

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

BK 3912 PG 375

2257361 BK 3912 PG 375
06/06/2005 11:53 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChs \$1.00

PLAT/CONDO BOOK

PAGE

DRAWER NO QB-116

FEE \$ 10.⁰⁰ 1.⁰⁰

NAME OF PLAT

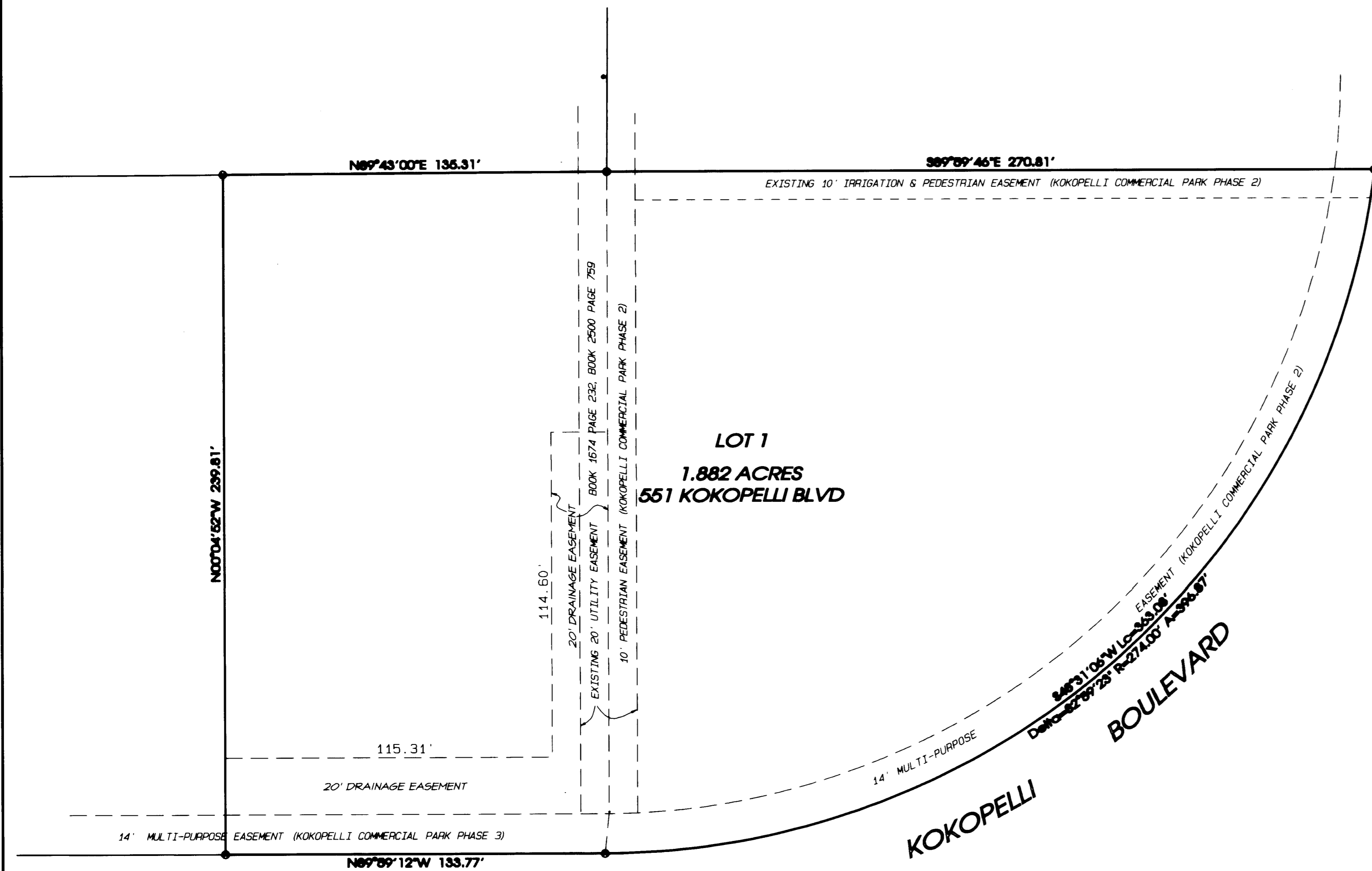
Koropelli Professional Plaza

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

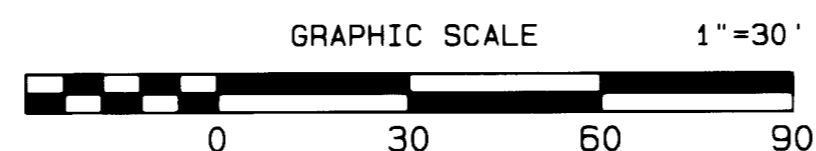
FINAL PLAT

KOKOPELLI PROFESSIONAL PLAZA

A REPLAT OF LOT 1 BLOCK 4 KOKOPELLI COMMERCIAL PARK PHASE 2 AND LOT 2 BLOCK 2 KOKOPELLI COMMERCIAL PARK PHASE 3 CITY OF FRUITA, MESA COUNTY, COLORADO



