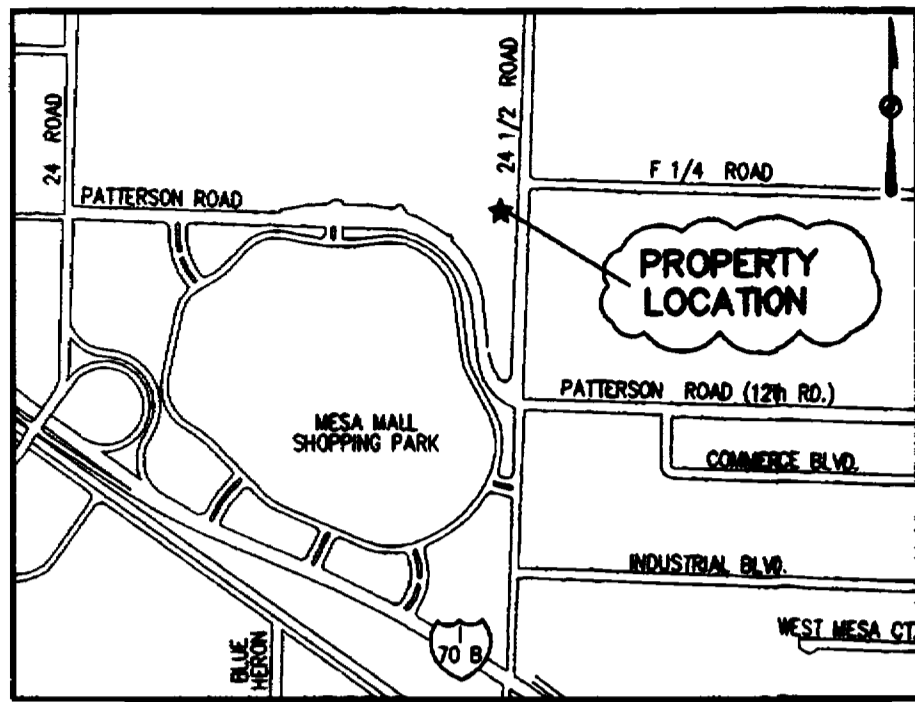


CIMMARON MINOR SUBDIVISION III A REPLAT OF LOTS 1 AND 2 OF THE CIMMARON MINOR SUBDIVISION II LOCATED IN SECTION 4, T1S, R1W, OF THE UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO



NOT TO SCALE

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 PER CRS-38-51-105, IN CONCRETE, OUTER BOUNDARY ONLY FOUND REBAR & CAP
- 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
- R= 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
- §ss SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- DEGREES
- ' MINUTES OR FEET
- " INCHES OR SECONDS
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- T-S TOWNSHIP
- R-W RANGE
- LCS LOCAL COORDINATE SYSTEM
- SIMS SATELLITE CONSTELLATION SIMULATOR

AREA SUMMARY

LOT 1	= 0.95 Acres	38%
LOT 2	= 1.55 Acres	62%
TOTAL	= 2.50 Acres	100.00%



NOTES

- 1) Easement and Title Information provided by Abstract & Title Company of Mesa County, INC, Policy No. 00917173.
- 2) Basis of bearings is from GPS observations using the Mesa County SIMS LCS. The East line of the SE 1/4 SW 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado bears S 00°01'24" W a distance of 1317.70 feet. Both monuments on this line are MCSMs.
- 3) Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
- 4) Blanket Ingress and Egress easement to share access and parking areas as defined in the Declaration of Restrictions and Grant of Easement as recorded in Book 2438, Pages 953 thru 986.
- 5) A Drainage easement over the entire area of all lots except for areas under building envelopes as recorded in Plat Book 18, Page 187.
- 6) Cross Access Easement, Book 3735, Page 583, unable to determine location.

