

**COLORADO BEVERAGE DISTRIBUTING, INC. SUBDIVISION**  
 WITHIN LOTS 1, 2 AND 3, HIGH COUNTRY BUSINESS PARK, PLAT BOOK 13 PAGE 2710;  
 WITHIN THE N1/2NW1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.  
 CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO.

**LEGEND**

- FOUND MESA COUNTY SURVEY MARKER
- PROPERTY CORNER - FOUND REBAR WITH PLASTIC CAP ILLEGIBLE
- ◊ PROPERTY CORNER - FOUND REBAR WITH PLASTIC CAP INSCRIBED "WAUGH" L.S., OTHERWISE ILLEGIBLE
- PROPERTY CORNER - SET REBAR WITH 2" ALUMINUM CAP IN CONCRETE, CAP INSCRIBED "L.S. 33647"
- ⊙ PROPERTY CORNER - SET BRASS DISC IN CONCRETE OR ASPHALT, DISC INSCRIBED "LS33647"
- - - EASEMENT LINE AS NOTED HEREON
- - - FENCELINE

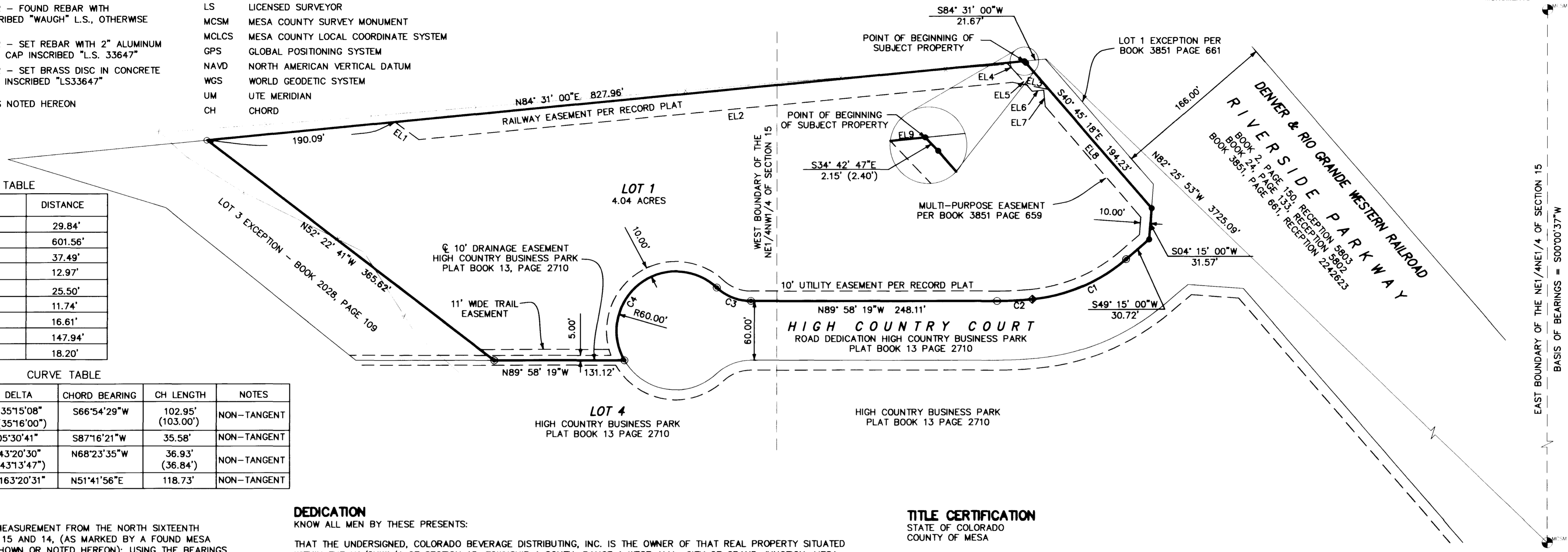
- C1 CURVE AS DELINEATED IN CURVE TABLE
- EL1 EASEMENT LINE AS DELINEATED IN EASEMENT LINE TABLE
- LS LICENSED SURVEYOR
- MCSM MESA COUNTY SURVEY MONUMENT
- MCLCS MESA COUNTY LOCAL COORDINATE SYSTEM
- GPS GLOBAL POSITIONING SYSTEM
- NAVD NORTH AMERICAN VERTICAL DATUM
- WGS WORLD GEODETIC SYSTEM
- UM UTE MERIDIAN
- CH CHORD

