

# CONDOMINIUM MAP KOKOPELLI RETAIL CENTER CONDOMINIUM

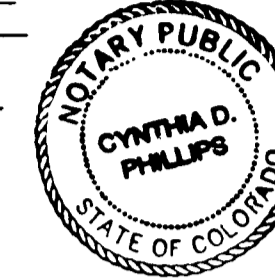
SW1/4 of Section 17, T.1N.,R.2W., Ute Meridian  
City of Fruita, Mesa County, Colorado

## CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Kokopelli Retail Center, LLC, the sole owners in fee simple of all the real property described as follows:  
situated in the SW1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in an instrument recorded in Book 3805 at Page 583 of the Mesa County records: being more particularly described as follows:  
Lot 2, WESTSTAR COMMERCIAL REPLAT, a replat of Lots 1, 2, and 3, Block 2 of Kokopelli Commercial Park Phase 2, as recorded in Book 3571, at Page 968 of the Mesa County records. Said parcel contains 2.3 acres.  
have by the presents laid out platted and subdivided the same as shown on this Plat and designate the same as the KOKOPELLI RETAIL CENTER CONDOMINIUM in the City of Fruita, County of Mesa, State of Colorado. We further state that this subdivision shall be subject to the Condominium Declarations for KOKOPELLI RETAIL CENTER CONDOMINIUMS filed and recorded in the offices of the Clerk and Recorder of Mesa County, in Book 3919 at Page 5.

EXECUTED this 9 day of June 2005

James R. McCurter  
Freeway Properties LLC,  
a Colorado Limited Liability Co.  
By: James R. McCurter  
Manager



Bruce Milyard  
MILYARD KOKOPELLI LLC,  
a Colorado Limited Liability Co.  
By: Bruce Milyard  
Member

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 9th day of June A.D., 2005 by James R. McCurter, Manager of Freeway Properties LLC and Bruce Milyard as Manager of Milyard Kokopelli LLC as Managers of Kokopelli Retail Center LLC.

Witness my hand and official seal: Cynthia D. Phillips, Notary Public

Address 514-2814 rd #5, Grand Junction, CO 81501

My commission expires: 3-1-09

## CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 17th day of May 2005, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to 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, sub-surface geology, ground water conditions or flooding 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, road lighting, road signs, other traffic control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owner designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council.



CITY OF FRUITA, COLORADO  
By: [Signature] Mayor

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

[Signature] City Clerk

## TITLE CERTIFICATE

First American Heritage Title Company does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in KOKOPELLI RETAIL CENTER, LLC, free and clear of all liens, taxes, and encumbrances.

EXECUTED this 9th day of June 2005.

By: Annette Miller  
Title Examiner

## MORTGAGEE OR LIENHOLDER'S CERTIFICATE

Weststar Bank does certify that it is the holder of a construction loan, against the lands shown on this Plat and hereby consents to the Condominium Map shown herein.

EXECUTED this 9th day of June 2005.

[Signature] VP for Rick Brown of Weststar Bank  
Rick Brown for Weststar Bank  
2448 F Road  
Grand Junction, CO 81505

## CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 4:17 o'clock P.M., this 13th day of June A.D. 2005, in Book No. 3919 at page 112-113, Reception No. 2258734  
Fee \$ 20.00 - Drawer No. KK-92

