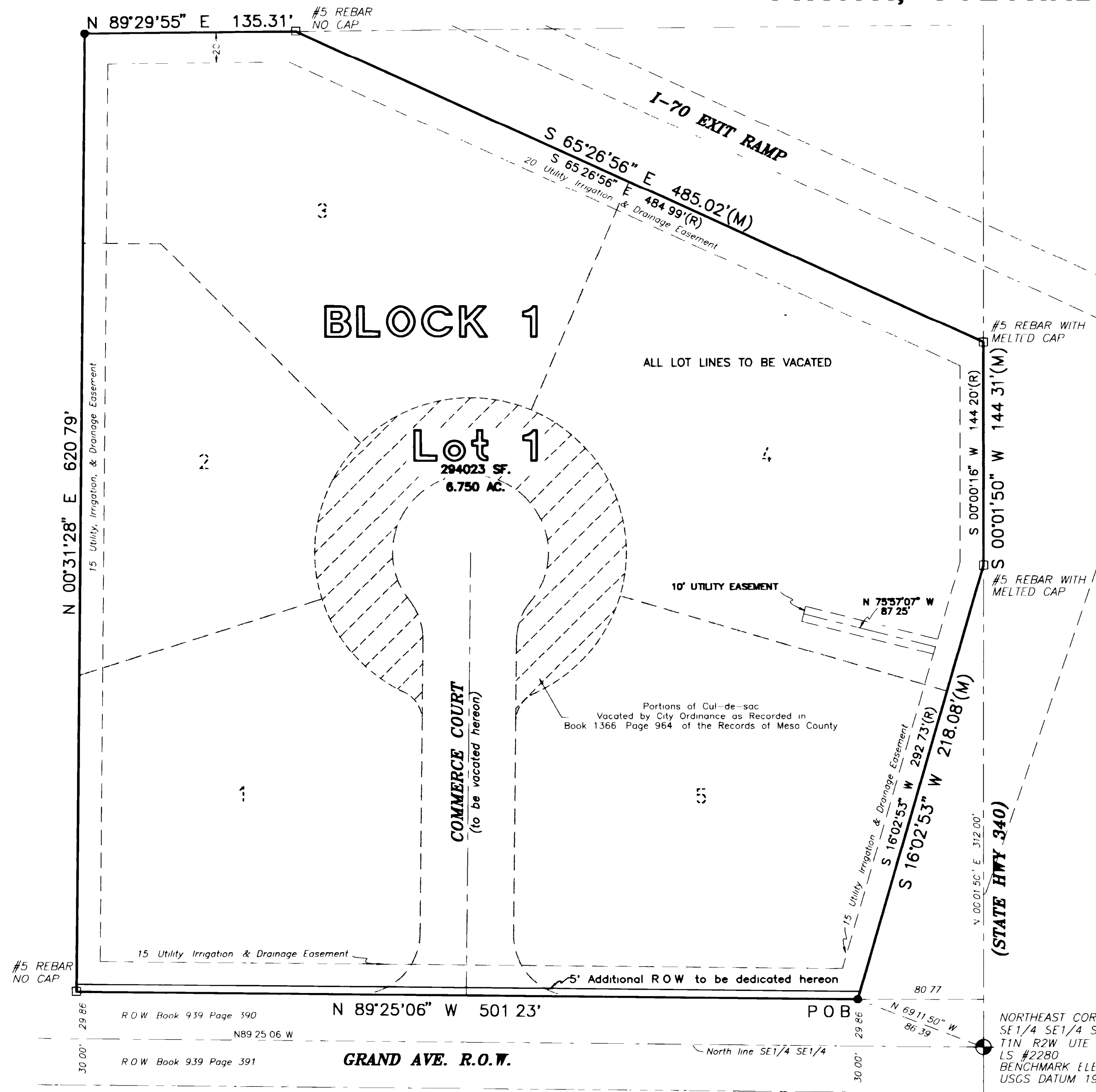


# LOCO SUBDIVISION

## A REPLAT OF INTERCHANGE COMMERCE PARK

### FRUITA, COLORADO



#### CERTIFICATE OF DEDICATION AND OWNERSHIP

We, LOCO INC., the sole owners in fee simple of all that real property described as follows

BEING a portion of that property as described in Book 2092, Page 12 as recorded in the Mesa County Clerk and Recorders Records, and being further described as follows

Lots 1, 2, 3, 4, and 5 in INTERCHANGE COMMERCE PARK, as recorded in Plat Book 12, Page 444, together with that portion of the vacated cul-de-sac known as Commerce Court, as vacated by Ordinance recorded April 12, 1982, in Book 1366 at Page 964, of the records of Mesa County, Colorado

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 the LOCO SUBDIVISION, in the Town of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the Town of Fruita, County of Mesa, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places, and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only We hereby accept the responsibility for the completion of all required public improvements for the LOCO Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established

Executed this 8 day of July, 1996

For LOCO Inc  
by [Signature] Title TRES.