LAND USE SUMMARY			
PARCEL	AREA	PROPOSED USE	ADDRESS
LOTS (LOT 1)	1.882 ACRES	COMMERCIAL/RETAIL	551 KOKOPELLI BOULEVARD
TOTAL	1.882 ACRES		



● SET #5 REBAR/WALUM CAP "THOMPSON-LANGFORD CORP PLS 10470"

BASIS OF BEARINGS STATEMENT: Bearings based on the north line of Lot 1 Block 4 according to the plat of Kokopelli Commercial Park Phase 2. The platted bearing of this line is S89°59'46"E.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that McCurter Land Company, LLC, an Arkansas limited liability company, is the owner of record that real property situated in the SW1/4 SW1/4 of Section 17, Township 1 South, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, Colorado, the ownership of which is demonstrated in instruments recorded in Book 3637 at Page 234 and Book 3711 at Page 471 in the office of the Mesa County Clerk and Recorder. Said owners do hereby plat said real property under the name and style of KOKOPELLI PROFESSIONAL PLAZA, and being more particularly described as follows:

Lot 1 Block 4, Kokopelli Commercial Park Phase 2 according to the plat thereof recorded at Reception No. 1464859; and Lot 2 Block 2, Kokopelli Commercial Park Phase 3 according to the Plat thereof recorded at Reception No. 2007070 of the Mesa County Records.

That said owner has by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as KOKOPELLI PROFESSIONAL PLAZA, 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 this Plat as follows:

- All multi-purpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to; electric lines, cable TV lines, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- Drainage easements to the City of Fruita as perpetual easements for the installation, operation and maintenance of storm drain lines and appurtenances thereto, and for the conveyance of stormwater which originates on the property platted, or from upstream areas.

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; provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all lienholders or encumbrancers if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, McCurter Land Company, LLC has caused its name to be hereunto subscribed this 4 day of May, A.D. 2005.

By: James R. McCurter
Manager

State of Arkansas)
County of Randolph)
My Commission Expires: 10/8/2014

The foregoing Certificate of Ownership and Dedication was acknowledged before me by James R. McCurter of McCurter Land Company, LLC, as its Manager this 4 day of May, 2005 for the aforementioned purposes.

By: Georgia Sisco
Notary Public
My commission expires: 10/8/2014

TITLE CERTIFICATE

LAWRENCE D VENT/TITLE EXAMINER does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested McCurter Land Company, LLC, free and clear of all liens, taxes, and encumbrances, except as follows:

NONE
EXECUTED this 6th day of MAY, 2005.

By: L.D.V.
LAWRENCE D VENT/MERIDIAN LAND TITLE, LLC
PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 13th day of May, 2005.

By: Juan A. Carter
Chairman

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 12th day of May, 2005, 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 provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the City except as specifically agreed to by the City Council of the City of Fruita. 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 of any lot shown hereon are such that a planning clearance, building 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, street lighting, street signs, other traffic control devices, 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 City Council.

CITY OF FRUITA, COLORADO

By: Scott Wilson
Mayor



Witness my hand and official seal of the City of Fruita, Colorado, this 12th day of May, 2005.
Attest:
By: Margaret Eubank
City Clerk

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby state that this Plat of KOKOPELLI PROFESSIONAL PLAZA, as laid out, platted, dedicated and shown hereon, has been prepared by me and/or under my direct supervision from a field survey of the property. This Plat conforms to the requirements set forth in Title 38, Article 51, C.R.S., as amended to the best of my knowledge and belief. This statement is only applicable to the survey and does not represent a warranty or opinion as to ownership, line, or title.

By: Dennis R. Shellhorn
Dennis R. Shellhorn
Colorado PLS #1000
Professional Land Surveyor

CLERK AND RECORDER CERTIFICATE

State of Colorado)
County of Mesa)

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:53 o'clock A.M., on this 6th day of June, 2005, A.D., and was recorded at Reception No. 2257361, Drafter No. 00-116, Fees 10.00 + 1.00.

By: Janice Ward Ginny Baughman
Clerk and Recorder Deputy

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FINAL PLAT

KOKOPELLI PROFESSIONAL PLAZA
A REPLAT OF LOT 1 BLOCK 4 KOKOPELLI COMMERCIAL PARK PHASE 2 AND LOT 2 BLOCK 2 KOKOPELLI COMMERCIAL PARK PHASE 3 CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION: SW1/4 SW1/4 S.17	TOWNSHIP: 1 South	RANGE: 2 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81605 tlc@tlwest.com			
Date of Survey: Aug 2004	Field Surveyor: CCR	Revision Date: May 2, 2005	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0694-001
S:\Survey\0694 McCurter\Replat.pro			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.