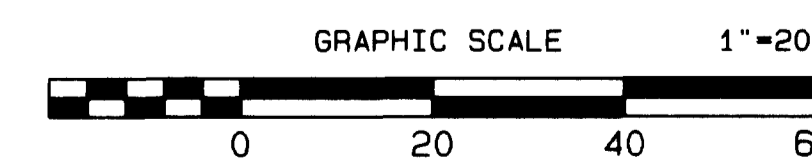
[Signature] Deputy

[Signature] Clerk and Recorder

## CONDOMINIUM MAP FINAL PLAT KOKOPELLI RETAIL CENTER CONDOMINIUM

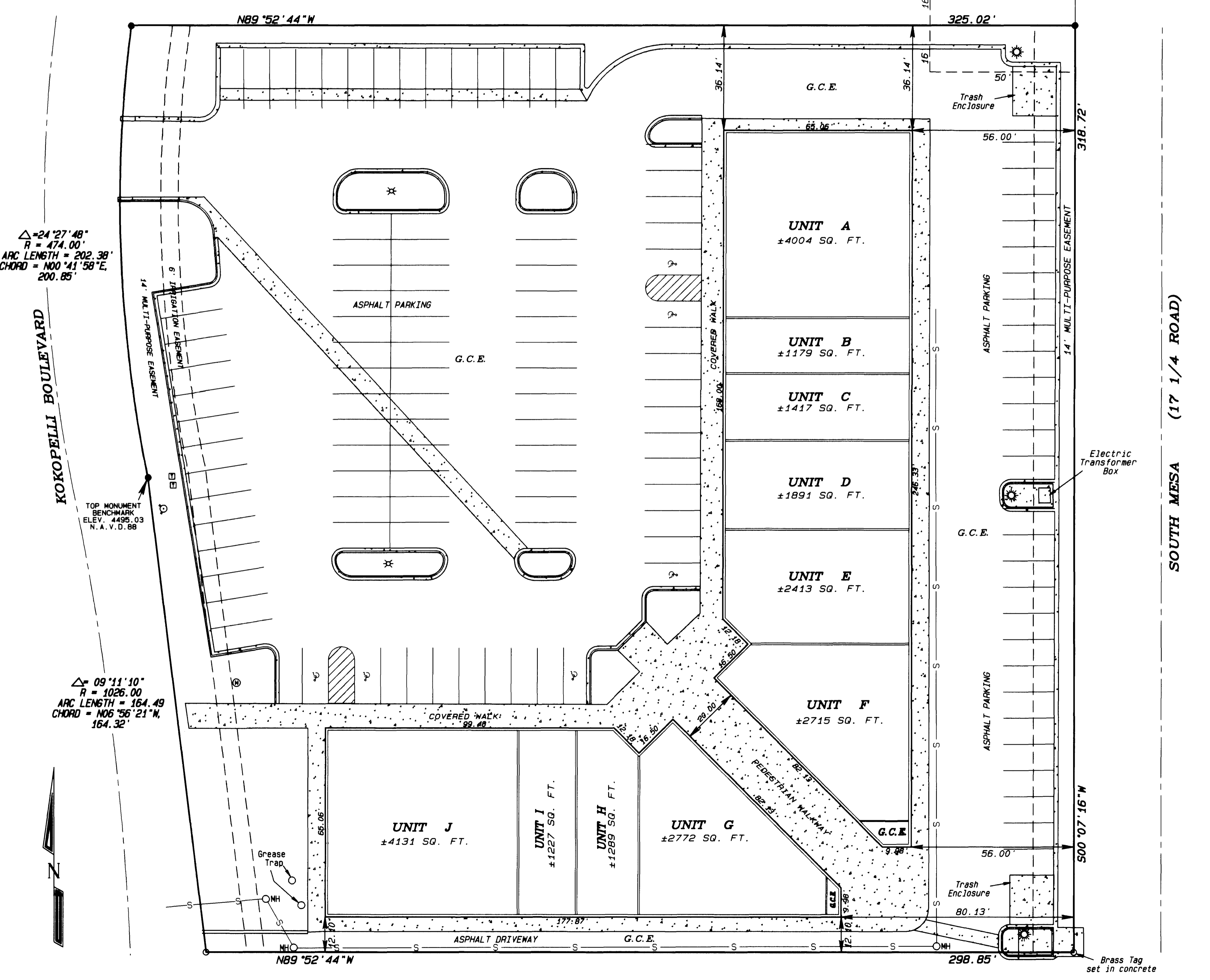
SW1/4 of Section 17, T.1N.,R.2W., Ute Meridian  
City of Fruita, Mesa County, Colorado

D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749



See Sheet 2 of 2 for  
Vicinity Map, Surveyor's Certificate  
Legend, Condominium Notes  
and Unit Dimensions.

