

KOLOHA SIMPLE SUBDIVISION II

A REPLAT OF LOTS 12 & 13, BLOCK FIVE, SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO, PLAT BOOK 12 PAGE 101 & LOT 1, KOLOHA SIMPLE SUBDIVISION, PLAT BOOK 19 PAGE 175.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Koloha Gunnison West, LLC and Koloha Warehouse, LLC are the owners of that real property being situated in the SW1/4 NE1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows

Lot 12 and 13, Block Five, Six and Fifty West Subdivision Filing No. Two, recorded in Plat Book No. 12 at Page 101, and Lot 1, Koloha Simple Subdivision, recorded in Plat Book 19 page 175.

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

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 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 further certifies that all lienholders, if any, are represented hereon.

[Signature]
Koloha Gunnison West, LLC
Manager **MARTIN T KOLONEL**

[Signature]
Koloha Warehouse, LLC
Manager **MARTIN T KOLONEL**

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 16th day of September A.D., 2010 by Koloha Gunnison West, LLC and Koloha Warehouse, LLC, manager.
Witness my hand and official seal: *[Signature]* **Betty A. Driscoll**
Notary Public
My commission expires: January 18, 2014



TITLE CERTIFICATION

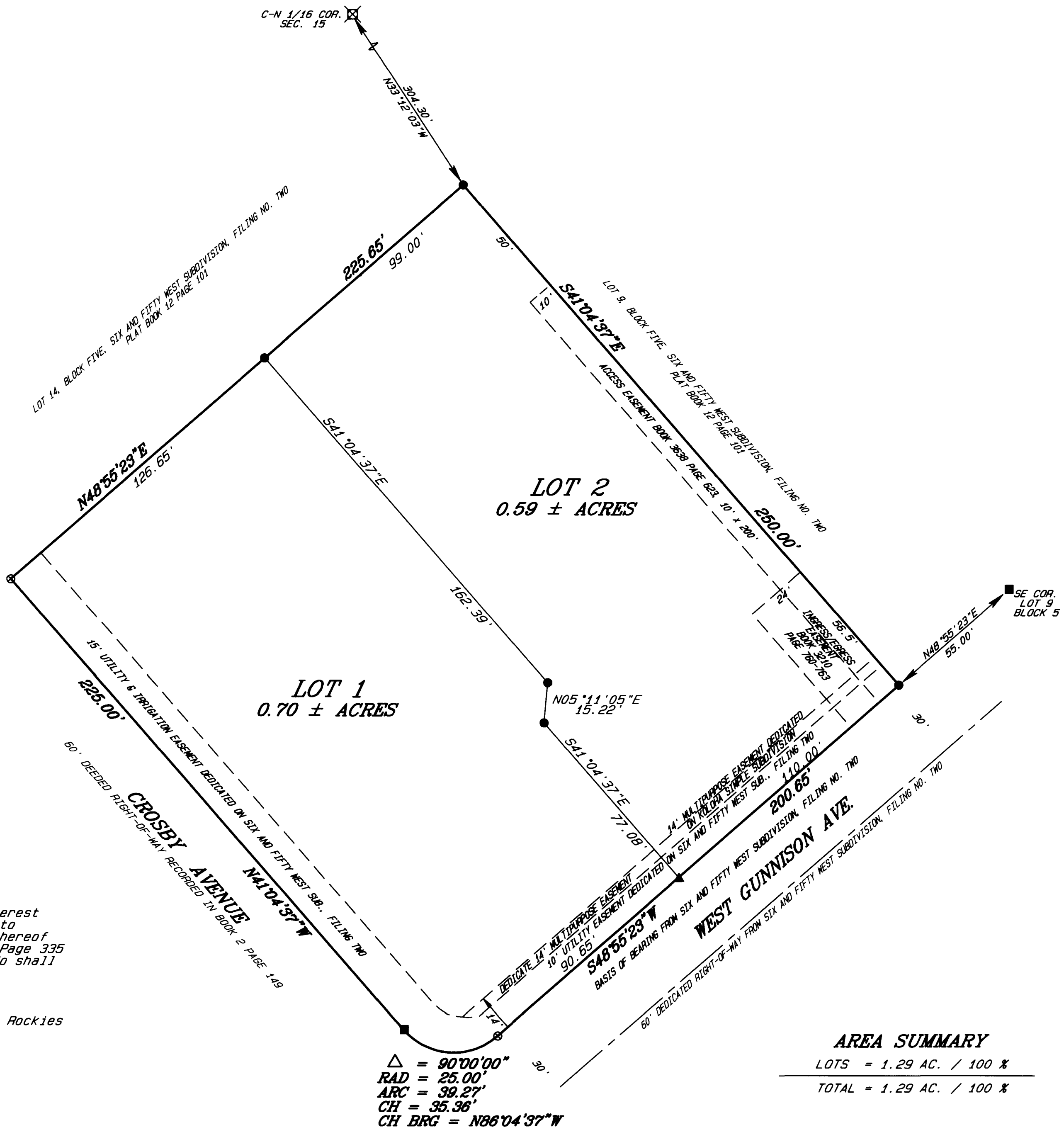
State of Colorado
County of Mesa
We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Koloha Gunnison West, LLC and Koloha Warehouse, LLC; 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 SEPT. 15, 2010**

Date: 9/16/10
By: *[Signature]* **Beth A. Griffin**
[Signature] **Steve E. Heininger**

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 Abstract & Title Company of Mesa County, Inc. in File No. 00924573 C.

