

ORCHARD MESA CENTER REPLAT

A REPLAT OF LOT 4, ORCHARD MESA CENTER SUBDIVISION AND LOT 1, MARKET MINOR SUBDIVISION, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

TITLE CERTIFICATION:

We, Heritage Title Company 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 Dillon Real Estate Company, Inc., a Kansas corporation, that the current taxes have been paid; that all mortgages not satisfied or released or 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 record are shown hereon.

Justin V. Bears, Examiner

Date: 4-3-2012

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, being all the owners and lienholders of the real property described as Lot 4, Orchard Mesa Center Subdivision and Lot 1, Market Minor Subdivision located in the southeast quarter of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, containing 5.147 acres more or less, have caused the above described land to be surveyed and subdivided into a lot and easements as shown on this plat to be known as ORCHARD MESA CENTER REPLAT, subject to all easements and rights-of-way now on record or existing or indicated on this plat.

OWNER:

Dillon Real Estate Company, Inc., a Kansas corporation

By: Paul W. Heldman

As: Paul W. Heldman, Vice President

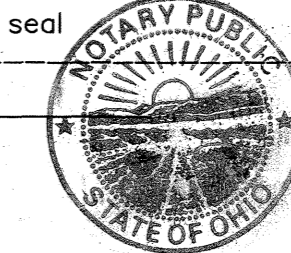
STATE OF COLORADO)
COUNTY OF HAMILTON)SS

The foregoing instrument was acknowledged before me this 30th day of August 2011 by Paul W. Heldman as Vice President of Dillon Real Estate Co., Inc., a Kansas corporation, as Owner.

Witness my hand and official seal

My commission expires

Janice K. Gothard
Notary Public



CITY OF GRAND JUNCTION APPROVAL:

This plat, to be known as ORCHARD MESA CENTER REPLAT, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 4th day of April, A.D. 2012.

Steve Kemp
City Manager
Steve Kemp
President of City Council

CLERK AND RECORDER'S CERTIFICATION:

I hereby certify that this instrument was filed in my office at 12:38 o'clock P.M., APRIL 12, A.D. 2012, and was duly recorded in Book 5286 Page No. 705 Reception No. 2607383
Drawer No. YY-102 Fee 10⁰⁰/1⁰⁰

Sheila Reiner
CLERK AND RECORDER

Lucille McCreary
DEPUTY

GENERAL NOTES:

- Bearings based on the north line of the southeast quarter of Section 25, Township 1 South, Range 1 West as South 89°57'00" East according to the plat of Orchard Mesa Center Subdivision, between monuments shown hereon.
- Commonwealth Land Title Insurance Company Commitment 460-H0303806-900-GTO, dated May 9, 2011 was relied upon for record data regarding rights-of-way, easements and encumbrances in the preparation of this plat.
- Orchard Mesa Center Subdivision, Reception No. 1310589; Market Minor Subdivision, Reception No. 1947974.
- According to Colorado law, you MUST commence any legal action based on any defect in this survey within 10 years after you first discovered such defect. In no event, may any action based upon a defect in this survey be commenced more than TEN years from the date of the certification shown hereon.
- The property is subject to the Declaration of Covenants, Conditions and Restrictions for Orchard Mesa Shopping Center, including blanket reciprocal easements for access and parking recorded in Book 1405, Page 75, Reception No. 1310591, Mesa County, Colorado.

SURVEYOR'S CERTIFICATION:

I, Steven B. Varriano, do hereby certify that the accompanying plat of ORCHARD MESA CENTER REPLAT, 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.