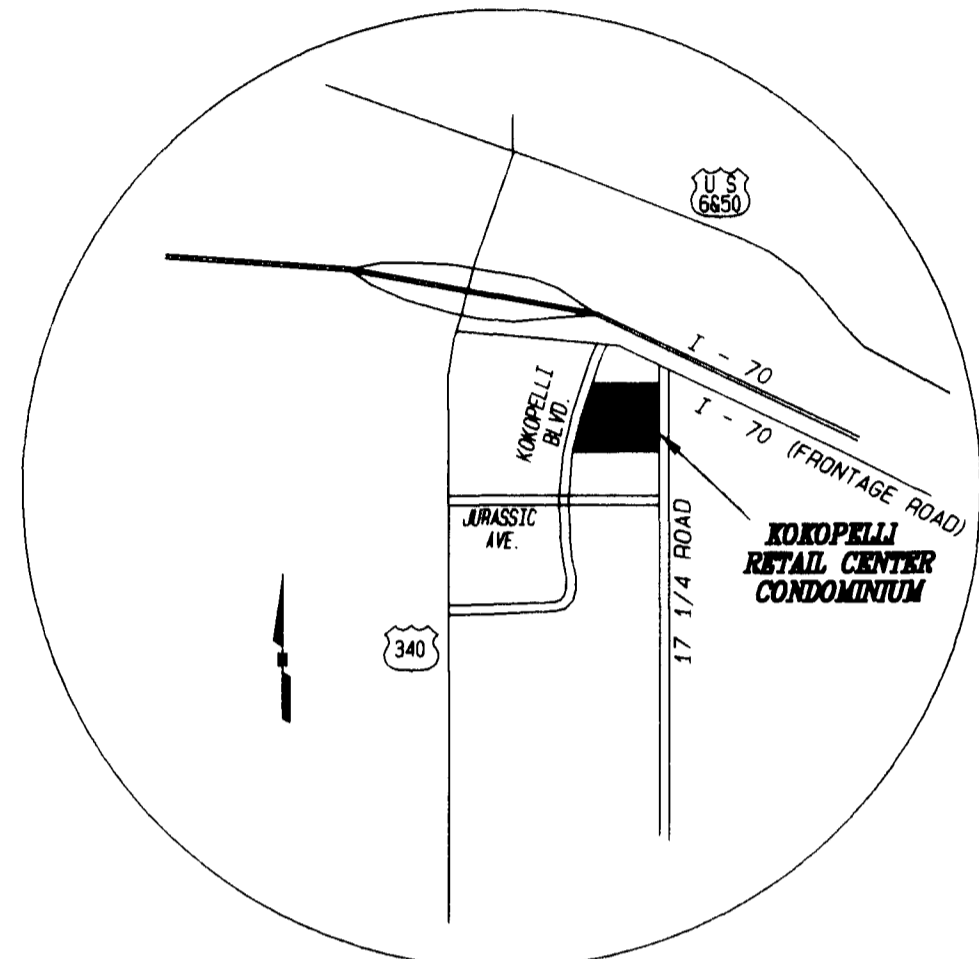
Designed By S.L.H.	Checked By M.W.D.	Job No. 647-05-16
Drawn By TERRAMODEL	Date June, 2005	Sheet 1 OF 2