**EASEMENT LINE TABLE**

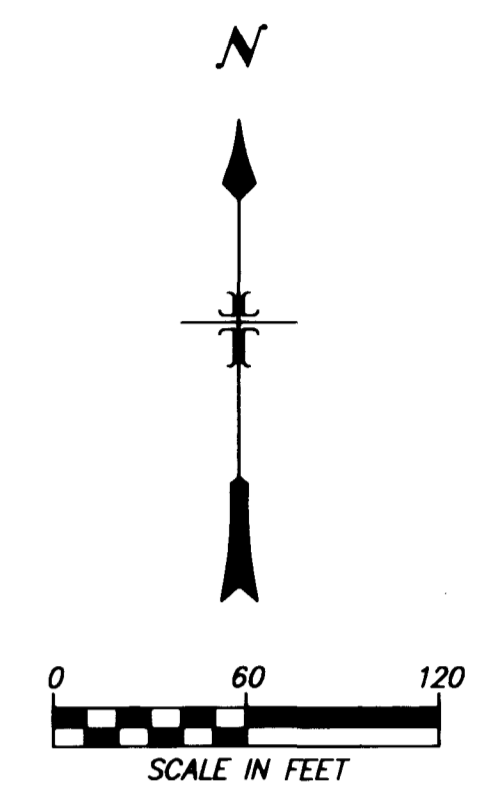
EASEMENT LINE	BEARING	DISTANCE
EL1	S53°16'46"E	29.84'
EL2	N84°31'00"W	601.56'
EL3	S78°31'09"E	37.49'
EL4	S43°28'14"E	12.97'
EL5	S40°45'41"E	25.50'
EL6	S84°29'50"W	11.74'
EL7	S05°29'18"E	16.61'
EL8	S40°45'41"E	147.94'
EL9	N84°31'00"E	18.20'

**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CH LENGTH	NOTES
C1	104.60'	170.00	35°15'08" (35°16'00")	S66°54'29"W	102.95' (103.00')	NON-TANGENT
C2	35.59'	370.00'	05°30'41"	S87°16'21"W	35.58'	NON-TANGENT
C3	37.82' (37.72')	50.00'	43°20'30" (43°13'47")	N68°23'35"W	36.93' (36.84')	NON-TANGENT
C4	171.05'	60.00'	163°20'31"	N51°41'56"E	118.73'	NON-TANGENT



NORTHEAST CORNER SECTION 15  
 SURVEYOR'S ALUMINUM CAP  
 MONUMENT INSCRIBED "LS 18480"  
 AS LOCATED BY FOUND REFERENCE  
 MONUMENTS