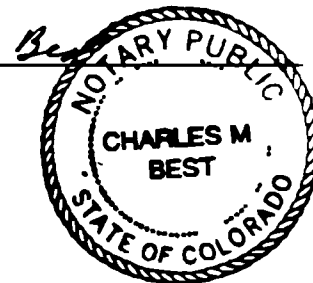
#### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)ss  
COUNTY OF MESA )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 8<sup>th</sup> day of July, A.D. 1996, by Robert L. Lipson III, owner

Witness my hand and official seal

My Commission Expires Oct. 9<sup>th</sup> 1999



#### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of LOCO Subdivision Signed this 10 day of July, 1996

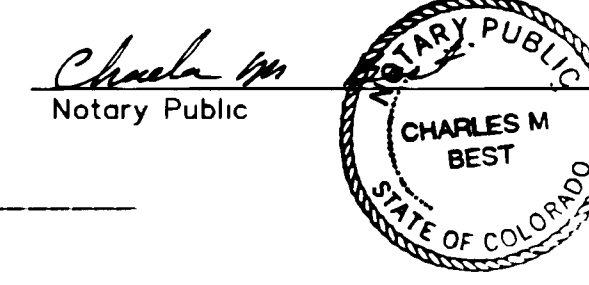
[Signature]  
by EDWARD L. HUNT, PARTNER  
SIAL PARTNERSHIP

#### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Edward L. Hunt this 10 day of July, A.D. 1996

Witness my hand and official seal



#### PLANNING COMMISSION CERTIFICATE

This plat approved by the CITY of Fruita Planning Commission this 17 County Planning day of JULY, 1996

#### CITY COUNCIL BOARD OF TRUSTEES CERTIFICATE

This plat approved by the CITY COUNCIL of the CITY of Fruita, Colorado, this day of July, 1996, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon, subject to the provisions that approval in no way obligates the Town of Fruita for financing or constructing of improvements on said lands, streets, or City Council easements dedicated to the public, except as specifically agreed to by the Board of Trustees of the Town of Fruita Further, said approval in no way obligates the Town of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Fruita's specifications and the Town of Fruita has agreed to accept said improvements This approval does not guarantee that the size, soil conditions, subsurface 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 Town of Fruita, unless otherwise specifically agreed to in writing by the Board of Trustees CITY COUNCIL.

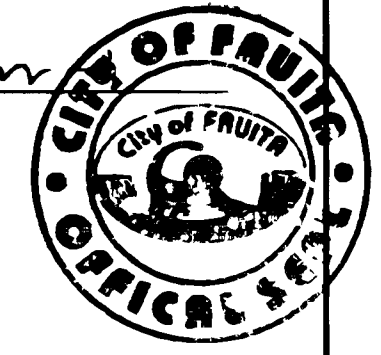
CITY  
Town of Fruita, Colorado

By [Signature]  
Mayor

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

ATTEST

[Signature]  
Town Clerk  
CITY



#### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 10:50 o'clock A.M., July 24<sup>th</sup>, A.D. 1996, and was duly recorded in Plat Book No 15 Page No 125  
DRAWER # CC43 Reception # 1765261 FEE #10 125C

[Signature]  
Clerk and Recorder

By [Signature]  
Deputy

#### SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, 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 LOCO SUBDIVISION, as laid out, platted, dedicated and shown hereon that the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land

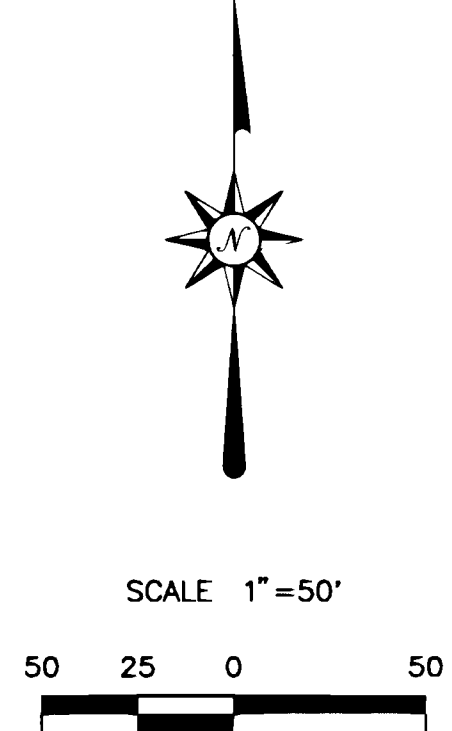
Certified this 8<sup>th</sup> day of July, 1996

 DENNIS W. JOHNSON COLORADO REGISTERED SURVEYOR PLS. No. 16835	<b>LOCO SUBDIVISION</b> Located in NE1/4 SE1/4 SECTION 18 T1N, R2W, UTE MERIDIAN TOWN OF FRUITA MESA COUNTY, COLORADO <hr/> <b>LANDesign</b> ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180			
	PROJECT NO 94038	SUR BY [DRAWN]	CHECKED	SHEET 1 OF 1
DATE January 1996	LD/MT	RSK	1	1

**BASIS OF BEARINGS**  
Basis of bearings assume the East line of the SE1/4 SE1/4 of Section 18 to bear N 00°00'00" E, 1320.15 feet, as shown on the recorded plat of Interchange Commerce Park, Plat Book 12, Page 444, Mesa County Clerk and Recorders Records Both markers on this line are Mesa County Markers as shown on the accompanying plat

Easement and title documents (schedules A&B) provided by Meridian Land Title, Inc Title Commitment No 15482

Note Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position"



**AREA SUMMARY**

AREA IN LOT 1 = 6.750 Acres	96.07%
AREA IN ROAD = 0.276 Acres	3.93%
<b>TOTAL AREA = 7.026 Acres</b>	<b>100.00%</b>

- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
  - SET ALUMINUM CAP ON NO 5 REBAR, PLS 16835, IN CONCRETE
  - (R) RECORD MEASUREMENT
  - FOUND PROPERTY CORNER, AS NOTED, Remonumented in Concrete