

RIMROCK MARKETPLACE 4 SUBDIVISION

Replat of Lot 2, Rimrock Marketplace Subdivision (Plat Book 16, Pages 3-4) & Tract A of Rimrock Marketplace 2 Subdivision (Plat Book 19, Pages 158-161), SW1/4 Section 10, T1S, R1W, UM, City of Grand Junction, Mesa County

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That THF Grand Junction Development, L.L.C., a Missouri limited liability company, is the owner of that real property located in the Southwest Quarter Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Book 3950, Page 429 and Book 4669, Page 579)

Lot 2, Rimrock Marketplace Subdivision, as recorded in Plat Book 16 at Pages 3-4, Mesa County Records; and Tract A, Rimrock Marketplace 2 Subdivision, as recorded in Plat Book 19 at Pages 158-161, Mesa County Records.

The above described parcel contains 9.616 Acres.

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 RIMROCK MARKETPLACE 4 SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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 Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City-approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include, but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Access Prohibited Easements are dedicated to the City of Grand Junction as perpetual easements for the purpose of control and jurisdiction over access rights. Direct access is denied to the street or public way.

All Drainage Easements are dedicated 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 owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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.

IN WITNESS WHEREOF, said owner, THF Grand Junction Development, L.L.C., a Missouri limited liability company, has caused their name to be hereunto subscribed this 30th day of June, A.D. 2008.

by: _____ (title) Manager
 for: THF Grand Junction Development, L.L.C., a Missouri limited liability company

NOTARY PUBLIC CERTIFICATION

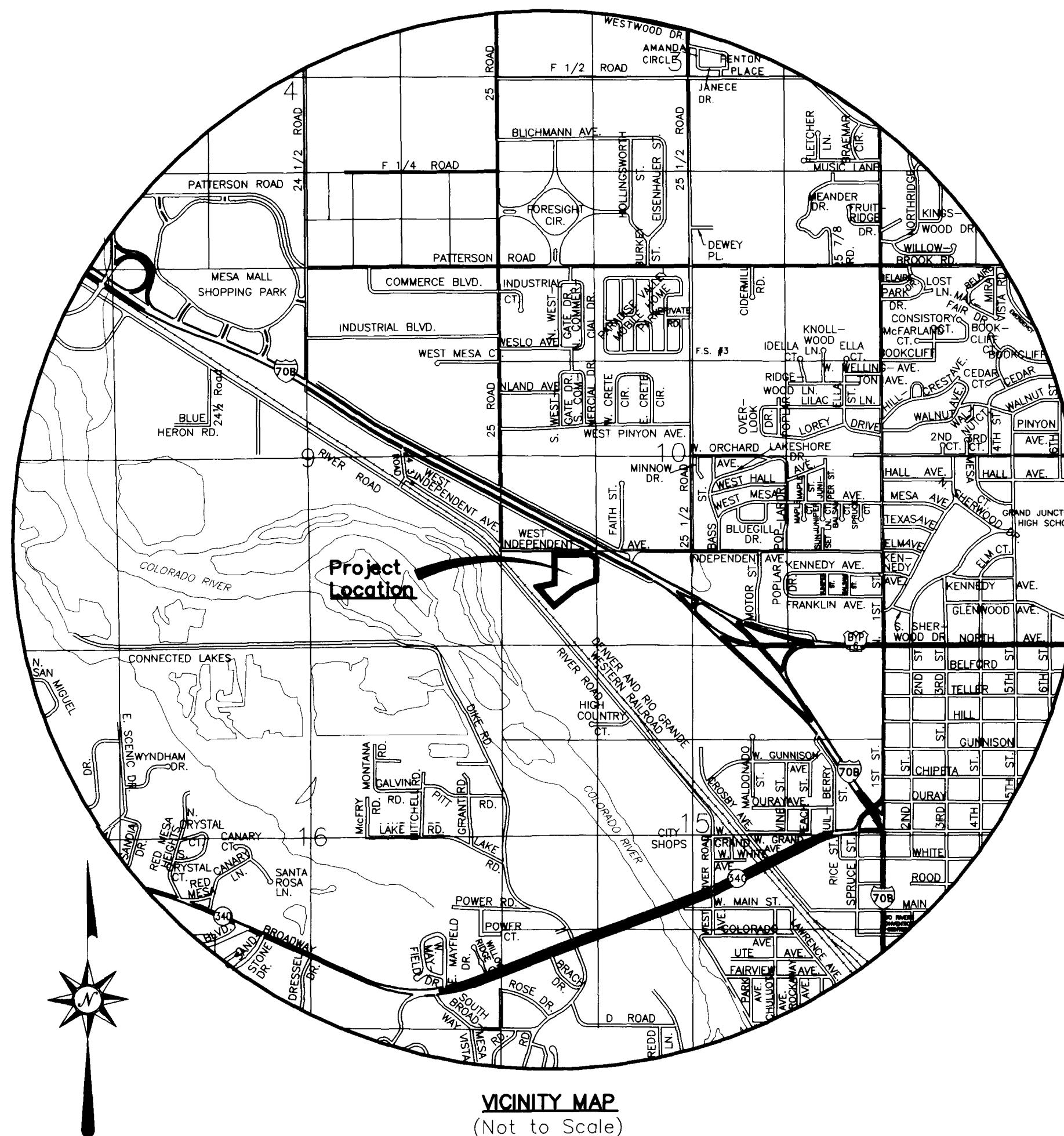
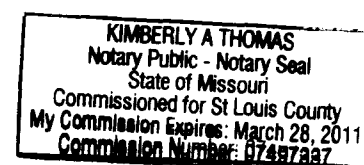
STATE OF Missouri }
 COUNTY OF St. Louis }

