

KOKOPELLI COMMERCIAL PARK PHASE 3

A REPLAT OF LOTS 3 AND 4, BLOCK TWO JURASSIC DEVELOPMENT AND OUTLOT A, KOKOPELLI COMMERCIAL PARK PHASE 2 IN THE CITY OF FRUITA, MESA COUNTY, COLORADO

CITY OF FRUITA PLANNING COMMISSION

This plat approved by the City of Fruita Planning Commission the 9th day of June, 2001.

W. E. W. W. W.
Chairman

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council, Colorado, this 16th day of June, 2001 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. With the acceptance of this plat, the City of Fruita hereby vacates that portion of the 14' utility easement adjoining the vacated Cretaceous Court right-of-way, and the 14' utility easement across the easterly portion of Lot 2 Block 2 as shown hereon. Said easements were created and dedicated with the plat of Jurassic Development recorded at Reception No. 1689982 at the office of the Mesa County Clerk and Recorder.

CITY OF FRUITA, COLORADO

By: *Viola M. Sisi*
Mayor

Witness my hand and seal of the City of Fruita, Colorado.

ATTEST:
Michael E. Schuman
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 3:54 o'clock at P. M., on the 24th day of July, 2001, and is duly recorded in Book 18 at Page 206 as Document No. 2007070 Drawer LL-04

Fees 10⁰⁰
Monika Todd
MESA COUNTY CLERK & RECORDER
By: *Russell McElroy*
Deputy

TITLE CERTIFICATE

Abstract Title Co. does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in *Ronald O. Littles & James McCurter* free and clear of all liens, taxes, and encumbrances, except as follows:

Trust Deed to First Community Bank and these matters shown on Title Commitment #905729 (Schedule B)

Executed this 14th day of JUNE, 2001
By: *G. Dale Williams*

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, do hereby state that I am a registered land surveyor licensed under the laws of the State of Colorado, that to the best of my knowledge, information, and belief this plat of Kokopelli Commercial Park Phase 3, as laid out, platted, dedicated and shown hereon was made from a true and correct survey of said property by me and under my supervision and shows the location and dimensions of the lots, stakes used, and all other things in compliance with C.R.S. 38-51, as amended, and all other regulations governing the subdivision of land.

Dennis R. Shellhorn
Dennis R. Shellhorn
18478

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ronald O. Littles and James McCurter, are the owners of that real property in the County of Mesa, State of Colorado, described in Book 2721 at Pages 553/554 and Book 2838 at Page 27 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:

Lots 3 and 4, Block Two of Jurassic Development, according to the plat thereof on file with the Mesa County Clerk and Recorder Reception No. 1689982, along with the vacated Cherry Street right-of-way, and Outlot A, Kokopelli Commercial Park Phase 2, according to the plat thereof on file with the Mesa County Clerk and Recorder at Reception No. 1964859.

That said owners have by these presents laid out, platted, and subdivided the same into lots and blocks as shown on this plat and designate the same as KOKOPELLI COMMERCIAL PARK PHASE 3, a subdivision of the City of Fruita, Mesa County, Colorado; and do hereby make the following dedications and grants:

* All streets shown hereon, being Cretaceous Street to the full width of its platted right-of-way is hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements dedicated 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, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

Said owners hereby accept the responsibility for the completion of required public improvements for Kokopelli Commercial Park Phase 3

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 16th day of July, A.D., 2001.

By: *Ronald O. Littles*
Ronald O. Littles

By: *James McCurter*
James McCurter

OFFICIAL SEAL
TAMMY MARTIN
NOTARY PUBLIC-ARKANSAS
RANDOLPH COUNTY
MY COMMISSION EXPIRES: 02-02-2011

State of Arkansas
County of Randolph

The foregoing Certificate of Dedication and Ownership was acknowledged before me by Ronald O. Littles on this 16th day of July, A.D., 2001, for the aforementioned purposes.