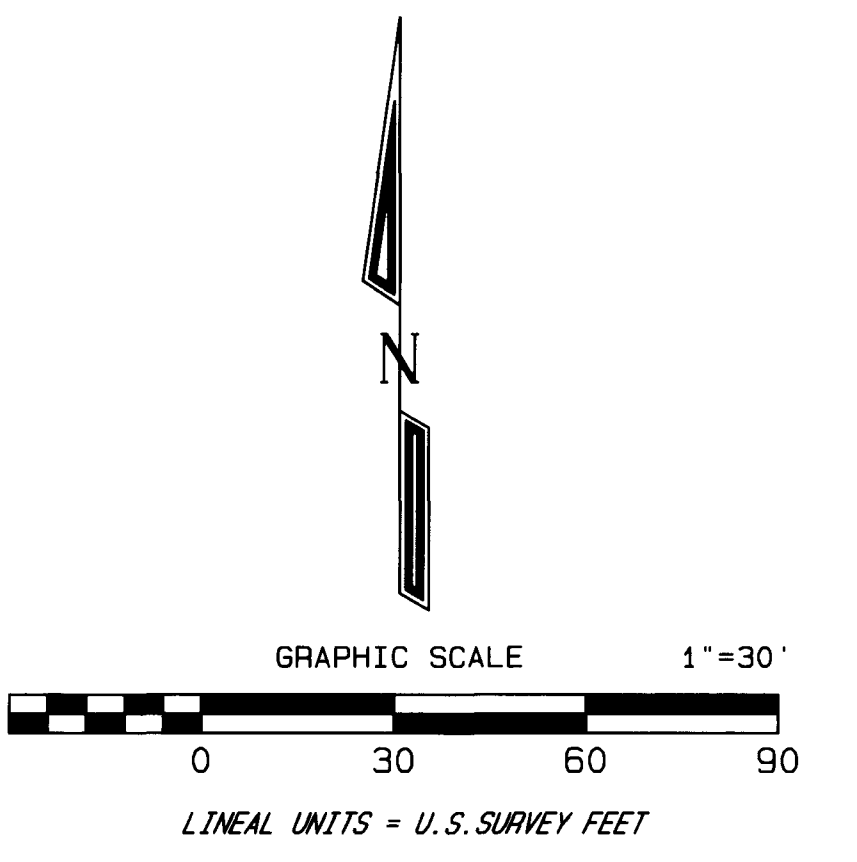
[Signature]
Michael M. Drissel
9-16-10
PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO



AREA SUMMARY

LOTS	= 1.29 AC. / 100 %
TOTAL	= 1.29 AC. / 100 %

Δ = 90°00'00"
RAD = 25.00'
ARC = 39.27'
CH = 35.36'
CH BRG = N88°04'37"W



LEGEND & ABBREVIATIONS

- ⊗ FD. 2.5" ALUM. CAP "ILLEGIBLE"
- ▲ FD. #5 REBAR W/1.5" ALUM. CAP STAMPED LS 12901
- FD. #5 REBAR (BARE)
- FOUND/SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W. C. = WITNESS CORNER
- DED. = DEDICATED
- SUB. = SUBDIVISION
- RAD = RADIUS
- CH = CHORD
- CH BRG = CHORD BEARING
- Δ = DELTA ANGLE

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.

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4163 at Page 335 and Book 4806 at Page 599 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

By: *[Signature]* **Cory B. Horton, VP** FOR: First National Bank of the Rockies

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing Lienholders Ratification was acknowledged before me this 16th day of September 2010 A.D., by
Witness my hand and official seal: *[Signature]* **Betty A. Driscoll**
Notary Public
My commission expires: January 18, 2014



CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 4:23 o'clock PM., on this 24th day of SEPT 2010 A.D., and was recorded at Reception No. #2547217, Book 5061 and Page 446 Drawer No. XX-129 and Fees 10+1.

[Signature]
Janice Rich
Clerk and Recorder

[Signature]
Sharon Bridgman
Deputy

CITY APPROVAL

This plat of KOLOHA SIMPLE SUBDIVISION II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 17 day of September 2010.

[Signature]
City Manager

[Signature]
City Mayor

KOLOHA SIMPLE SUBDIVISION II		
LOCATED IN THE		
SW1/4 NE1/4, SEC. 15, T1S, R1W, U.M.		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By	M. M. D.	Checked By
Drawn By	THODEL	Date
Job No.	654-02-01	Sheet
		1 OF 1