The foregoing instrument was acknowledged before me by Michael H. Staenberg (title) Manager for THF Grand Junction Development, L.L.C., a Missouri limited liability company this 30th day of June, A.D. 2008.

Witness my hand and official seal:

Kimberly A. Thomas
 Notary Public

My Commission Expires 3-28-2011



VICINITY MAP
 (Not to Scale)

TITLE CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }

We, Abstract & Title Company of Mesa Co, 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 THF Grand Junction Development, L.L.C. 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, as of July 13, 2008.

Date: July 15, 2008 by: Ken A. Newell, Esq.
 Name And Title
 for: Abstract & Title Company of Mesa Co
 Name Of Title Company

GENERAL NOTES

The Declaration of Easements, Covenants and Restrictions are recorded at Book 4692, Pages 675-693 Mesa County Records.

Basis of Bearings is the North line of the SW1/4 of Section 10 which bears South 90 degrees 00 minutes 00 seconds East, a distance of 2628.92 feet. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

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 Transnation Title Insurance Company, Policy No. A52-0109051, dated April 25, 2008, and by Abstract & Title Company of Mesa County, Inc., Policy No. 00921786 C, dated May 15, 2008.

CITY OF GRAND JUNCTION APPROVAL

This plat of RIMROCK MARKETPLACE 4 SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16 day of JULY, A.D. 2008.

Scott W. Kibler City Manager
Gregg Palmer Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:23 o'clock P.M., AUGUST 8,

A.D. 2008, and was duly recorded in Book 4711, Page No. 153-154 Reception No. 2452507

Drawer No. NW-18
Janice Rich Clerk and Recorder
 Fees: 20⁰⁰/12 By: Lucille Madray Deputy

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of RIMROCK MARKETPLACE 4 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.

Certified this 16 day of JULY, 2008

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LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 326 MAIN STREET, SUITE 100
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

