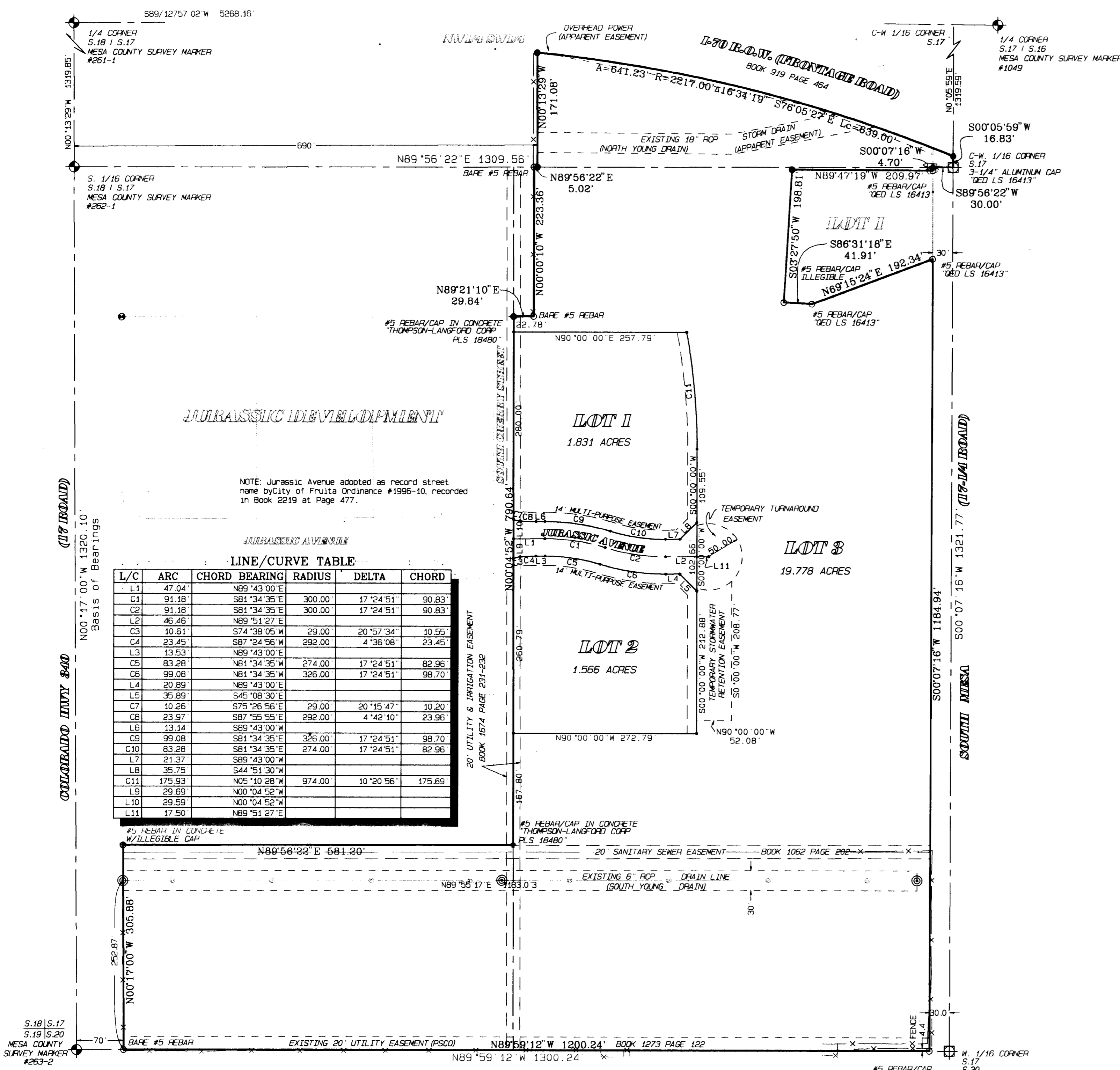


# KOKOPELLI COMMERCIAL PARK

## A REPLAT OF LOT 2, MONUMENT PARK, AND A PART OF THE NW1/4 SW1/4 SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO



