

AIR TECH PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Colorado West Improvement, Inc., a Colorado corporation is the owner of that real situated in the SE 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Lot 2 in 30 Minor Subdivision, city of Grand Junction, Mesa County, Colorado as recorded in Plat Book 15 at Page 211.
Said lot contains 10.00 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as AIR TECH PARK, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

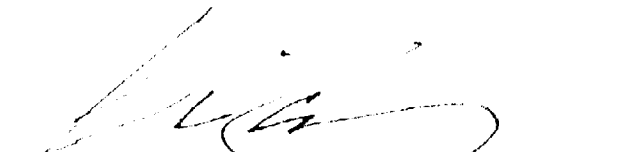
All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Landscape Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of landscaped areas.

Tract A is hereby dedicated as a drainage easement along with a 20' by 14' Ingress/Egress Easement to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

Tract A is granted to the Business Owners Association for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape. Subject to a drainage easement as dedicated above to the City of Grand Junction. All drainage easements are granted to the Business Owners Association.


All Tracts/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 and brush, and in Drainage and Detention/Retention easements on tracts, the right to dredge, 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.


Colorado West Improvement, Inc.
By: Robert W. Bickley, President

STATE OF COLORADO)
County of Mesa)

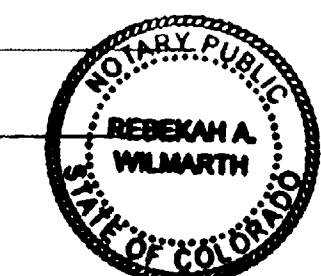
The foregoing instrument was acknowledged before me this 19th day of July

A.D. 2006 by Colorado West Improvement, Inc., Robert W. Bickley, President.

Witness my hand and official seal: 
Notary Public

Address: 1950 Highway 6 & 50 Fruita CO 81521

My commission expires: 10/25/2006



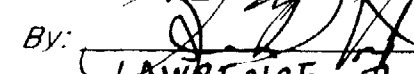
My Commission Expires 10/25/2006

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Meridian Land Title, a 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 Colorado West Improvement, Inc., a Colorado corporation; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

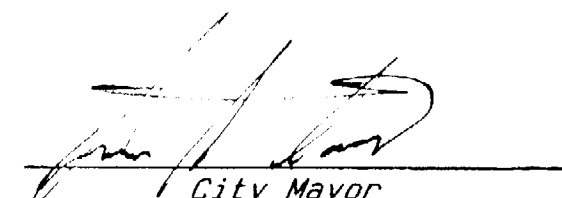
Date: July 15, 2006

By: 
LAWRENCE D. VENT/EXAMINER
MERIDIAN LAND TITLE, LLC

CITY APPROVAL

This plat of AIR TECH PARK, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 1 day of August, 2006.