EAST BOUNDARY OF THE NE1/4NE1/4 OF SECTION 15  
 BASIS OF BEARINGS = S00°00'37"W

POINT OF COMMENCEMENT  
 NORTH SIXTEENTH CORNER  
 SECTIONS 15 AND 14  
 FOUND MCSM

**GENERAL NOTES:**

PROPERTY LOCATED BY FIELD MEASUREMENT FROM THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 15 AND 14, (AS MARKED BY A FOUND MESA COUNTY SURVEY MARKER AS SHOWN OR NOTED HEREON); USING THE BEARINGS AND DISTANCES ON THE RECORD PLAT OF HIGH COUNTRY BUSINESS PARK RELATIVE TO SAID SIXTEENTH CORNER. BASIS OF BEARINGS SHOWN HEREON IS WGS84 GEODETIC NORTH AS MEASURED BY REALTIME KINEMATIC GPS OR GPS L1/L2 OBSERVATIONS FROM A POINT OF ORIGIN OF THE MCLCS POINT "SNO1" WITH A PUBLISHED LOCATION OF LATITUDE 39°06'22.72746N AND LONGITUDE OF 108°32'01.43552W. SAID BASIS OF BEARINGS HAS AN EQUIVALENT BEARING OF N 00°00'37" E BETWEEN SAID FOUND MONUMENT AND A REFERENCED PRIVATE SURVEYOR'S ALUMINUM CAP MONUMENT INSCRIBED "LS18480" AT THE NORTHEAST CORNER OF SECTION 15 AS SAID BASIS OF BEARINGS IS SHOWN HEREON. RECORD BASIS OF BEARING OF HIGH COUNTRY BUSINESS PARK, BOOK 13 PAGE 2710, HAS BEEN ROTATED TO FIT FIELD MEASURED BASIS OF BEARING. LOTS 1, 2, AND 3 SHOWN ON THE RECORD PLAT OF HIGH COUNTRY BUSINESS PARK DO NOT CLOSE MATHEMATICALLY: ERROR OF CLOSURE HAS BEEN PLACED IN CURVE 1 (C1) LOCATED AT THE SOUTHEAST CORNER OF LOT 1. THE ERROR OF CLOSURE WAS CORRECTED WITH A NON-TANGENT CURVE C1 WHICH MAINTAINS THE RECORD RADIUS OF SAID CURVE. HORIZONTAL DATUM USED FOR THE FIELD SURVEY REFERENCED HEREON IS MCLCS ZONE "GVA" WITH A POINT OF ORIGIN OF SAID MCLCS POINT "SNO1" AS NOTED ABOVE. VERTICAL DATUM USED FOR SAID FIELD SURVEY IS NAVD83, (NO VERTICAL INFORMATION IS REQUIRED OR INCLUDED ON THIS PLAT.) LINEAL UNITS USED IN THIS SURVEY ARE U.S. SURVEY FEET.

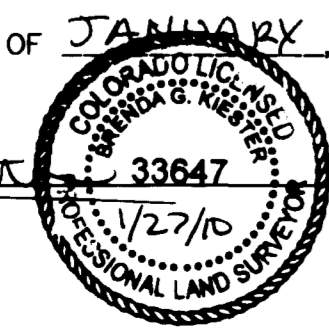
- RECORDED RIGHTS OF WAY AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY AND SHOWN OR NOTED HEREON WERE OBTAINED FROM SCHEDULE B - EXCEPTIONS OF TITLE COMMITMENT NO.46-H0256695-900-GTO PREPARED FOR SUBJECT PROPERTY BY HERITAGE TITLE COMPANY - GRAND JUNCTION, CO; DATED 10/1/09 AND PROVIDED BY CLIENT. NO APPARENT, YET UNRECORDED, RIGHTS OF WAY AND/OR EASEMENTS AFFECT SUBJECT PROPERTY.
- RECORD BEARINGS AND/OR DISTANCES ARE SHOWN HEREON IN PARENTHESES WHERE THEY DIFFER FROM FIELD MEASURED BEARINGS AND/OR DISTANCES.

**SURVEYOR'S CERTIFICATE**

I, BRENDA G. KIESTER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY THAT THIS PLAT AND THE SURVEY REFERRED TO HEREIN WERE MADE UNDER MY DIRECTION AND CONTROL AND THAT BOTH ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN OR NOTED HEREON. TITLE RESEARCH WAS PERFORMED BY HERITAGE TITLE COMPANY OF GRAND JUNCTION, COLORADO, WITHIN TITLE COMMITMENT NO.46-H0256695-900-GTO PREPARED FOR SUBJECT PROPERTY, DATED 10/1/09 AND REFERENCED HEREON IN GENERAL NOTE #2.

DATED THIS 27th DAY OF JANUARY, A.D. 2010.

