

BRACH'S COMMERCIAL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Monument Park & Store, LLC, a Colorado Limited Liability Company, is the owner of that real property located in part of the SE1/4 Section 16, T1S, R1W, Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Quit Claim Deed Book 2630, Page 566.)

Lot 2 of Brach's Subdivision, as recorded in Plat Book 17, Pages 114 and 115, Mesa County records. EXCEPT Right-Of-Way to City of Grand Junction, as recorded in Book 2888, Pages 500 through 502.

Said parcel containing an area of 6.131 Acres more or less, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as BRACH'S COMMERCIAL SUBDIVISION a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

Tract A dedicated to the City of Grand Junction for the use of the public forever, subject to the rules and regulations of said City of Grand Junction. Said tract to be reasonably maintained by the City or its agent in accordance with applicable standards, including, but not limited to, 24-10-101 C.R.S., et. seq., for public purposes including conveyance of drainage at historic rates and volumes from upstream property(ies).

IN WITNESS WHEREOF, said owners, Monument Park & Store, LLC, a Colorado Limited Liability Company, have caused their names to be hereunto subscribed this 10th day of May, A.D. 2005.

by: Dave F. Brach (title) Co-Owner
for: Monument Park & Store, LLC, a Colorado Limited Liability Company

by: Ann M. Brach (title) Co-owner/manager
for: Monument Park & Store, LLC, a Colorado Limited Liability Company

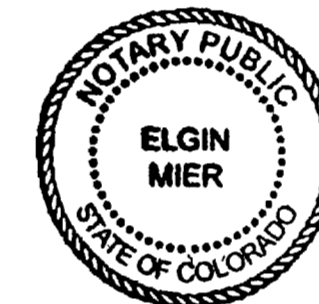
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Dave F Brach (title) Co-owner for Monument Park & Store, LLC, a Colorado Limited Liability Company, this 10 day of May, A.D., 2005.

Witness my hand and official seal:

Elgin Mier
Notary Public
My Commission Expires 5/30/2007



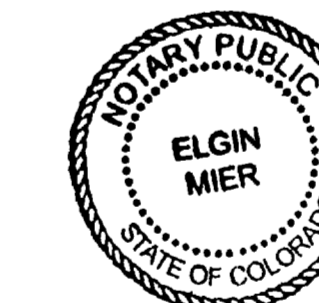
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Ann M. Brach (title) Co-Owner/manager for Monument Park & Store, LLC, a Colorado Limited Liability Company, this 10 day of May, A.D., 2005.

Witness my hand and official seal:

Elgin Mier
Notary Public
My Commission Expires 5/30/2007



TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, First American Heritage Title Company title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Monument Park & Store LLC; that the current taxes have been paid; that all mortgages not satisfied or released or record nor 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: 5-11-05 by: Anna Smith, Title Department Manager
Name And Title
for: FALTCO
Name Of Title Company

GENERAL NOTES

Basis of Bearings is the East line of the SE1/4 of Section 16, T1S, R1W, of the Ute Meridian, that bears North 00 degrees 14 minutes 39 seconds East, a distance of 2655.36 feet. Monuments on this line are Mesa County Survey Markers as shown on the face of this survey.

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 First American Heritage Title Company, Commitment No. 00158173, dated May 6, 2004.

CITY OF GRAND JUNCTION APPROVAL

This plat of BRACH'S COMMERCIAL SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 10 day of May, A.D., 2005.