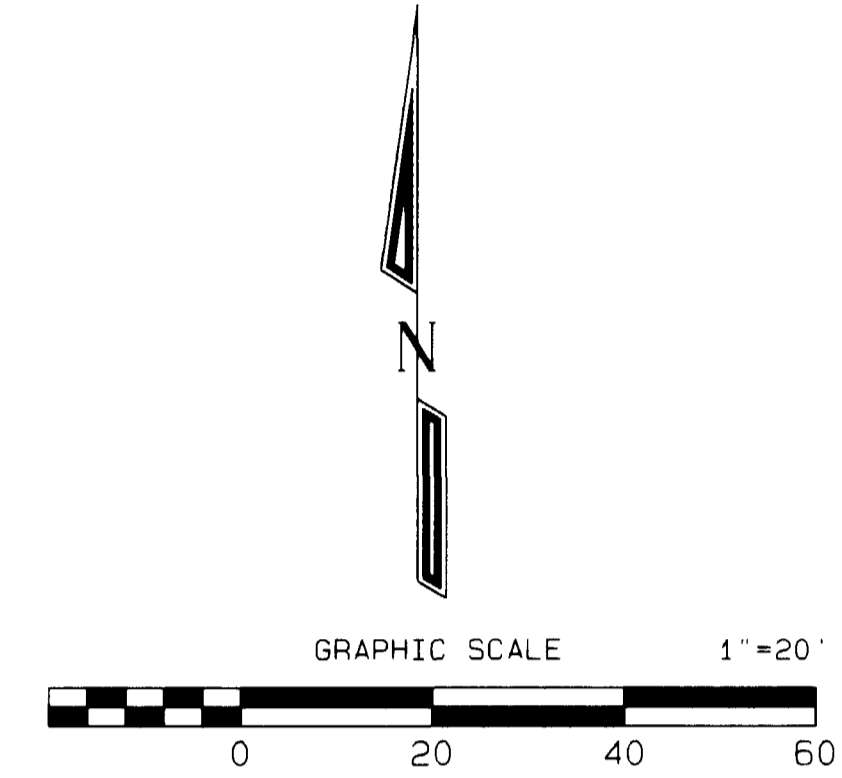
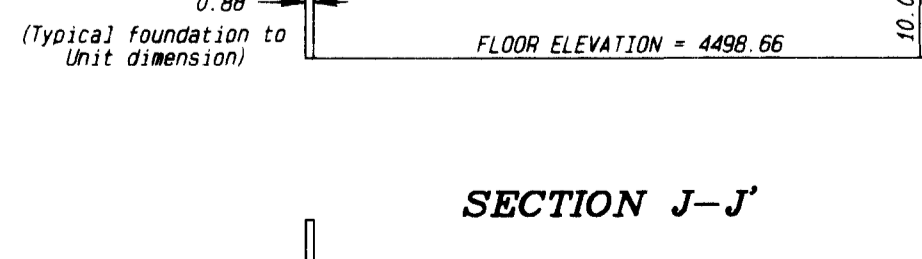
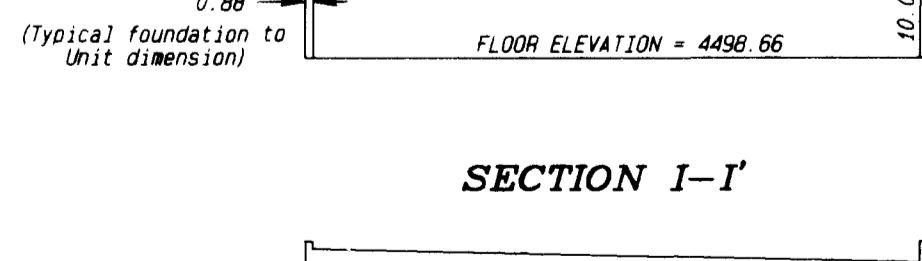
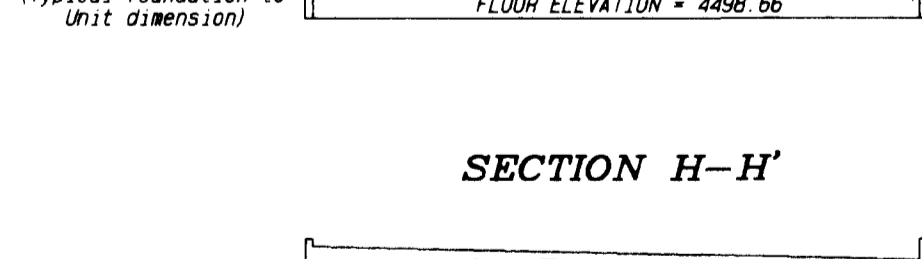
