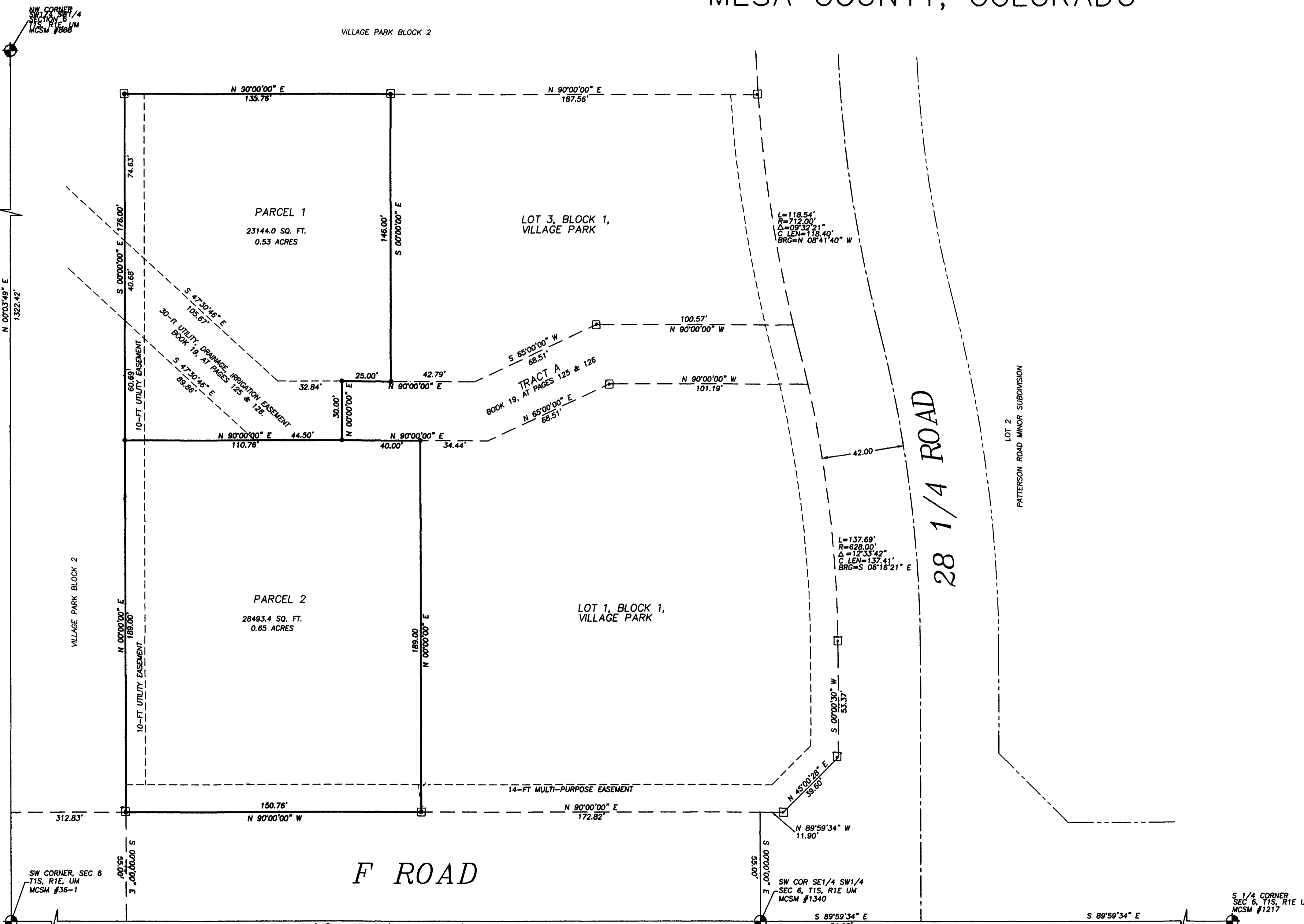


VILLAGE PARK COMMERCIAL SUBDIVISION

A REPLAT OF LOT 2 BLOCK 1,
VILLAGE PARK, CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO



DEDICATION

That the undersigned Denny Granum is the owner of that real property situated in the Southwest Quarter (SW 1/4) of Section 6, Township 1 South, Range 1 East, Ute Meridian, Mesa County, State of Colorado, being Lot 2 Block 1 of Village Park as recorded in Book 19, at Pages 125 and 126, of the official records of the Clerk and Recorders Office of Mesa County, Colorado.