City Manager David Varley

President of City Council Craig A. Palmer

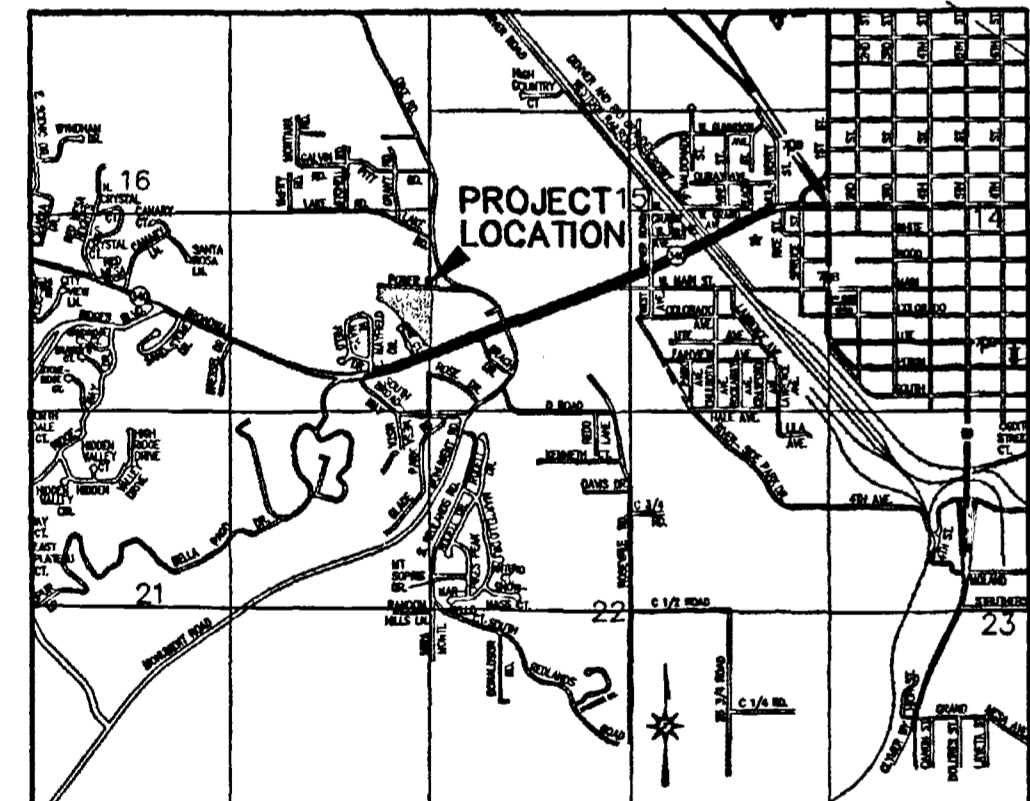
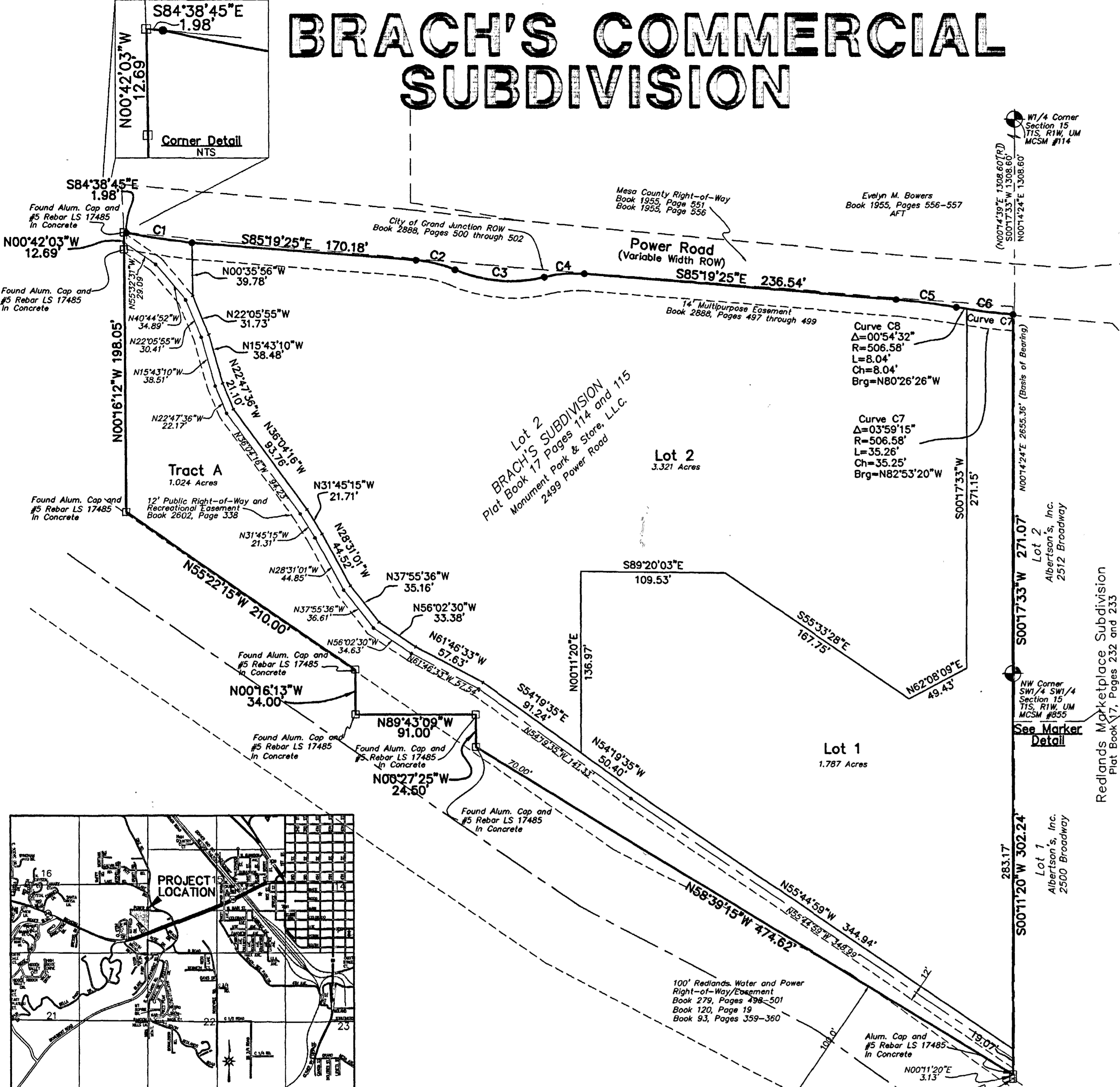
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:24 o'clock P.M., 5/13, A.D., 2005, and was duly recorded in Book 3897 Page No. 199 Reception No. 2253737 Drawer No. QQ-107
Fees: 10.00 + 1.00