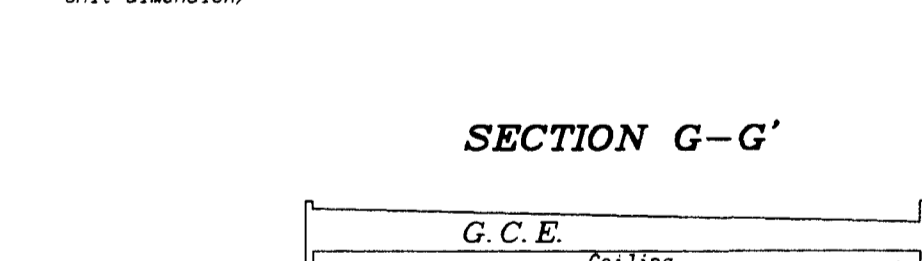
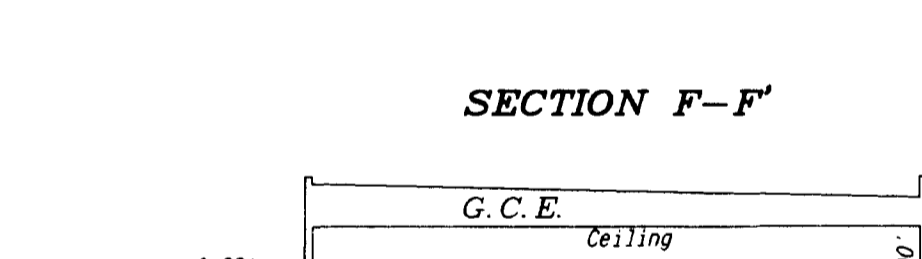
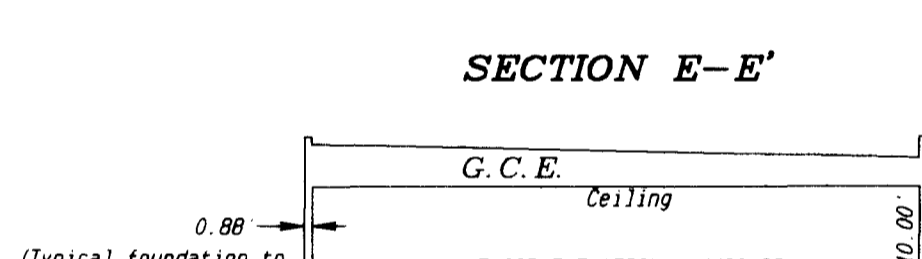
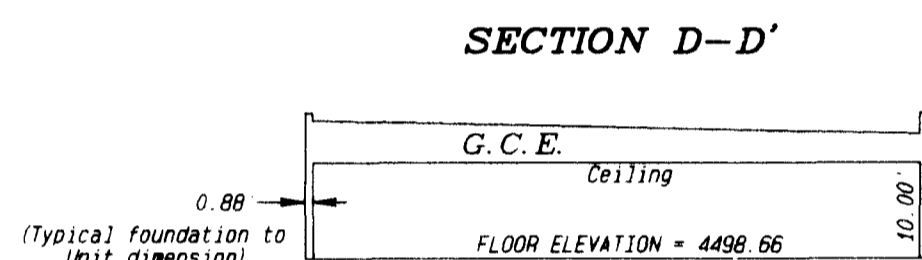
