

CITY MARKET SUBDIVISION

SITUATED IN THE W1/2 OF S.9, T.1 S., R.1 W., UTE MERIDIAN (WITHIN RIVERSIDE SUBDIVISION)

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Dillon Real Estate Co., Inc. is the owner of that real property situated in the NW1/4 and SW1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in instruments recorded in Book 1030 at Page 954, Book 1271 at Page 534, Book 1282 at Page 151, and Book 1714 at Page 741 of the Mesa County records; said property lying in Riverside Subdivision and being more particularly described as follows:

Beginning at a point which bears S89°59'37"W, 656.53 feet from the Center of said Section 9,
 Thence S00°02'26"E, 278.28 feet;
 Thence S66°55'45"W, 370.63 feet;
 Thence S68°09'00"W, 150.00 feet;
 Thence S73°38'44"W, 183.62 feet;
 Thence N00°02'50"W, 357.95 feet;
 Thence N90°00'00"W, 200.00 feet;
 Thence N00°02'42"W, 741.82 feet;
 Thence S89°57'13"W, 42.40 feet;
 Thence N00°02'47"W, 57.83 feet;
 Thence N89°57'18"W, 300.00 feet;
 Thence N00°02'47"W, 300.00 feet;
 Thence S89°57'18"E, 300.00 feet;
 Thence N00°02'47"W, 73.25 feet;
 Thence N89°59'29"E, 242.59 feet;
 Thence N00°02'19"W, 810.38 feet;
 Thence S56°32'16"E, 787.31 feet;
 Thence S00°02'29"E, 770.12 feet to the Point of Beginning
 AND Those parts of streets vacated by resolution recorded in Book 971 at Page 451 lying within the above described property.

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as CITY MARKET SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

* All streets shown hereon, to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

* All multi-purpose easements dedicated 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 thereto including but not limited to: electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, storm sewers and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

* All utility easements dedicated 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 thereto 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.

* Drainage easements across Lots 1, 2 and 3 dedicated to the City of Grand Junction for the installation, operation and maintenance of underground storm drain lines and facilities appurtenant thereto, for the conveyance of stormwater which originates on said Lots and adjoining public streets.

* Tracts A and B are dedicated in fee simple, to the City of Grand Junction for the use of the public forever for purposes including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes associated with the Blue Heron Trail, except that the City of Grand Junction and emergency services providers (fire, police and ambulance) shall be authorized to access said Tracts with motorized vehicles for the purpose of providing emergency services and installing, maintaining and repairing improvements on, along, over, under and across said Tracts; subject to drainage easements shown hereon reserved by the owners for the conveyance of stormwater which originates on Lots 1, 2, and 3.

* Ingress/egress easement across the east side of Lot 2 is dedicated to the City of Grand Junction for use by public providers and public services including but not limited to postal service, trash collection, fire, police, and emergency vehicles. The easement shall be maintained by the owners of the Lots.

* Emergency access easement across the westerly part of Lot 2 is dedicated to the City of Grand Junction for emergency vehicle ingress/egress. Said easement is coincident with the private access easement and is to be maintained by the owners.

All 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 or brush; 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.

Said owner further certifies that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 4th day of March, 2004.

Dillon Real Estate Co., Inc.

By: Paul W. Heldman
 Paul W. Heldman, its Vice President

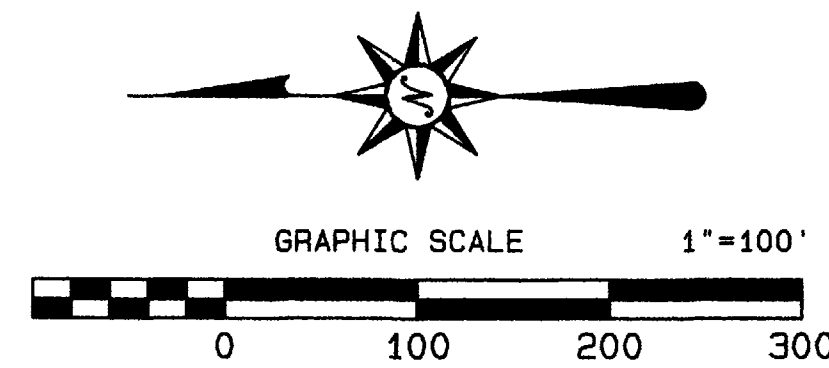
State of Ohio
 County of Hamilton

The foregoing Statement of Ownership and Dedication was acknowledged before me by Paul W. Heldman of Dillon Real Estate Co., Inc., as its Vice President.