Notary Public: *Tammy Martin*

My Commission expires: 2-02-2011

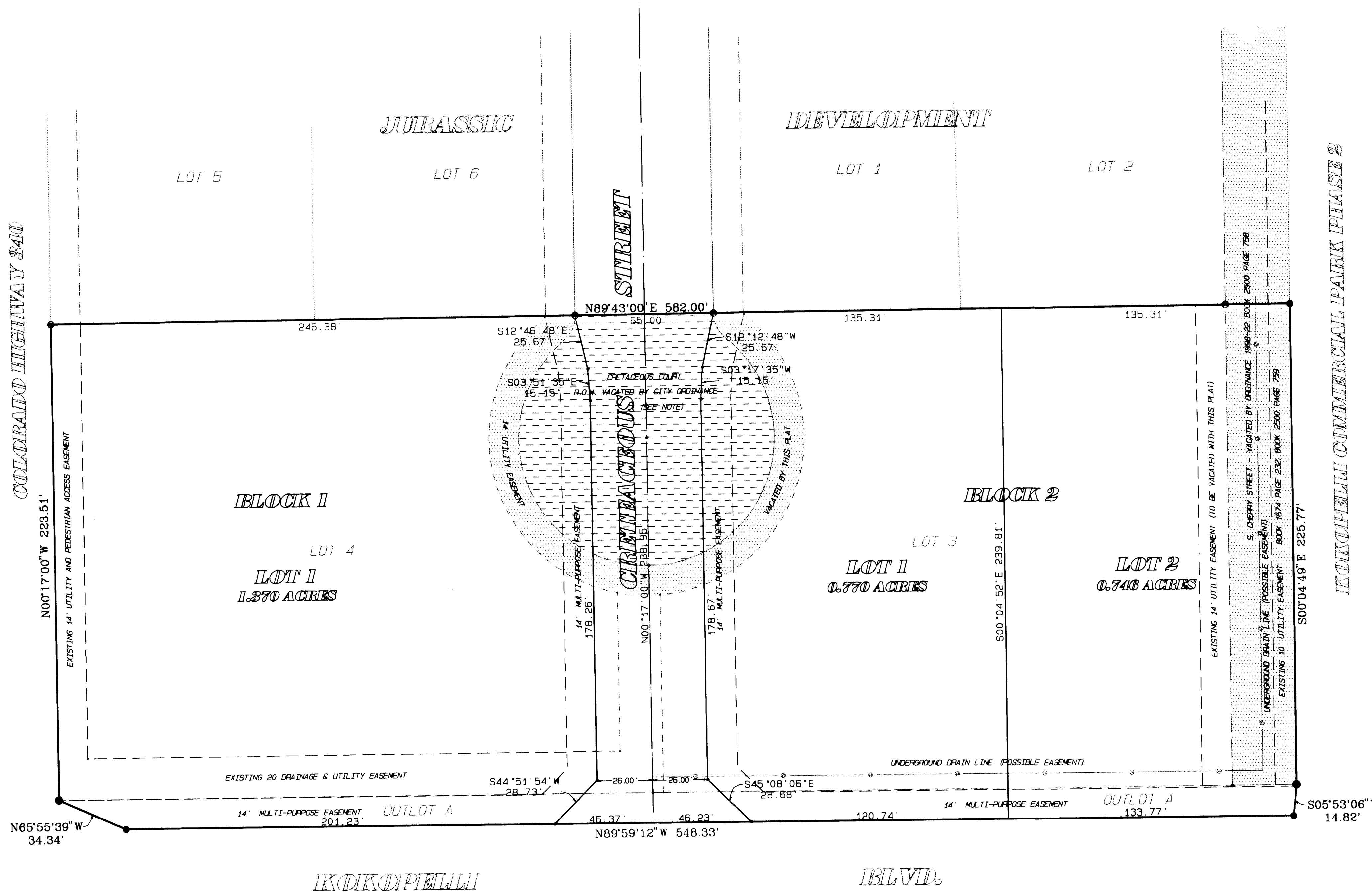
OFFICIAL SEAL
TAMMY MARTIN
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MY COMMISSION EXPIRES: 02-02-2011

State of Arkansas
County of Randolph

The foregoing Certificate of Dedication and Ownership was acknowledged before me by James McCurter on this 16th day of July, A.D., 2001, for the aforementioned purposes.