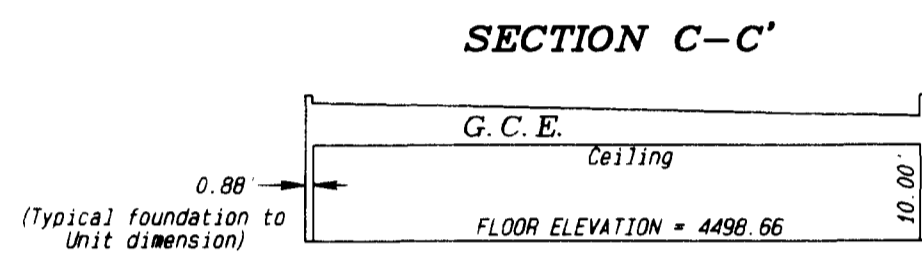
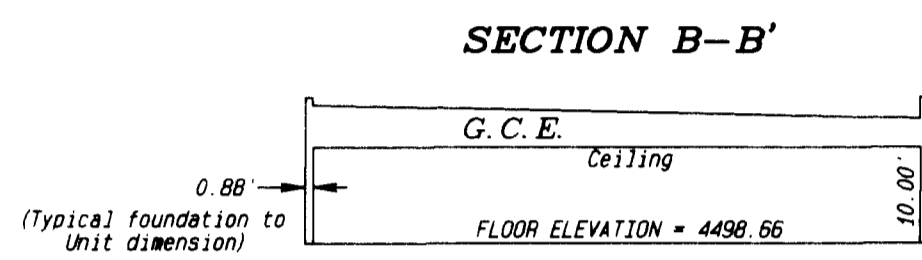
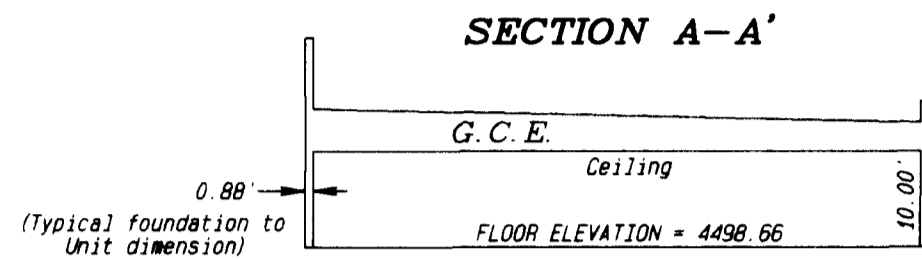
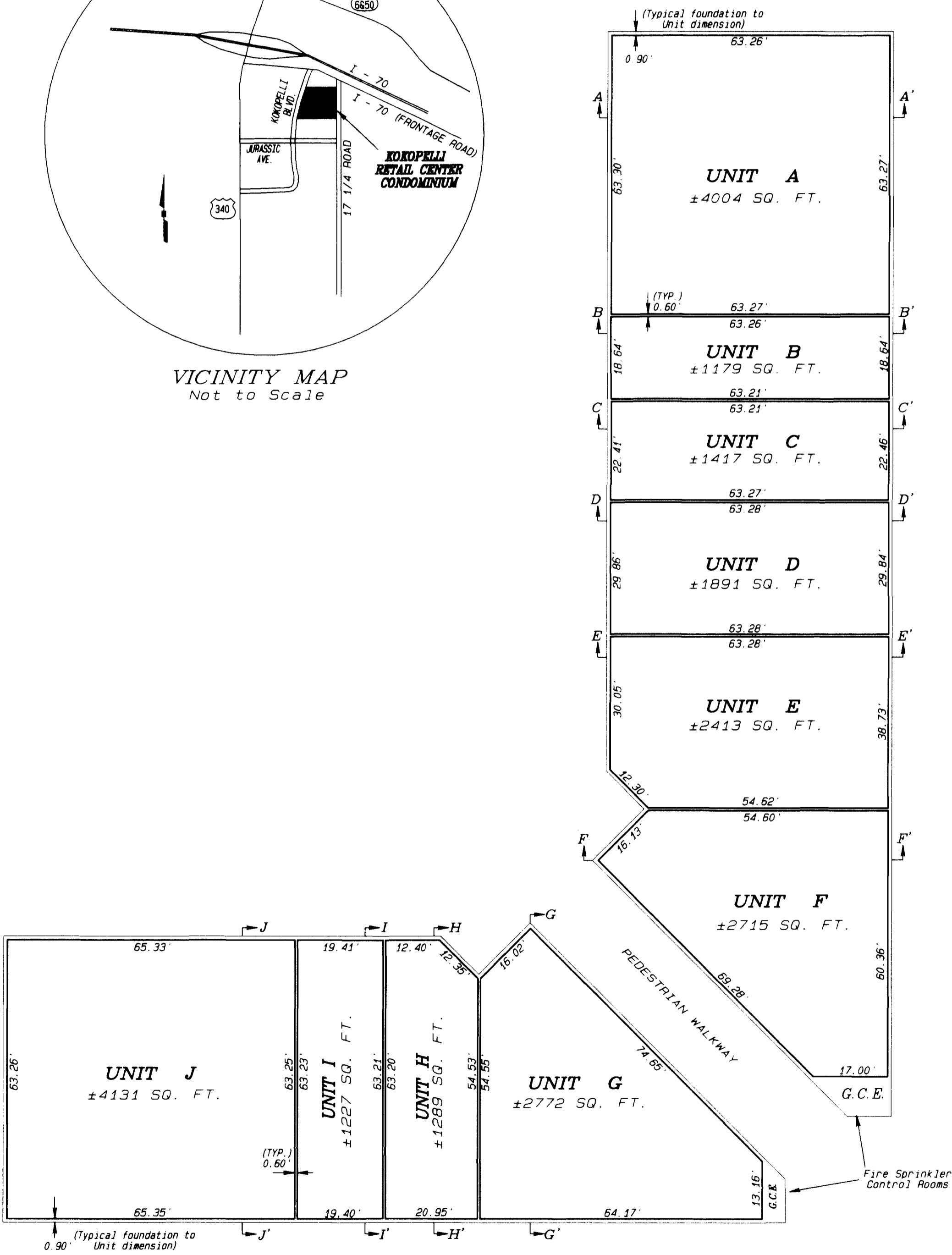
# CONDOMINIUM MAP