this 4th day of March, 2004 for the aforementioned purposes.

By: Cynthia K. Gathard
 Notary Public
 My Commission Expires: Section 147.03

My commission expires: _____



- ☒ FOUND REBAR/ALUM CAP AS NOTED
 - ☐ SET #6X30" REBAR W/3-1/4" Ø ALUM CAP THOMPSON-LANGFORD CORP PLS 1847B
 - ⊙ SET #5 REBAR W/2" Ø ALUM CAP IN CONCRETE THOMPSON-LANGFORD CORP PLS 1847B
- ALL BOUNDARY MARKERS SET IN CONCRETE

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

B.L.M.: UNITED STATES BUREAU OF LAND MANAGEMENT
 N: NORTH
 E: EAST
 S: SOUTH
 W: WEST
 T.: TOWNSHIP
 R.: RANGE
 R.O.M.: RIGHT-OF-WAY
 L.S./P.L.S.: PROFESSIONAL LAND SURVEYOR
 W.C.: WITNESS CORNER

Deed descriptions, Riverside Subdivision Plat, and Land Survey plats on file with Mesa County differ as to the width of the River Road right-of-way. Book 1 Pages 112-113 of the County Commissioner's Records and Book 1 Page 67 of the County Road Records specify a sixty foot right-of-way from Fruita to Grand Junction. The preponderance of evidence discovered in this survey, including title lines, adjoining parcel descriptions, and occupation supports a forty foot right-of-way.

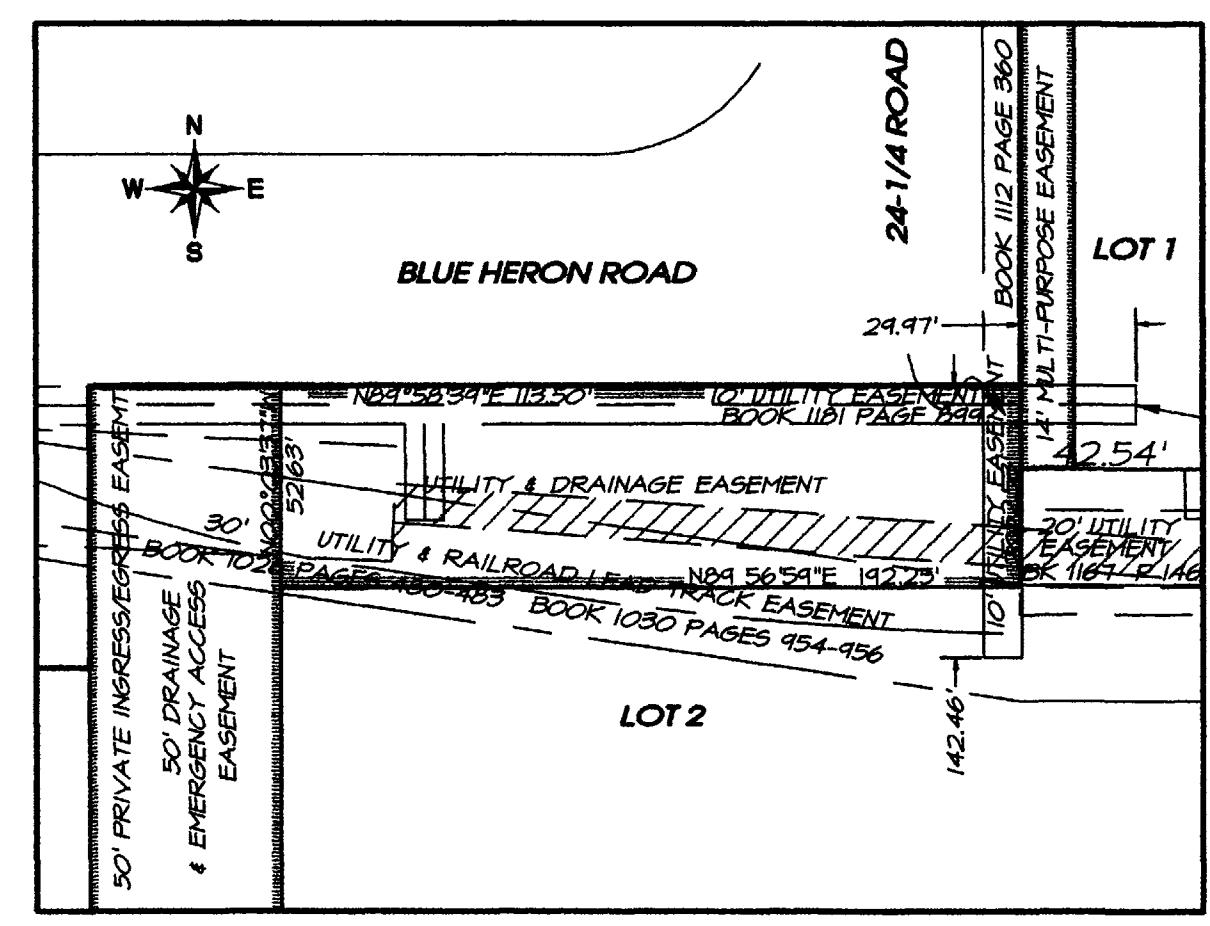
This plat is a representation of the surveyed location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the deed lines has been preserved.