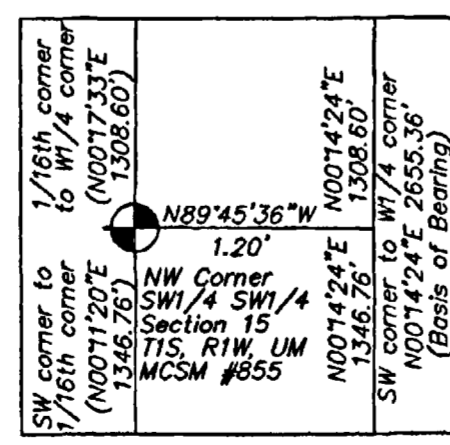
Clerk and Recorder

By: Deputy



LEGEND

- ALUQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- PK NAIL, SET IN PAVING
- 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
- DELTA ANGLE OF ARC
- RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Brg CHORD BEARING OF ARC
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- SOLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- LLC LIMITED LIABILITY COMPANY
- AD. ANNO DOMINI
- ± MORE OR LESS
- ° DEGREES
- ' MINUTES OR FEET
- " INCHES OR SECONDS
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY



BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	071°56'	392.78'	50.15'	50.12'	S81°39'56"E
C2	18°39'39"	94.00'	30.62'	30.48'	S75°59'31"E
C3	18°39'39"	94.00'	30.62'	30.48'	S85°19'25"E
C4	18°39'39"	94.00'	30.62'	30.48'	N85°20'41"E
C5	05°20'15"	493.42'	45.97'	45.95'	S82°39'17"E
C6	04°53'48"	506.58'	43.29'	43.28'	S82°26'04"E

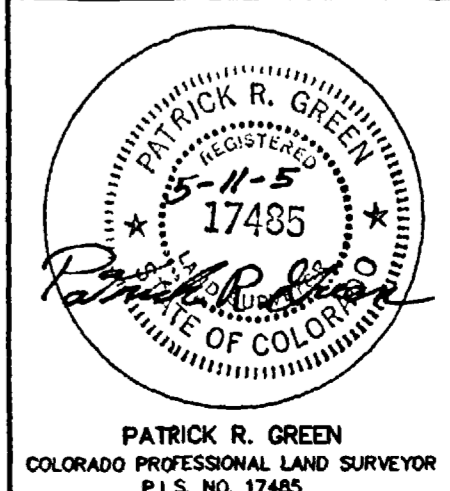
AREA SUMMARY

LOTS	=	5.107 Acres	83.30%
TRACT A	=	1.024 Acres	16.70%
TOTAL	=	6.131 Acres	100.00%

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of BRACH'S COMMERCIAL SUBDIVISION, 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 MAY 11, 2005



BRACH'S COMMERCIAL SUBDIVISION
LOT 2, BRACH'S SUBDIVISION
IN THE SE1/4 SECTION 16
T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

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

PROJ NO 2004-51	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: January, 2005	RAD/LED	RSK	PRG	1	1

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.