David Valley
City Manager


City Mayor

CLERK AND RECORDER'S CERTIFICATE

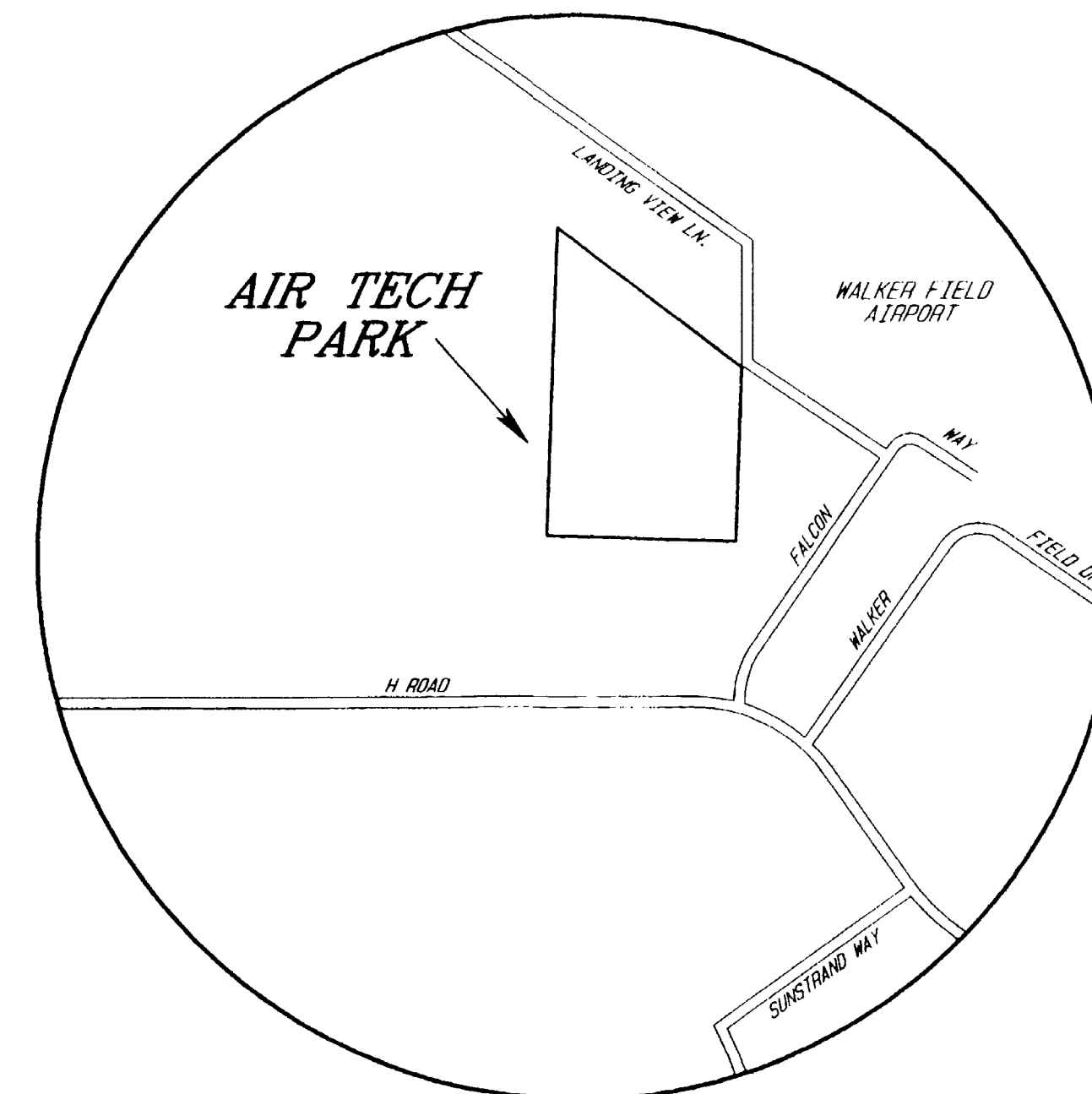
I hereby certify that this instrument was filed for recording in my office at 10:00 o'clock A.M., this 19th day of August, A.D. 2006, and is duly recorded in Book No. 4226 at page 163. Reception No. 27423, Fee \$ 22.00, Drawer No. 27423.

Deputy

Clerk and Recorder

PLAT NOTE

ANY PROPOSED OFFICE BUILDING OR COMMERCIAL DEVELOPMENT WITHIN THE 65 LBN NOISE-EXPOSURE AREA WILL NEED TO COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF GRAND JUNCTION AS AMENDED WHICH MAY REQUIRE A CONDITIONAL USE PERMIT (PLANNING COMMISSION REVIEW AND APPROVAL).



VICINITY MAP
N.T.S.