*Brenda G. Kiestler*  
 BRENDA G. KIESTER  
 COLORADO L.S. NO. 33647



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
 THAT THE UNDERSIGNED, COLORADO BEVERAGE DISTRIBUTING, INC. IS THE OWNER OF THAT REAL PROPERTY SITUATED WITHIN THE N1/2NW1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M., CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 PARCEL 1:  
 LOT 1 OF HIGH COUNTRY BUSINESS PARK;  
 EXCEPT THAT PARCEL CONVEYED IN INSTRUMENT RECORDED MARCH 9, 2005 IN BOOK 3851 AT PAGE 661. COUNTY OF MESA, STATE OF COLORADO  
 PARCEL 2:  
 LOT 2 OF HIGH COUNTRY BUSINESS PARK.  
 COUNTY OF MESA, STATE OF COLORADO  
 PARCEL 3:  
 LOT 3 OF HIGH COUNTRY BUSINESS PARK;  
 EXCEPT THAT PARCEL CONVEYED IN INSTRUMENT RECORDED NOVEMBER 24, 1993 IN BOOK 2028 AT PAGE 109. COUNTY OF MESA, STATE OF COLORADO  
 SAID OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE-DESCRIBED REAL PROPERTY INTO LOTS, AS SHOWN HEREON, AND DESIGNATED THE SAME AS COLORADO BEVERAGE DISTRIBUTING, INC. SUBDIVISION, IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND DOES HEREBY OFFER THE FOLLOWING DEDICATIONS AND GRANTS:

ALL TRAIL EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS A PERPETUAL EASEMENT FOR THE USE OF THE PUBLIC FOREVER, SUBJECT TO THE RULES AND REGULATIONS OF SAID CITY, FOR PURPOSES INCLUDING BUT NOT LIMITED TO, CONSTRUCTING, INSTALLING, MAINTAINING AND REPAIRING A TRAIL AND APPURTENANT FACILITIES AND FOR INGRESS, EGRESS AND ACCESS FOR THE PUBLIC WITH ACCOMPANYING PETS, IF ANY, FOR USE AS PEDESTRIANS, AND/OR WITH WHEELCHAIRS (MOTORIZED AND NONMOTORIZED), BICYCLES, MOTORIZED BICYCLES (A VEHICLE HAVING TWO OR THREE WHEELS, CYLINDER CAPACITY NOT EXCEEDING 50 C.C., AND AN AUTOMATIC TRANSMISSION WHICH DOES NOT EXCEED THIRTY MILES PER HOUR), ELECTRIC SCOOTERS (AN ELECTRIC POWERED VEHICLE HAVING TWO OR THREE WHEELS AND DOES NOT EXCEED THIRTY MILES PER HOUR), AND OTHER NONMOTORIZED FORMS OF TRANSPORTATION FOR COMMUTING AND RECREATIONAL PURPOSES.

THERE ARE NO LIENHOLDERS OF RECORD.

COLORADO BEVERAGE DISTRIBUTING, INC.  
 BY: *Donald Lee Fowler*  
 TITLE: President

STATE OF COLORADO )  
 COUNTY OF MESA )SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, A.D. 2010. BY Donald Lee Fowler  
 COLORADO BEVERAGE DISTRIBUTING, INC.  
 WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 09/28/2013



**TITLE CERTIFICATION**

STATE OF COLORADO  
 COUNTY OF MESA  
 WE, HERITAGE TITLE COMPANY OF GRAND JUNCTION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO COLORADO BEVERAGE DISTRIBUTING, INC., 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, AS OF 1-19-2010

DATE 2-19-2010 BY: *Annette Miller, Sr.V.P.*

**CITY APPROVAL**  
 THIS PLAT OF COLORADO BEVERAGE DISTRIBUTING INC. SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO IS APPROVED AND ACCEPTED ON THE 19th DAY OF February, 2010.