Private easements referred to in Declaration of Reciprocal Easements are to be conveyed by reference to this plat in separate instrument as to perpetual easements. Said easements may be subject to further restrictions set forth in said conveyance. Conveyance recorded in Book 3602 at Page 398.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Meridian Land Title, L.L.C., File No. 64116, amended December 10, 2003.

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the B.L.M. aluminum cap at the Center one-quarter corner of Section 9, and the restored aluminum pipe B.L.M. meander corner at the terminus of the east-west centerline of Section 9. The measured bearing of this line is N89°57'31"W.

LINE/CURVE	LINE/ARC LENGTH	RADIUS	DELTA	BEARING/CHORD BEARING	CHORD
C1	132.74'	53.00'	143°30'02"	N18°18'18"W	100.67'
C2	7.26'	45.50'	4°08'54"	N04°31'46"W	7.26'
L1	13.23'			N66°34'34"W	
L2	23.14'			N28°18'13"W	
L3	51.82'			S62°21'18"W	
C3	4.52'	43.50'	12°32'33"	S14°25'57"W	4.50'
L4	49.25'			N84°56'41"E	
L5	26.42'			N01°01'50"E	
L6	102.67'			S73°04'12"E	
L7	99.67'			N84°58'04"W	
L8	32.75'			S84°56'10"W	
L9	183.52'			S56°28'00"W	
L10	91.25'			S84°19'23"W	
L11	115.42'			N08°15'50"W	
L12	220.24'			N00°31'28"W	
L14	45.84'			N45°31'05"E	
L15	86.46'			N00°03'19"W	
L16	21.83'			N00°03'04"W	