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Business Owner's Association, Declaration of Covenants

in Book 4226 at Pages 163-164

Tract A conveyed to Business Owners Association

in Book 4226 at Pages 162

Drainage Easements conveyed to Business Owners Association

in Book 4226 at Page 163

in Book 4226 at Page 164

Landscape Easement conveyed to Business Owners Association

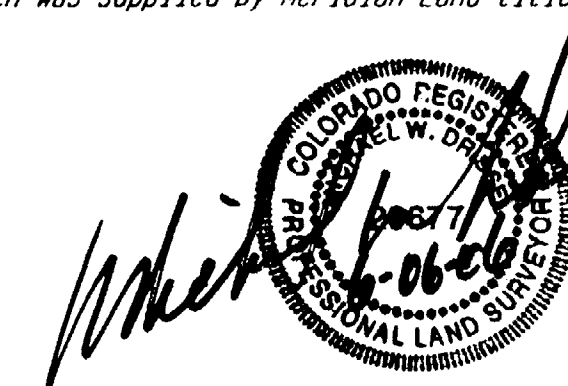
in Book 4226 at Page 163

Avigation Easement with Walker Field Airport Authority

in Book 4226 at Pages 166-167

SURVEYOR'S STATEMENT

I, Michael M. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Meridian Land title under File Number: 76865.

