

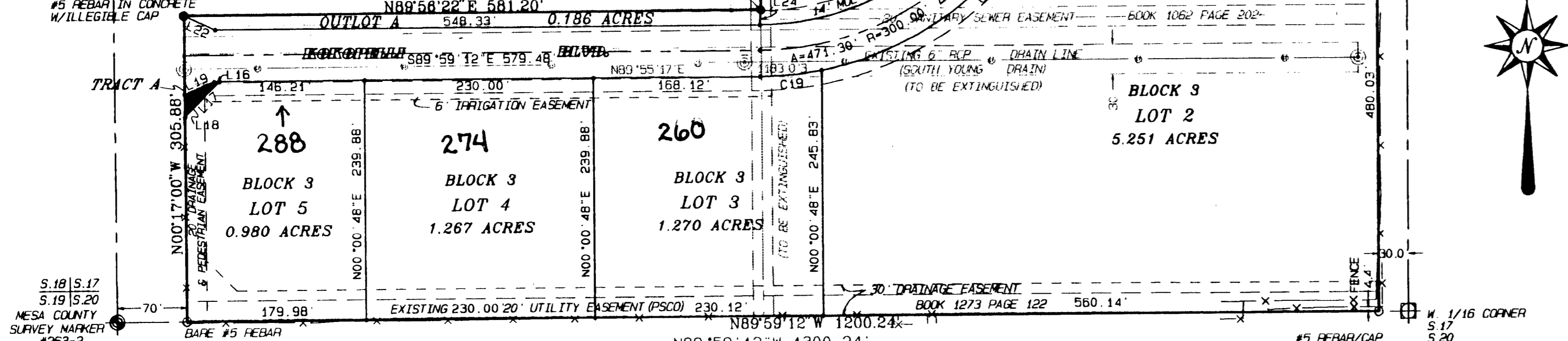
KOKOPELLI COMMERCIAL PARK PHASE 2

A REPLAT OF LOT 1, MONUMENT PARK, AND LOTS 2 AND 3, KOKOPELLI COMMERCIAL PARK SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

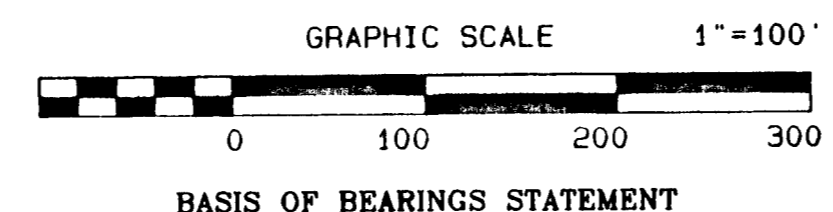
1/4 CORNER
S.18 | S.17
MESA COUNTY SURVEY MARKER
#261-1

L/C	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	10.81	N74°38'05"E	29.00	20°57'34"	10.55
C2	23.45	N87°24'56"E	292.00	4°36'08"	23.45
L1	13.53	N89°43'00"E			
C3	83.28	S81°34'35"E	274.00	17°24'51"	82.96
C4	99.08	S81°34'35"E	326.00	17°24'51"	98.70
L2	21.12	N89°43'00"E			
L3	35.73	S44°52'56"E			

L/C	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C5	20.12	N10°56'26"W	974.00	1°11'00"	20.11
C6	189.53	N02°17'55"W	526.00	18°27'59"	189.60
C7	55.25	N09°55'37"E	526.00	5°59'49"	55.03
C8	112.79	S06°06'51"W	474.00	13°38'01"	112.52
C9	89.59	S06°07'03"E	474.00	10°49'46"	89.46
C10	4.16	S11°24'58"E	1026.00	0°13'55"	4.16
C11	160.34	S06°49'23"E	1026.00	8°57'14"	160.18
C12	42.01	S01°10'23"E	1026.00	2°20'46"	42.01
C13	83.07	S81°59'14"E	286.85	16°36'31"	82.78
C14	68.49	S82°12'22"E	223.73	17°01'41"	66.25
C15	59.22	N85°30'57"W	326.00	10°24'31"	59.14
C16	46.99	N85°17'51"W	270.00	9°58'19"	46.93
C17	82.36	S07°14'20"W	326.00	14°28'31"	82.14
C18	367.41	S46°45'47"W	326.00	64°34'24"	348.27
C19	62.39	S84°31'57"W	326.00	10°57'49"	62.28
C20	395.87	N49°31'06"E	274.00	82°59'23"	363.08
C21	33.58	N03°30'45"E	274.00	7°01'20"	33.56
C22	86.87	S81°59'15"E	300.00	16°35'29"	86.57
C23	89.16	S82°12'21"E	300.00	17°01'42"	88.83
C24	256.77	N81°03'32"W	2217.00	6°38'09"	256.62
C25	35.01	N75°56'41"W	2216.72	0°54'17"	35.01
C26	118.19	N73°57'54"W	2217.00	3°03'15"	118.17
C27	213.48	N00°41'58"E	500.00	24°27'48"	211.86
C28	201.27	N05°45'58"W	1000.00	11°31'56"	200.93
L4	49.02	S58°29'48"W			
L5	35.00	N12°55'52"E			
L6	32.18	S45°08'32"E			
L7	14.27	N89°43'00"E			
L8	27.04	S73°41'33"E			
L9	56.00	N89°16'48"E			
L10	29.80	N44°38'55"E			
L11	29.91	N45°23'56"W			
L12	64.81	S89°16'48"W			
L13	69.17	N80°18'41"W			
L14	14.86	S89°43'00"W			
L15	32.09	S44°40'26"W			
L16	5.41	N89°59'12"W			
L17	49.57	S44°38'21"W			
L18	22.56	N00°17'00"W			
L19	32.15	N66°42'28"E			
L20	89.25	N89°43'00"E			
L21	86.54	N89°16'48"E			
L22	34.34	N65°55'39"W			
L23	22.00	S00°19'42"E			
L24	14.82	S05°53'06"W			
C29	147.00	N70°32'18"W	2217.00	3°47'56"	146.97
C30	32.27	N68°13'19"W	2216.73	0°50'03"	32.27
L25	28.83	N00°07'16"E			
C31	48.04	S80°55'59"E	148.48	18°32'21"	47.83
C32	11.20	S08°31'22"W	4.00	160°22'19"	7.88
C33	46.00	S89°10'15"W	2851.68	0°55'27"	45.99
C34	22.00	S89°43'00"W			
C35	25.13	N00°17'00"W	8.00	190°00'00"	15.00
L27	22.00	N89°43'00"E			