Notary Public: *Tammy Martin*

My Commission expires: 2-02-2011



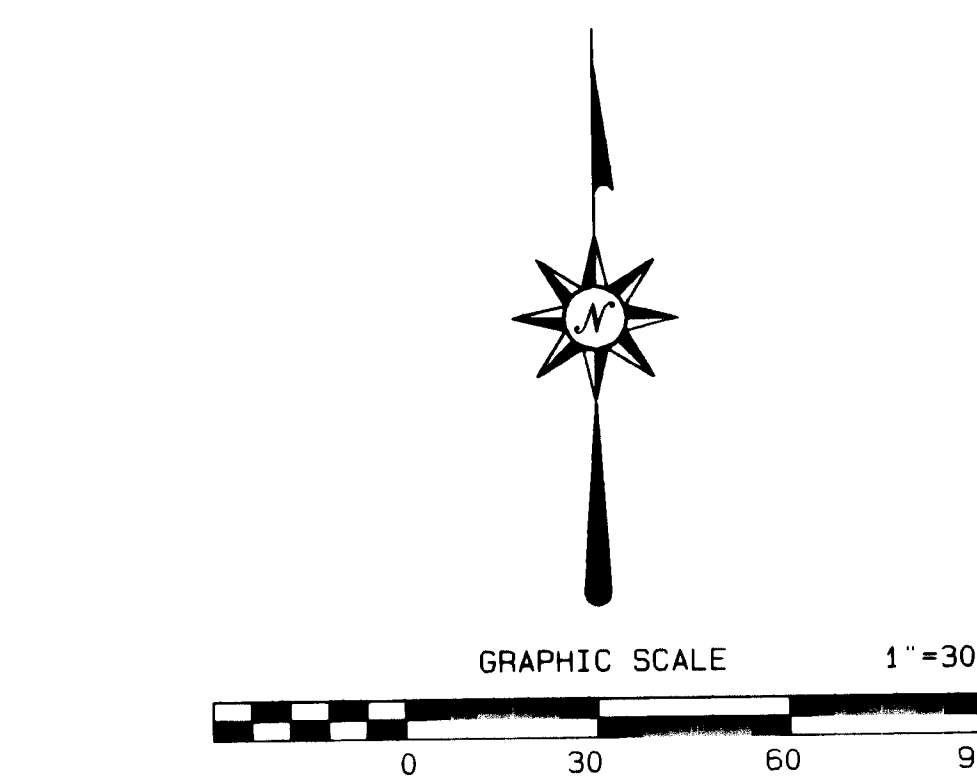
Easements labeled "Existing Easement" are according to the plat of Jurassic Development. Ten foot utility easement along and adjoining east line of Lot 2 Block 2 was retained according to City of Fruita Ordinance 1998-22.

Shaded portion of Cretaceous Court is to be vacated by City ordinance # recorded in Book Page. Cretaceous Street right-of-way from the north line of the vacated Cretaceous Court to Kokopelli Boulevard is dedicated hereon.

- FOUND #5 REBAR W/ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18480"
- SET #5 REBAR W/ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"

LAND USE SUMMARY		
LOTS	2.887 ACRES	90.6%
STREETS	0.299 ACRES	9.4%
TOTAL	3.186 ACRES	100.0%

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 the certification shown hereon.



Bearings are based on the East line of Jurassic Development (N00°04'49"W) between #5 rebars with aluminum caps stamped "Thompson-Langford Corp PLS 18480" found at the Southeast corner and Northeast corner.

KOKOPELLI COMMERCIAL PARK
PHASE 3
LITTLES & McCURTER

SECTION: SW1/4 S.17 T.14N. R.10W. MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81808 tlc@tlowest.com

S:\Survey\0421 kokopelli\003PLAT1.pro Job No. 0421-003
 Drawn: DRS Checked: KST Date: May 8, 2001 Sheet 1 of 1