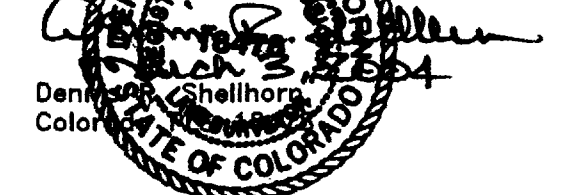
TITLE CERTIFICATION

State of Colorado
 County of Mesa

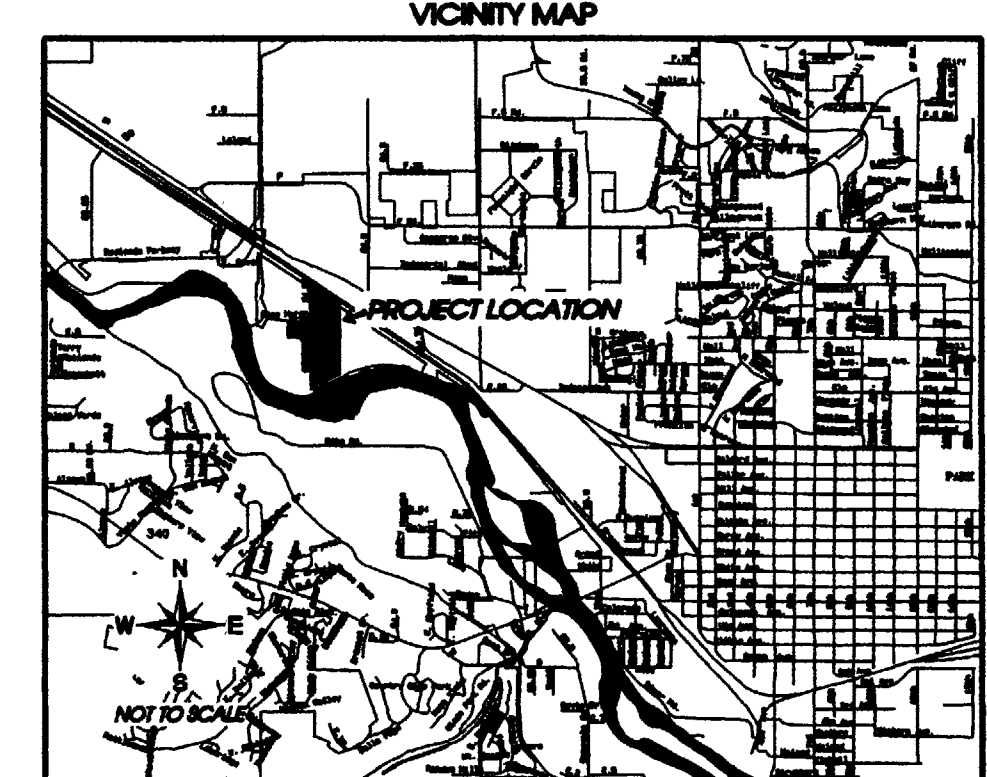
The undersigned, Meridian Land Title, L.L.C., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Dillon Real Estate Company, Inc; that the current taxes have been paid; that all mortgages not satisfied or released or record not otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations, and rights of way of record are shown hereon.

Date: 3/4/04 By: Susan J. Ottman, title officer

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of CITY MARKET SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements of subdivision plats specified in the City of Grand Junction Development Code and the laws of the State of Colorado to the best of my knowledge and belief. This shall not be applicable to the survey data hereon, and does not represent a warranty of ownership, lienholders, or quality of title.



LAND USE SUMMARY		
LOTS	28.048 ACRES	73.57%
TRACTS	9.066 ACRES	23.78%
STREETS	1.005 ACRES	2.64%
TOTAL	38.122 ACRES	100%



CITY APPROVAL

This plat of CITY MARKET SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, was approved this 5th day of March, 2004.

By: Harry J. Butley Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
 County of Mesa }
 This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:00 o'clock P. M., on this 5th day of March, 2004, A.D., and was recorded at Reception No. 2180498, in Plat Book 3602 at Page 397, Drawer No. 00-139, Fees \$10.00 + \$1.00.

By: _____ Clerk and Recorder Deputy

CITY MARKET SUBDIVISION

DILLON REAL ESTATE CO., INC.

SECTION: NW1/4 & SW1/4 S.9	TOWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tie@tlcwest.com			
Date of Survey: Jun 2003	Field Surveyor: SLG	Revision Date: Mar 3, 2004	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0606-01
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