That said owner has caused the real property to be laid out and platted as VILLAGE PARK COMMERCIAL SUBDIVISION, a replat of Lot 2, Block 1 of Village Park a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart that real property as shown and labeled as the accompanying plat of VILLAGE PARK COMMERCIAL SUBDIVISION as follows.

All Utility Easements to the City of Grand Junction for the use of City-approved: public utilities as perpetual easement 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 Easement to the City of Grand Junction for the use of City-approved: utilities and public providers as perpetual easement for the installation operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV line, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

IN WITNESS WHEREOF, said owner, has caused his name to be hereunto subscribed this 27th day of November, 2002 A.D.

by: Dennis L. Granum Cynthia R. Granum
Dennis L. Granum Cynthia R. Granum

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Dennis L. Granum and Cynthia R. Granum this 27th day of November A.D., 2002.

Witness my hand and official seal

Dennis L. Granum
Notary Public



My Commission Expires 01/20/2003

CITY OF GRAND JUNCTION APPROVAL

This plat of VILLAGE PARK COMMERCIAL SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 19th day of November A.D., 2002.

[Signature] Cindy Gero-Marty
City Manager City Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 11:56 o'clock A. M., November A.D., 2002, and was duly recorded in Plat Book No. 19 Page No. 125

2042128
Reception No.

Clerk and Recorder

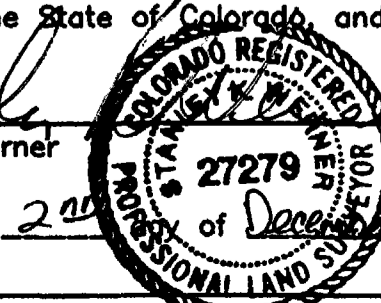
NN-18
Drawer No.

By: [Signature]
Deputy

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of VILLAGE PARK COMMERCIAL SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

[Signature] Stanley K. Werner PLS 27279
Certified this 20th day of December, 2002



NOTES

- Easement and Title Information provided by Abstract Title Company, of Mesa County Inc., Policy No. 00907984-C2, dated July, 22, 2002.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
- Basis of bearings from Plat of Village Park is the South line of the SW 1/4 of Section 6 which bears S90°00'00"W, a distance of 1272.88 feet. Both monuments on this line are Mesa County Survey Markers, as shown on this plat.
- The declaration of Covenants and Restrictions are recorded at Book 3162 Pages 1 through 35, Mesa County, Colorado.

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.

LEGEND

- MESA COUNTY SURVEY MARKER, AS NOTED
- FOUND REBAR AND CAP PLS 20677
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279

AREA SUMMARY

AREA IN PARCEL 1	0.53 ACRES	45%
AREA IN PARCEL 2	0.65 ACRES	55%
TOTAL AREA	1.18 ACRES	100%

SCALE: 1" = 30'
30 15 0 30

VILLAGE PARK COMMERCIAL SUBDIVISION

A REPLAT OF LOT 2, BLOCK 1, VILLAGE PARK,
SW 1/4 OF SECTION 23, T1S, R1E, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY,
STATE OF COLORADO

High Desert Surveying, LLC
2591 B 3/4 Road, Grand Jct., CO 81503
Tel: 970-254-8649 / Fax: 970-255-7047

SUR. BY: BE/FB DRAWN BY: SKW

JOB NO. 02-80 SHEET 1 OF 1

DATE: 9/11/02

REVISION DATE: 11/27/02 - JF