**LINE/CURVE TABLE**

L/C	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	47.04	N89°43'00"E			
C1	91.18	S81°34'35"E	300.00	17°24'51"	90.83
C2	91.18	S81°34'35"E	300.00	17°24'51"	90.83
L2	46.46	N89°51'27"E			
C3	10.61	S74°38'05"W	29.00	20°57'34"	10.55
C4	23.45	S87°24'56"W	292.00	4°36'08"	23.45
L3	13.53	N89°43'00"E			
C5	83.28	N81°34'35"E	274.00	17°24'51"	82.96
C6	99.08	N81°34'35"E	326.00	17°24'51"	98.70
L4	20.89	N89°43'00"E			
L5	35.89	S45°08'30"E			
C7	10.26	S75°26'56"E	29.00	20°15'47"	10.20
C8	23.97	S87°59'59"E	292.00	4°42'10"	23.96
L6	13.14	S89°43'00"W			
C9	99.08	S81°34'35"E	326.00	17°24'51"	98.70
C10	83.28	S81°34'35"E	274.00	17°24'51"	82.96
L7	21.37	S89°43'00"W			
L8	35.75	S44°51'30"W			
C11	175.93	N05°10'26"W	974.00	10°20'56"	175.69
L9	29.69	N00°04'52"W			
L10	29.59	N00°04'52"W			
L11	17.50	N89°51'27"E			

1. The North Young drain is operated and maintained by the Grand Junction Drainage District. No recorded easement was discovered in researching this survey. GJDD claims an easement for the operation, repair, and maintenance of this drain. The easement shown for the South Young Drain is claimed by reference to an easement described in Book 903 at Page 250. This easement as described is north of the existing drain. GJDD has deposited a survey of the South Young Drain System with the Mesa County Surveyor (#1674-97) showing a 30-foot easement along the existing drain. According to the District an easement agreement was submitted to the owners of this property but not returned.

2. Courses shown are between found survey markers, and may vary from those platted. For record courses see plat of Monument Park recorded in Plat Book 13 at Page 465.

3. Matters concerning easements, rights-of-way, and other encumbrances of record affecting this property are disclosed in a title commitment prepared by Western Colorado Title Co., Order No. 99-07-047v, dated June 24, 1999.

○ FOUND SURVEY MARKER AS NOTED  
 ● FOUND #5 REBAR w/ALLOY CAP "THOMPSON-LANGFORD CORP PLS 18478" WHERE REQUIRED AND SET IN CONCRETE.  
 — x — FENCE LINE  
 ALL BOUNDARY CORNERS CAPPED WITH ALLOY CAP "THOMPSON-LANGFORD CORP PLS 18478" WHERE REQUIRED AND SET IN CONCRETE.

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS:  
 That the undersigned, Freeway Properties, L.L.C., a Colorado limited liability company is the owner of that real property in the County of Mesa, State of Colorado, described in Book 2397 at Pages 733-734 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 2, Monument Park, according to the plat thereof on file with the Mesa County Clerk and Recorder in Plat Book 13 at Page 465, and that part of the NW1/4 SW1/4 lying south of the Interstate right-of-way, except the West 690 feet thereof; all in Section 17, Township 1 North, Range 2 West of the Ute Meridian.

That said owner has caused said real property to be laid out and surveyed as **KOKOPELLI COMMERCIAL PARK**, a subdivision of the City of Fruita, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets and rights-of-way to the City of Fruita for the use of the public forever.
- All multi-purpose easements to the City of Fruita for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
- Temporary Turnaround Easement to the City of Fruita for the use of the public, and for the conveyance of runoff water which originates within the area hereby platted. Upon the completion of permanent street and drainage improvements, said easement shall be extinguished.
- Temporary Stormwater Retention Easement to be granted by separate instrument to the owners of the lots and tracts hereby platted for the purpose of retaining runoff water which originates within the area hereby platted. Upon the completion of permanent street and drainage improvements, said easement shall be extinguished.

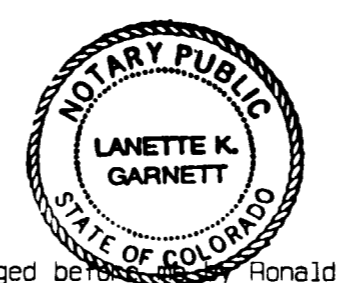
That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Fruita.

That said owner certifies that all lien holders are represented herein.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 8th day of February, A.D., 2000.