FOR CITY USE ONLY

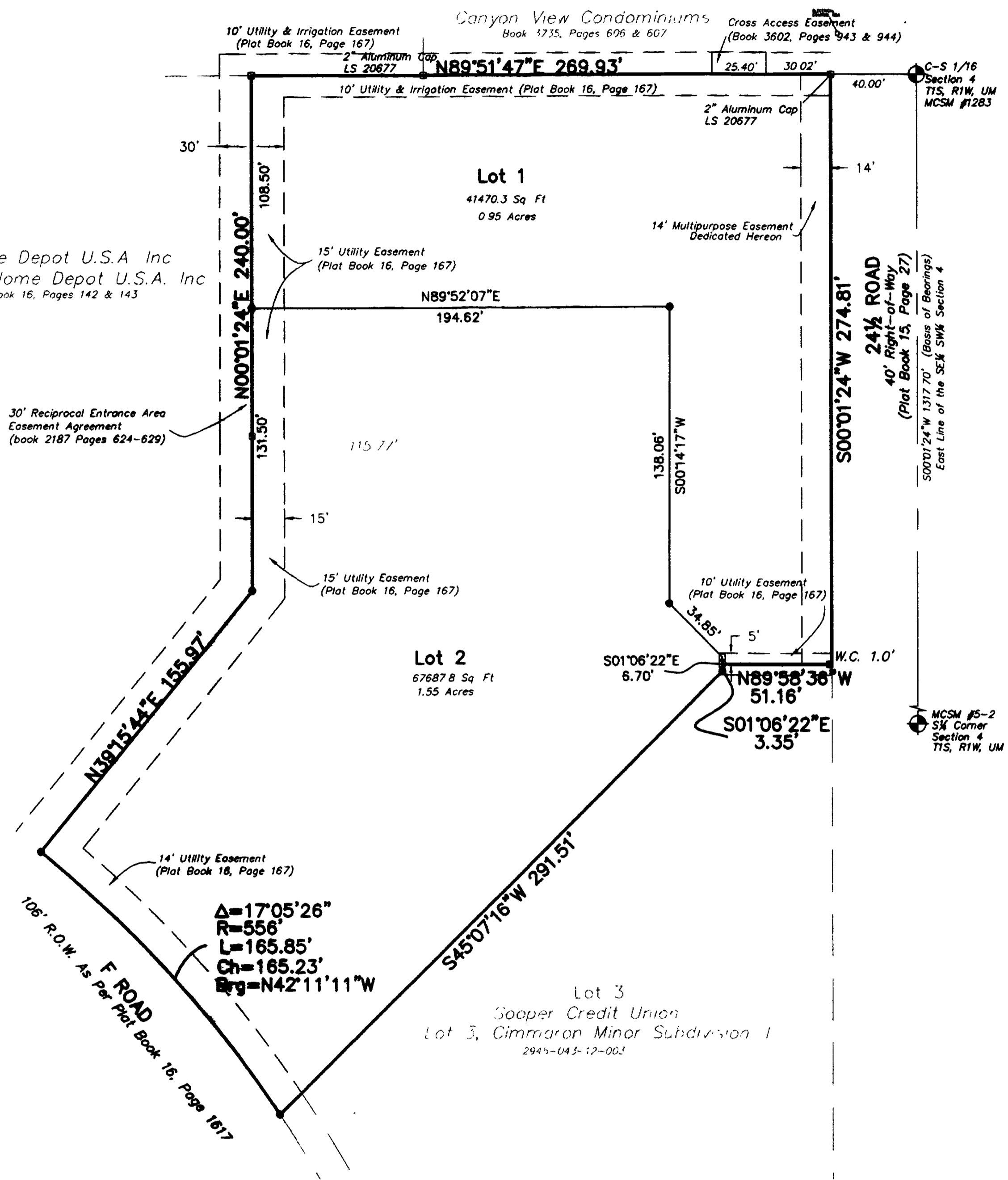
Associated Recorded Documents	Book	Page	Type

SURVEYOR'S CERTIFICATION

Stanley K. Werner, do hereby certify that the accompanying plat of CIMMARON MINOR SUBDIVISION III, 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.

Stanley K. Werner

 Certified this 1st day of September 2006



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 2:41 o'clock P.M., September 14th, A.D., 2006, and was duly recorded in Book No. 4248 Page No. 57
 Reception No. 2337878 Drawer No. 55-78

CITY OF GRAND JUNCTION APPROVAL

This plat of CIMMARON MINOR SUBDIVISION III, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 8th day of September, A.D., 2006.

 Ronald M. Lopez
 City Manager

 Jeff H. ...
 City Mayor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned Liquor Barn Real Estate, LLC is the owner of that real property as described in Book 1544, Page 4 of the Mesa County Clerk and Recorder being more particularly described as follows
 Lots 1 & 2 CIMMARON MINOR SUBDIVISION II as recorded in Plat Book 16, Page 167 of the Mesa County records.
 That said owner has caused the said real property to be laid out and surveyed as CIMMARON MINOR SUBDIVISION III, 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 Multipurpose Easements to the City of Grand Junction for the use of City approved: utilities and public providers as perpetual easements for the installation, operation and repair of utilities and appurtenances including, but not limited to, electric lines, TV lines, 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.

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 or 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.

Owner hereby declares all lienholders to herein real property appears hereon.
 IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 1st day of Sep, 2006.

Wayne A. Fisher
 Liquor Barn Real Estate, LLC Title

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by
 Wayne A. Fisher
 Witness my hand and official seal:

 Kristi Wagner
 Notary Public
 My Commission Expires 3/22/09

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 4226, Page 382, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.
 IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President, with the authority of its Board of Directors, this 1st day of Sept, 2006.
 By: Robert G. Hoffman (title) President
 For: Palisades National Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by
 Robert G. Hoffman
 Witness my hand and official seal:

 Cody G. Hetzel
 Notary Public
 My Commission Expires 6-23-07

TITLE CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 We, Abstract & Title Co. of Mesa County, 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 _____; that the current taxes have been paid; that all mortgages not satisfied or released of 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: August 28, 2006 by: Debra J. Blackledge, Title Officer Name And Title
 for: Abstract & Title Co. of Mesa County, Title Company

CIMMARON MINOR SUBDIVISION III
 A REPLAT OF LOTS 1 AND 2
 CIMMARON MINOR SUBDIVISION II
 SE1/4 SW1/4 OF SECTION 4
 T1S, R1W, OF THE UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
 2591 B 3/4 Road, Grand Jct., CO 81503
 970-254-8649 Fax 970-241-0451

SUR. BY: DJ	DRAWN BY: SKW/rsk
JOB NO. 05-205	SHEET 1 OF 1
DATE: 09/1/06	