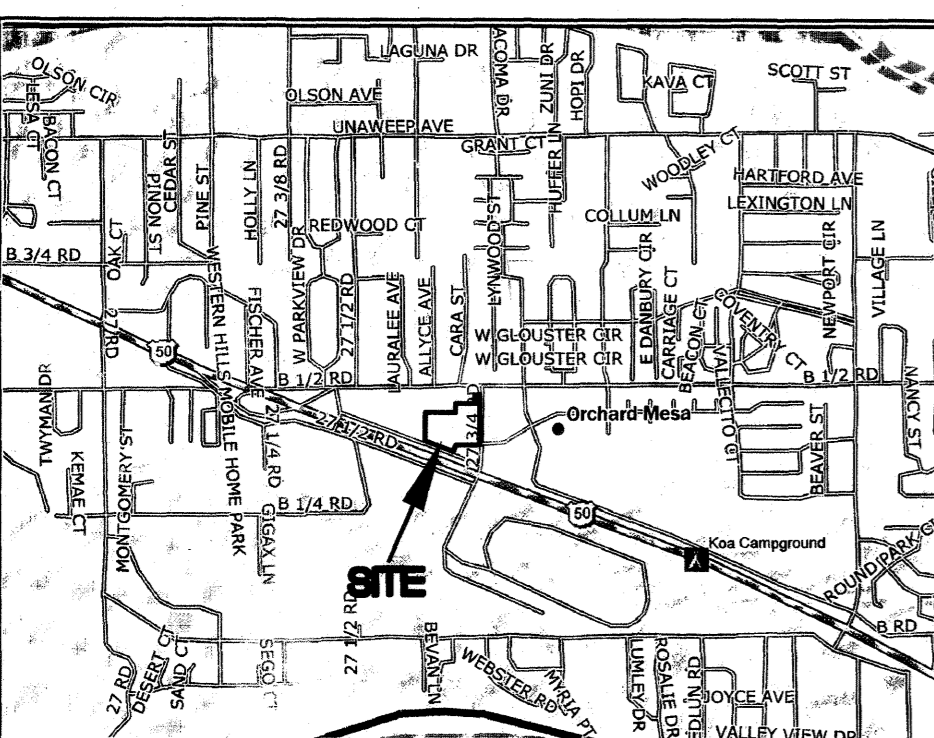
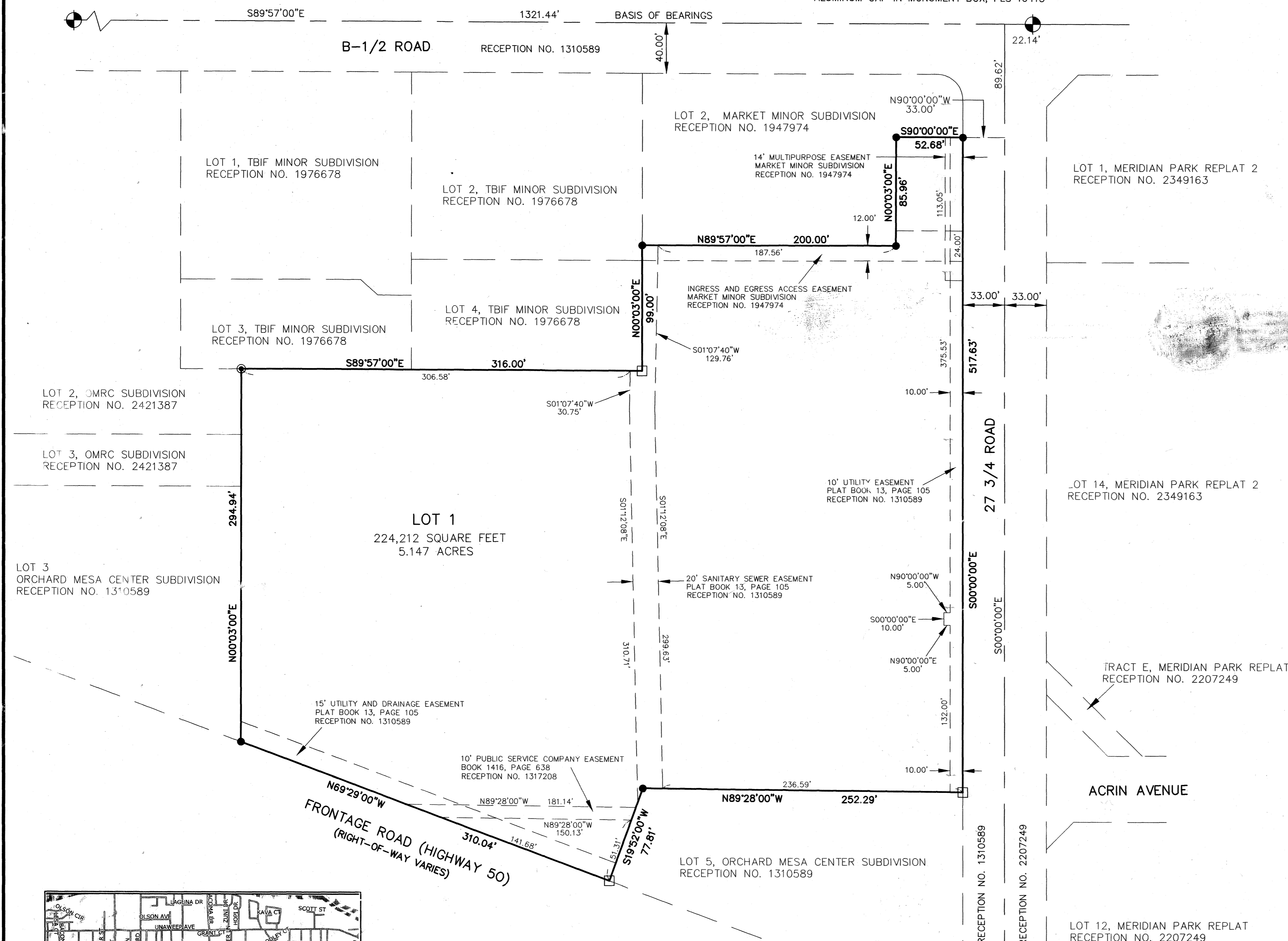
Dated this 16th day of August, 2011.