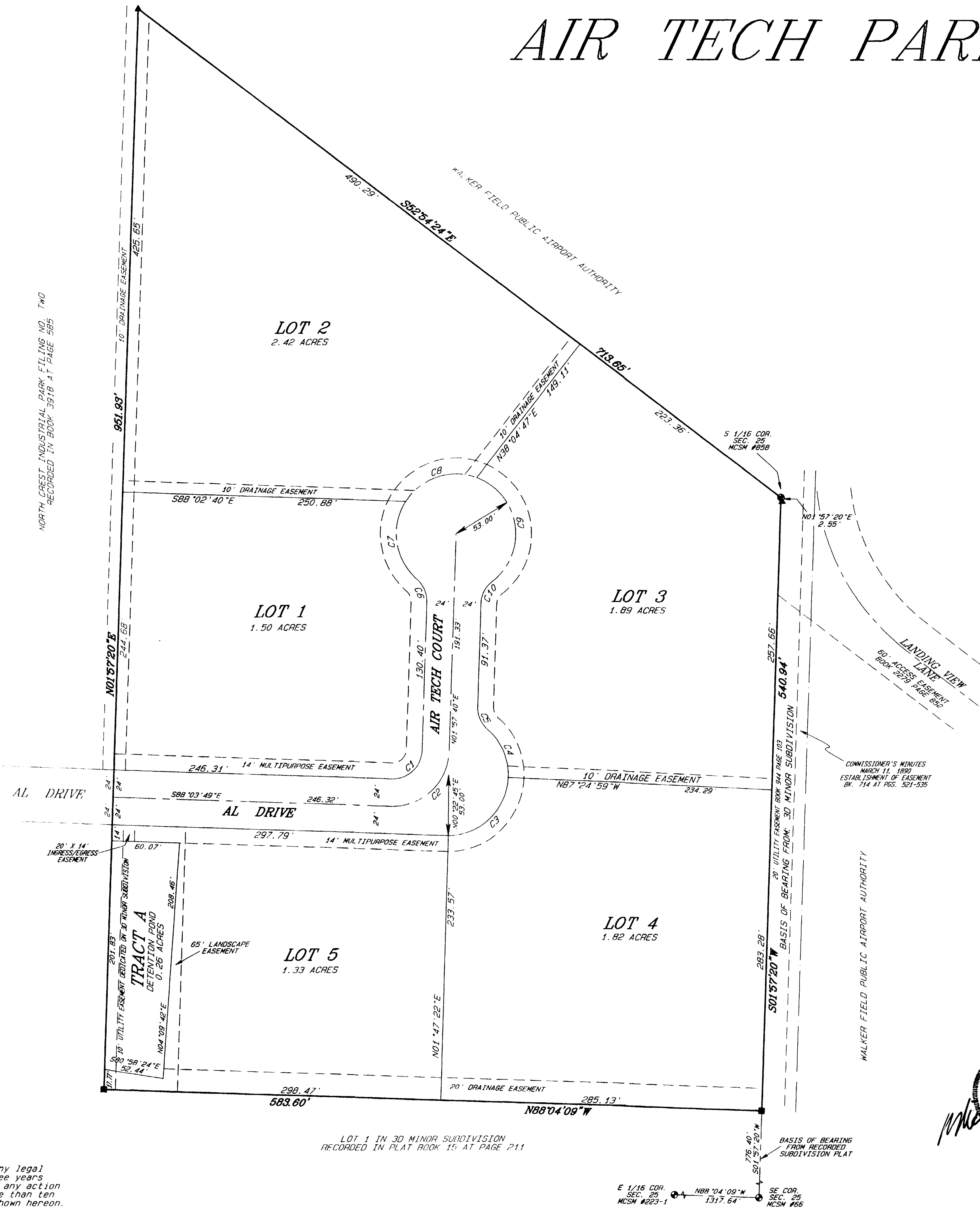


AIR TECH PARK
LOCATED IN THE
SE 1/4, SEC. 25, T1N, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M. W. D.	Checked By	S. L. H.	Job No.	690-05-05
Drawn By	TMODEL	Date	JUNE 2006	Sheet	1 OF 2

AIR TECH PARK

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	89°58'31"	40.82'	26.00'	36.76'	N46°56'55"E
C2	89°58'31"	78.52'	50.00'	70.70'	N46°56'55"E
C3	87°47'44"	81.21'	53.00'	73.50'	N46°28'53"E
C4	51°34'19"	47.71'	53.00'	46.11'	N23°12'09"W
C5	48°51'55"	21.75'	25.50'	21.09'	N24°33'21"W
C6	50°54'27"	22.66'	25.50'	21.92'	N23°29'34"W
C7	81°52'04"	75.73'	53.00'	69.45'	N08°00'45"W
C8	77°25'06"	71.61'	53.00'	66.29'	N71°37'50"E
C9	122°31'44"	113.34'	53.00'	92.95'	S08°23'45"E
C10	50°54'27"	22.66'	25.50'	21.92'	S27°24'54"W

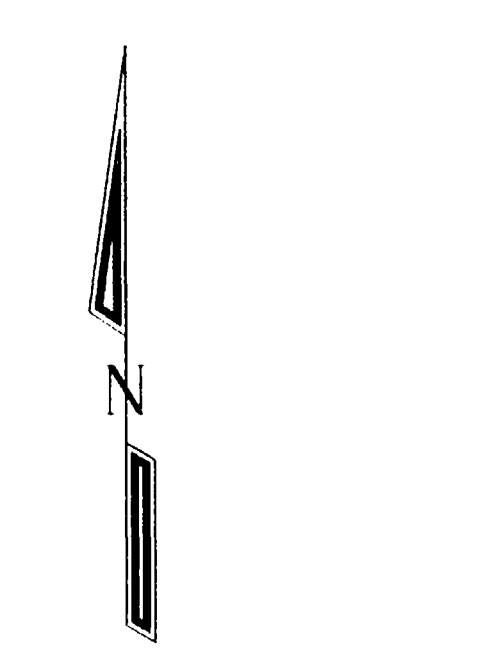


LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED BANNER INC LS 20632
 - ▲ FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED I.T.S. LS 10097
- MCSM = MESA COUNTY SURVEY MARKER

AREA SUMMARY

DED. ROADS	= 0.78 AC.	/ 08%
TRACT A	= 0.26 AC.	/ 02%
LOTS	= 8.96 AC.	/ 90%
TOTAL	= 10.00 AC.	/ 100%



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D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 690-05-05
 Drawn By TMODEL Date JUNE 2005 Sheet 2 OF 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

LOT 1 IN 30 MINOR SUBDIVISION
 RECORDED IN PLAT BOOK 15 AT PAGE 211

E 1/16 COR. SEC. 25 MCSM #223-1
 N88°04'09"W 1317.64'
 SE COR. SEC. 25 MCSM #66