## KOKOPELLI RETAIL CENTER CONDOMINIUM

SW1/4 of Section 17, T.1N.,R.2W., Ute Meridian  
City of Fruita, Mesa County, Colorado



VICINITY MAP  
Not to Scale



### LEGEND & ABBREVIATIONS

- FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED "LS 18478"
  - SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC LS 24306"
  - CONCRETE
  - Ⓜ GAS SERVICE
  - Ⓜ ELECTRIC SERVICE
  - Ⓜ TELEPHONE PEDESTAL
  - Ⓜ WATER VALVE
  - Ⓜ WATER MAN HOLE (METER)
  - MH SEWER MAN HOLE
  - C.O. SEWER CLEAN OUT
  - Ⓜ LIGHT POLE
  - SEWER LINE
- AA' BB' CC' BUILDING CROSS-SECTION  
G.C.E. = GENERAL COMMON ELEMENT  
N.A.V.D.88 = North American Vertical Datum 1988

### SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, 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 and Condominium Map of the KOKOPELLI RETAIL CENTER CONDOMINIUM, as laid out, platted, dedicated and shown hereon, that such Plat and Condominium Map was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the units, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulation governing this subdivision of land. I further certify that this Plat and Condominium Map contain all of the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act.

EXECUTED this 8th day of JUNE, 2005.

*Steven L. Hagedorn*  
Steven L. Hagedorn  
Registered Land Surveyor  
State of Colorado, P.L.S. No. 24306

LAND USE SUMMARY			
UNIT	AREA	USE	ADDRESS
UNIT A	4004 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "A"
UNIT B	1179 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "B"
UNIT C	1417 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "C"
UNIT D	1891 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "D"
UNIT E	2413 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "E"
UNIT F	2715 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "F"
UNIT G	2772 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "G"
UNIT H	1269 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "H"
UNIT I	1227 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "I"
UNIT J	4131 SQ. FT.	COMMERCIAL USE	456 KOKOPELLI BLVD. "J"
UNIT TOTAL = 23,038 SQ. FT.			
GENERAL COMMON ELEMENT 77,776 SQ. FT. COMMERCIAL USE			
TOTAL AREA = ±100,814 SQ. FT. / 2.31 ACRES			

### CONDOMINIUM NOTES

Declarations or Protective Covenants are filed in Book 219 at Page(s) 118-143.

Everything outside the building footprint is General Common Element (G.C.E.) except as shown.

The basis of bearing for this project is N89°52'44"W between found monuments on the south line of the subject parcel, Lot 2, Weststar Commercial Replat, a replat of Lots 1, 2 & 3, Block 2 of Kokopelli Commercial Park Phase 2.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

CONDOMINIUM MAP  
KOKOPELLI RETAIL CENTER CONDOMINIUM  
SW1/4 of Section 17, T.1N.,R.2W., Ute Meridian  
City of Fruita, Mesa County, Colorado

D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

LAND USE SUMMARY		
UNITS	23,038 SQ. FT.	23%
COMMON ELEMENT	77,776 SQ. FT.	77%
TOTAL	100,814 SQ. FT., (2.3 Acre)	100%