Steven B. Varriano
Steven B. Varriano, P.L.S. 30126

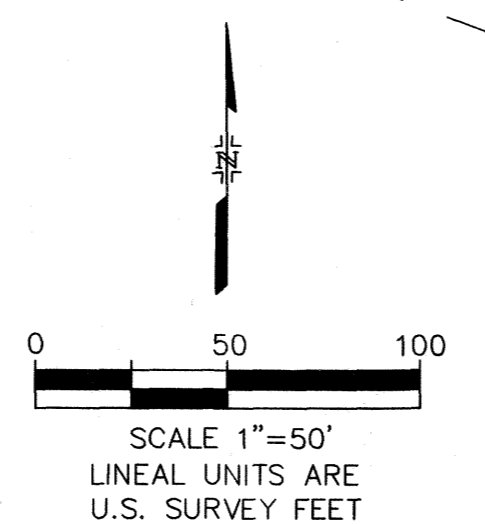


CENTER 1/4 COR SEC25 T1S R1W
FOUND 3" BRASS CAP WITH ILLEGIBLE MARKINGS
(RECORD MESA COUNTY BRASS CAP)

CENTER EAST 1/16 COR SEC25 T1S R1W
FOUND #6 REBAR WITH 2-1/2 INCH
ALUMINUM CAP IN MONUMENT BOX, PLS 16413



- LEGEND:**
- Control monument as described hereon
 - Found #5 rebar with 1-1/2 inch aluminum cap, PLS 17485
 - Found #4 rebar
 - Set nail and 1 inch brass disk, PLS 30126
 - SEC Section
 - T Township
 - R Range
 - PLS Professional Land Surveyor
 - COR Corner



TAIT & ASSOCIATES INC.
 1463 EAST COUNTY ROAD 16
 LOVELAND, CO 80537
 (970) 613-1447 TEL
 (970) 613-1897 FAX

ORCHARD MESA CENTER REPLAT
 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

TAIT
 REVISIONS
 NO. DESCRIPTION BY DATE CHK

L.A.W.N.: 88V
 E.A.T.E.: 06/02/11
 C.H.L.C.K.E.D.: 88V
 DATE: 8/16/11
 R.A.T.I.O.N #: 30126
 D.C.E.:
 JOB NO.: 0106030

1 OF 1