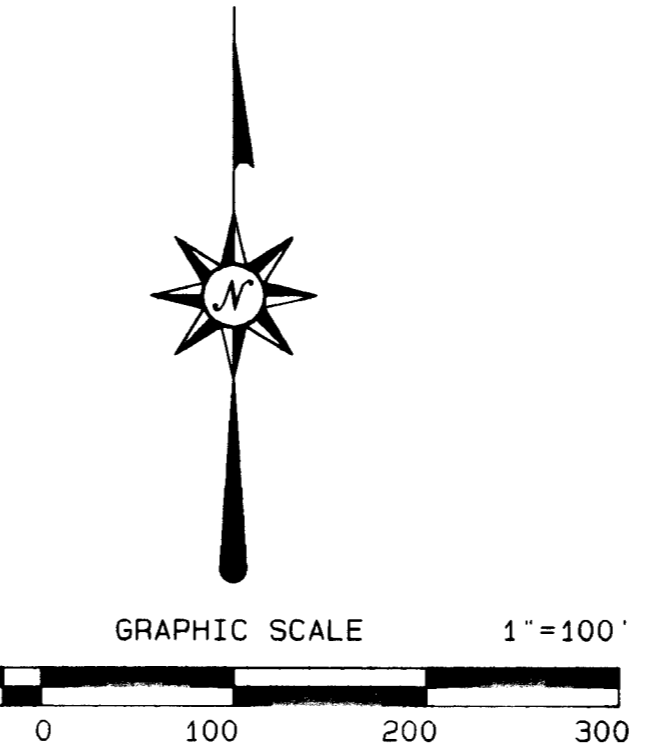
Freeway Properties, L.L.C.  
 By: Ronald O. Littles  
 Ronald O. Littles

State of Colorado )  
 County of Mesa )



This plat was acknowledged before me, Ronald O. Littles on this 8th day of February, A.D., 2000, for the aforementioned purposes.

Notary Public: Lanette K. Garnett  
 My Commission expires: 02/17/02  
 My address is: 1310 N. 17th St. GJ, CO 81501



LAND USE SUMMARY		
LOTS	23.176 ACRES	98.5%
STREETS	0.346 ACRES	1.5%
TOTAL	23.520 ACRES	100.0%

**CITY OF FRUITA PLANNING COMMISSION**  
 This plat approved by the City of Fruita Planning Commission the 10<sup>th</sup> day of February, 2000.  
 Chairman: David Haring

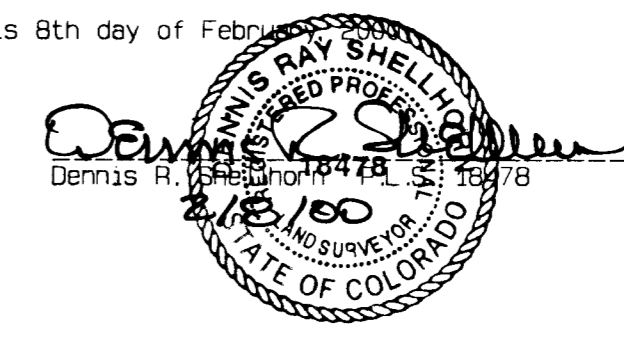
**FRUITA CITY COUNCIL CERTIFICATE**  
 This plat approved by the Fruita City Council, Colorado, this \_\_\_ day of \_\_\_\_\_, 2000 for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Fruita City Council. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council. The City of Fruita has no opinion in regards to any conflicting boundary shown on this plat.

**CITY OF FRUITA, COLORADO**  
 By: Jeff N. Baldwin  
 Mayor  
 Witness my hand and seal of the City of Fruita, Colorado.  
 ATTEST:  
D. Margaret Subman  
 City Clerk

**CLERK AND RECORDER'S CERTIFICATE**  
 This plat was filed for record in the office of the Mesa County Clerk and Recorder at 03:03 o'clock on the 11<sup>th</sup> day of February, 2000, and is duly recorded in Book 17 at Page 268, as Document No. 1938682. Drawer: II 54 Fees: \$10.00

Monika Toold  
 MESA COUNTY CLERK & RECORDER  
 By: Elvira Leaba  
 Deputy

**SURVEYOR'S STATEMENT**  
 I, Dennis R. Shellhorn, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the Kokopelli Commercial Park, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots.



EXECUTED this 8th day of February, 2000.  
Dennis R. Shellhorn  
 Dennis R. Shellhorn, Surveyor

**KOKOPELLI COMMERCIAL PARK**  
 FREEWAY PROPERTIES, L.L.C.

SECTION: SW 1/4 S.17 T1N R2W UTE MERIDIAN

**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-8067  
 Grand Junction CO 81505 tlo@tlowest.com

S:\Survey\0421 kokopelli\plat.pro Job No. 0407-001  
 Drawn: DRS Checked: KST Date: Feb 8, 2000 Sheet 1 of 1