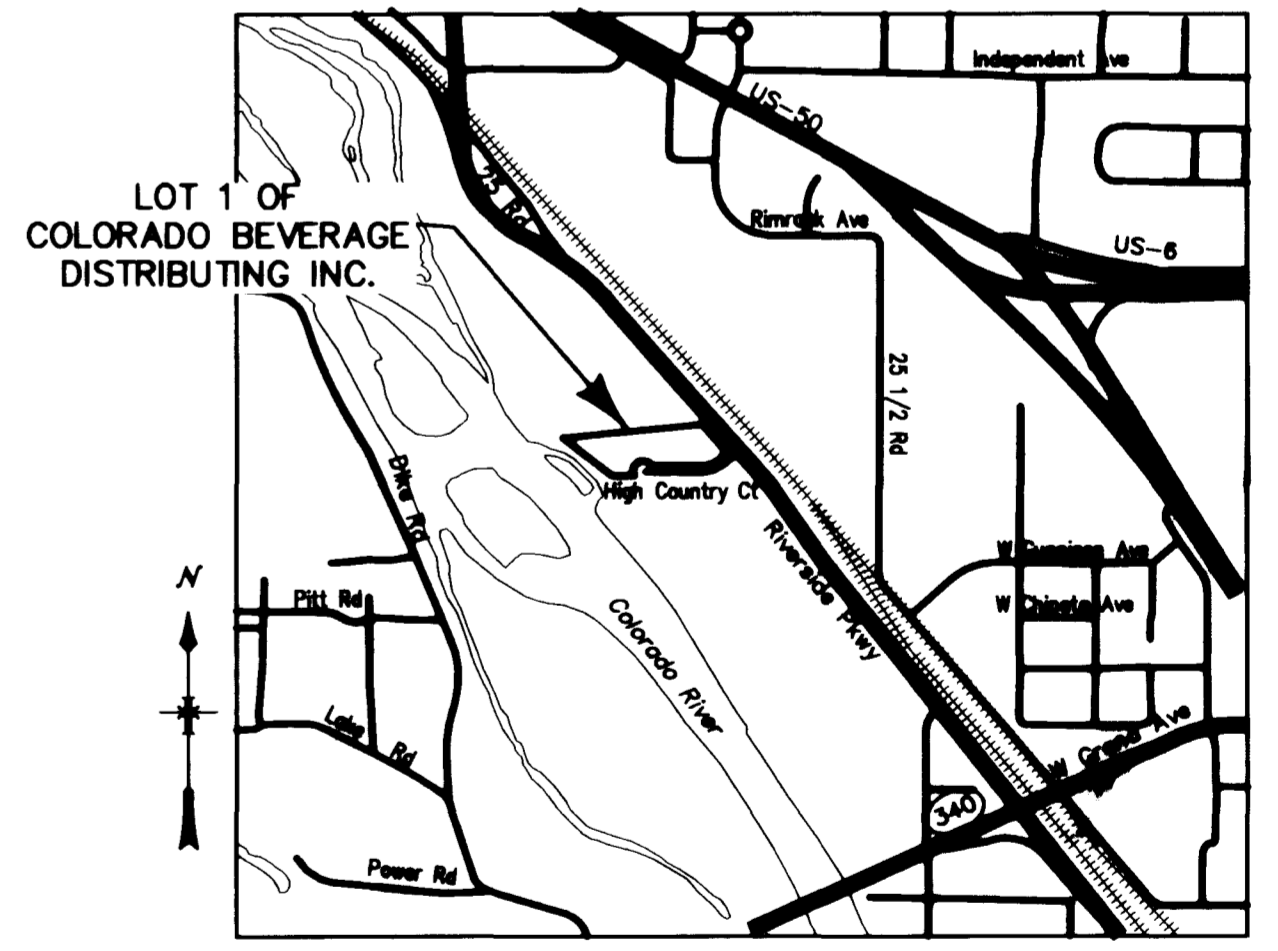
*[Signature]* CITY MANAGER  
*[Signature]* CITY MAYOR

**CLERK AND RECORDER'S CERTIFICATE**  
 THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO AT 11:05 O'CLOCK AM, ON THIS 23rd DAY OF FEBRUARY, A.D. 2010, AND WAS RECORDED AT RECEPTION NO. 2524177, BOOK 981 PAGE 929  
 DRAWER NO. XA-81 Fees 10 + 1

*Janice Rich* CLERK AND RECORDER  
*Diana Bridgman* DEPUTY

**CITY USE ONLY**

BOOK	PAGE



VICINITY MAP  
 NOT TO SCALE

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 WITHIN LOTS 1, 2 AND 3, HIGH COUNTRY BUSINESS PARK, PLAT BOOK 13 PAGE 2710;  
 WITHIN THE N1/2NW1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.  
 CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO.



DATE: <u>01/12/10</u>	REVISION NO.:	DRAWING NUMBER
FILE: <u>COLO BEV PLAT</u>	REVISION DATE:	<u>V-1</u>
PROJ #: <u>09-232</u>	DRAWN: <u>DDC</u>	1 OF 1