	ACRES	%
LOTS	18.407	87.4%
OPEN SPACE	0.047	0.2%
STREETS	2.748	10.4%
TOTAL	22.198	100.0%



- The North Young Drain and South Young Drain are operated and maintained by the Grand Junction Drainage District. Easements for both Young Drains have been extinguished by agreement with Grand Junction Drainage District recorded in Book [] at Page [].
- Courses shown are between found survey markers, and may vary from those platred. For record courses see plat of Monument Park recorded in Plat Book 13 at Page 465.
- 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.
- Sanitary Sewer easement across Lot 2 Block 3 extinguished by quit claim recorded in Book [] at Page [].

○ 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

BASIS OF BEARINGS STATEMENT
Bearings based on N00°17'00"W between Mesa County Survey markers at the Southwest corner and the South one-sixteenth corner of Section 17, T.1 N., R.2 W., Ute Meridian.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Freeway Properties, L.L.C., a Colorado limited liability company, and Leonard R. Walterscheid and Korine Marie Walterscheid are the owners of that real property in the County of Mesa, State of Colorado, described in Book 2397 at Pages 733-734 and Book 2697 at Page 763 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 1, Monument Park, according to the plat thereof on file with the Mesa County Clerk and Recorder in Plat Book 13 at Page 465; and Lots 2 and 3, Kokopelli Commercial Park, according to the plat thereof on file with the Mesa County Clerk and Recorder in Plat Book 17 at Page 268.

That said owner has caused said real property to be laid out and surveyed as KOKOPELLI COMMERCIAL PARK PHASE 2, 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 dedicated to the City of Fruita for the use of the public forever.

* 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.

* All Pedestrian easements dedicated to the City of Fruita as perpetual easements for the use of the public.

* All Irrigation easements are to be conveyed by separate instrument to the Property Owners' Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

* All Drainage easements are to be conveyed by separate instrument to the Property Owners' Association as perpetual easements for the maintenance, installation, operation, and repair of drainage systems and appurtenances.

* Tracts A, B, and C are to be conveyed by separate instrument to the Property Owners' Association as private open space, subject to public easements dedicated hereon, and subject to further conditions and restrictions as may be set forth in said instrument.

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 hereon.

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

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

By: Leonard R. Walterscheid
Leonard R. Walterscheid

By: Korine Marie Walterscheid
Korine Marie Walterscheid

State of Colorado)
County of Mesa)
This plat was acknowledged before me by Ronald O. Littles on this _____ day of _____, A.D. 2000, for the aforementioned purposes.

Notary Public: Janette K. Garnett
My Commission expires: 02/17/02
My address is: 1662 30 Rd., G.J., CO. 81504

State of Colorado)
County of Mesa)
This plat was acknowledged before me by Leonard R. Walterscheid and Korine Marie Walterscheid on this _____ day of _____, A.D. 2000, for the aforementioned purposes.

Notary Public: Janette K. Garnett
My Commission expires: 02/17/02
My address is: 1662 30 Rd., G.J., CO. 81504

LIENHOLDER'S CERTIFICATE

The undersigned, having security interest in this property, do hereby ratify and confirm this plat.

By: Jamil A. Summitt, Pres.
First Community Bank

State of _____)
County of _____)
Tammey Martin, Notary Public
Randolph County, State of Arkansas
My Commission Expires 2/28/2001

This plat was acknowledged before me by Jamil A. Summitt of First Community Bank, this _____ day of _____, A.D. 2000, for the aforementioned purposes.

Notary Public: Jammey Martin
My Commission expires: 2-28-2001

My address is: P.O. Box 587 - Pocahontas, AR 72455

CITY OF FRUITA PLANNING COMMISSION

This plat approved by the City of Fruita Planning Commission the _____ day of _____, 2000.

Chairman: David Kanyo

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: Doug Hall 9/16/00
Mayor

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

ATTEST:
Margaret Johnson 9/16/00
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at _____ o'clock at _____ P.M., on the _____ day of _____, 2000, and is duly recorded in Book _____ at Page _____ as Document No. _____, Drawer _____, Fees _____.

MESA COUNTY CLERK & RECORDER

By: Carole Hinds Monika Todd
Clerk & Recorder

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 Phase 2, 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 _____ day of _____, 2000.

Dennis R. Shellhorn
Dennis R. Shellhorn, Surveyor

KOKOPELLI COMMERCIAL PARK PHASE 2

FREEWAY PROPERTIES, L.L.C.

SECTION: SW 1/4 S.17 T1N17S R2W UTE MERIDIAN
THOMPSON-LANGFORD CORPORATION
529 25 1/8 ROAD - B-210 (970) 243-8087
Grand Junction CO 81505 tlo@tlowest.com
 S:\Survey\0421 kokopelli\PH2PLAT.pro Job No. 0407-001
 Drawn: DHS Checked: KST Date: Aug 16, 2000 Sheet 1 of 1

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.