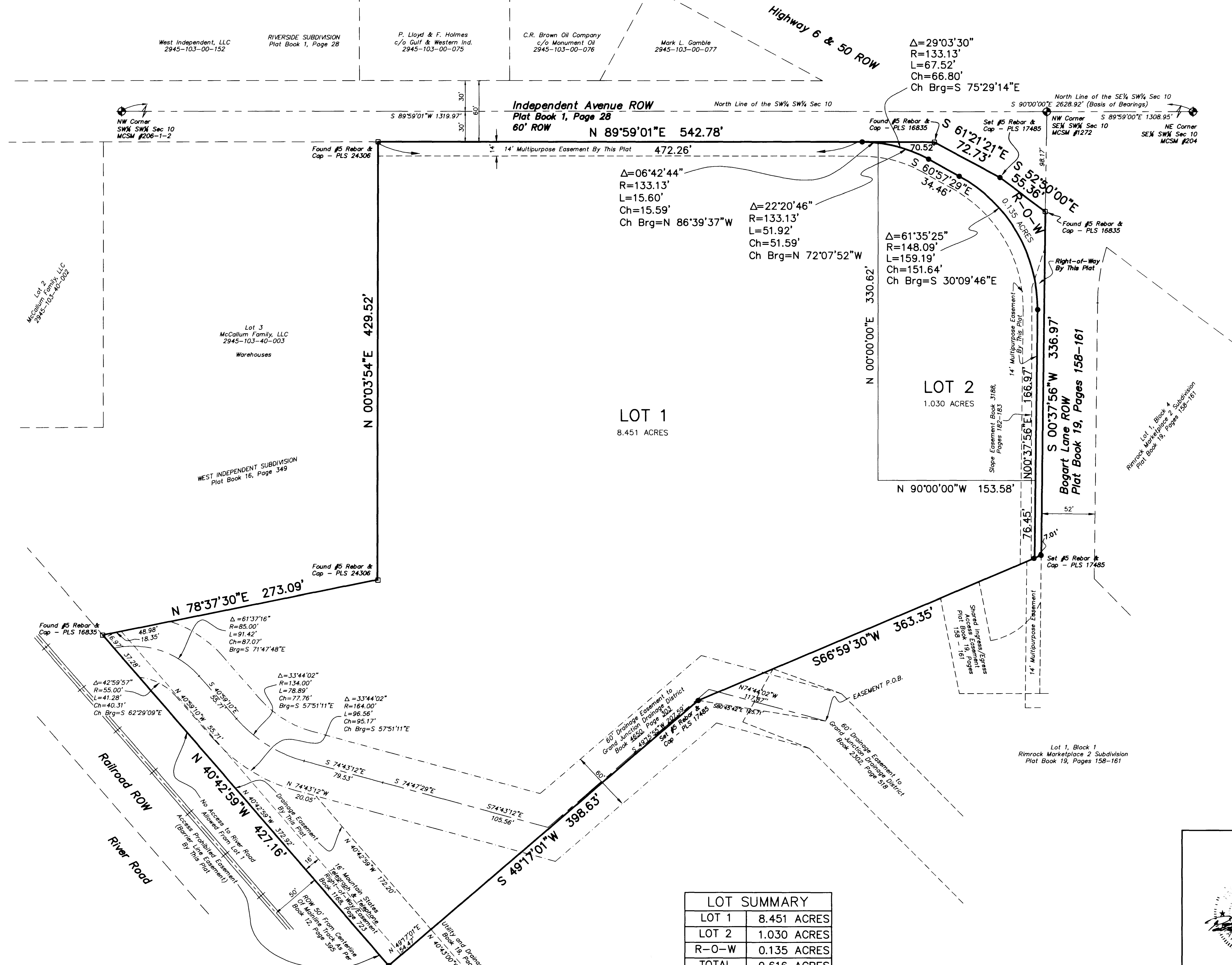
PROJ: 205077.10	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: April, 2008	RAD/CCR	SLB	PRG	1	2

PATRICK R. GREEN
 COLORADO REGISTERED SURVEYOR
 P.L.S. No. 17485

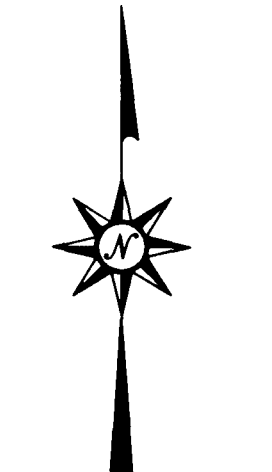
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 PER CRS-38-51-105. (SET IN CONCRETE IF ON BOUNDARY OF SUBDIVISION)
 - FOUND REBAR, AS NOTED
 - ▲ PK NAIL, SET IN PAVING
 - ALUMINUM CAP ON No. 5 REBAR TO BET SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - SW1/4 SOUTHWEST QUARTER CORNER
 - T1S TOWNSHIP 1 SOUTH
 - R1W RANGE 1 WEST
 - UM UTE MERIDIAN
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - ROW, R-O-W RIGHT-OF-WAY
 - Δ CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - Ch CHORD LENGTH
 - Ch Brg CHORD ANGLE



SCALE: 1"=50 US SURVEY FEET
 50 25 0 50

LOT SUMMARY	
LOT 1	8.451 ACRES
LOT 2	1.030 ACRES
R-O-W	0.135 ACRES
TOTAL	9.616 ACRES

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LANDesign

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 326 MAIN STREET, SUITE 100
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ.: 205077.10	SURVEYED DRAWN	CHECKED	SHEET	OF
DATE: December, 2006	SLB	PRG	2	2

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