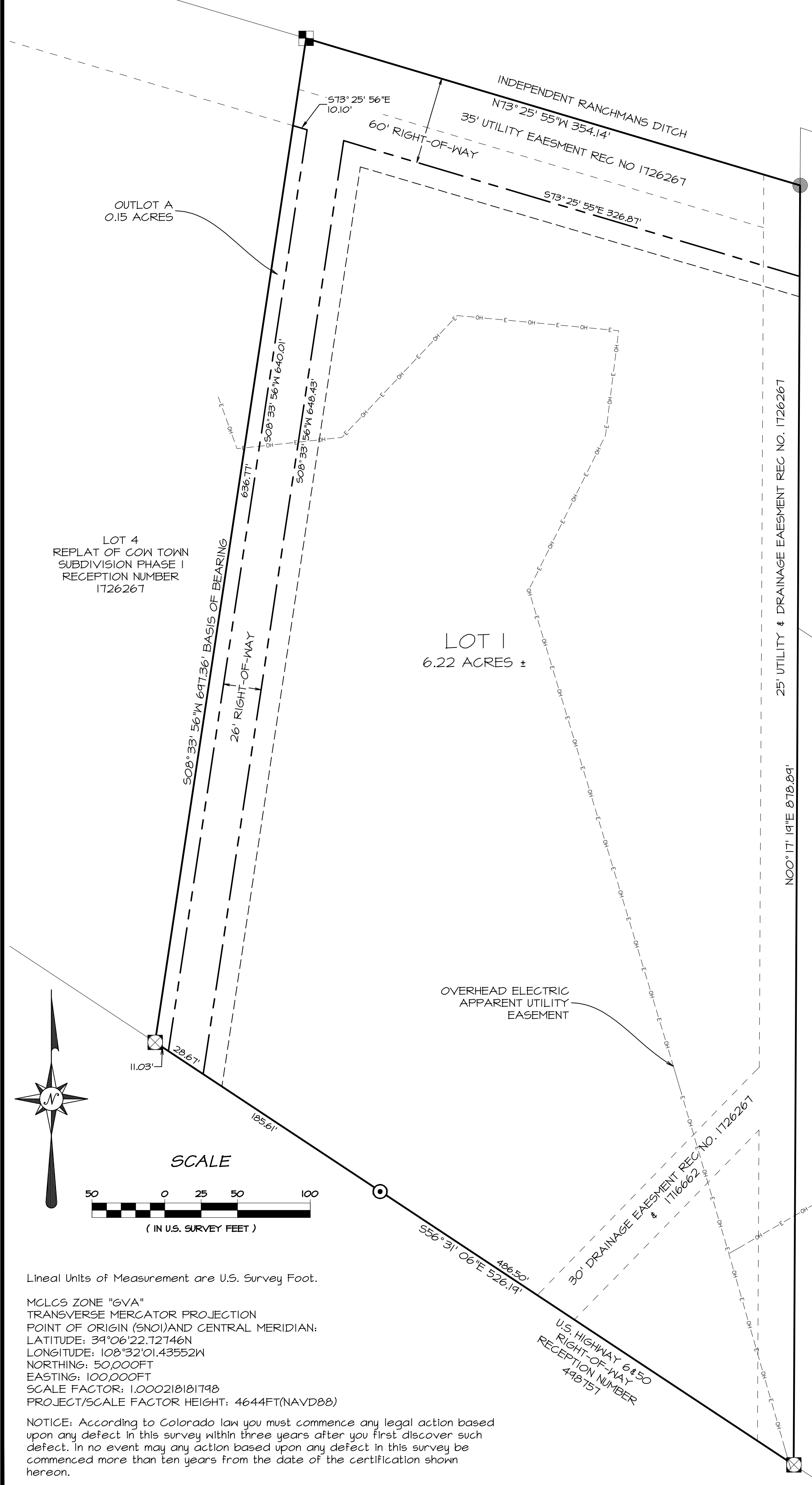


COW TOWN COMMERCIAL

A Replat of Lot 5 & Lot 6 of Replat of Cow Town Subdivision Phase 1 (Reception Number 1726267)
 - Northwest Quarter of the Northeast Quarter of Section 27, Township 1 North, Range 2 West, Ute Meridian, City of Fruita, County of Mesa, Colorado



Know All Persons By These Presents:

The undersigned, A Storage Place-Fruita, LLC, a Colorado Limited Liability Company, is the owner of record of that real property situated within the Northwest Quarter of the Northeast Quarter of Section 27, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Number 3024985 and Reception Number 3026445 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lot 5 and Lot 6 of Replat of Cow Town subdivision Phase I, Reception Number 1726267.

said parcel containing 7.25 acres more or less.

Said owner has caused the described real property to be surveyed, laid out and to be publicly known as

COW TOWN COMMERCIAL

All Right-of-Way shown hereon is dedicated to the City of Fruita for the use of the public forever.

All Multi-Purpose easements are dedicated to the Public as perpetual easements for County approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

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

Said owner does subscribe hereunder this _____ day of _____

Darryl Fleming, Manager
 A Storage Place-Fruita LLC

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

This plat was acknowledged before me by _____

on this _____ day of _____, My commission expires: _____

Notary Public

TITLE CERTIFICATION

We Land Title Guarantee Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to A Storage Place-Fruita LLC, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: _____ BY: _____

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this _____ day of _____, 20____, for filing with the Clerk and Recorder of Mesa County, 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, 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 gutter, 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 the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

By: _____
 Mayor

Witness my hand and official seal of the City of Fruita.

ATTEST: _____

City Clerk

AREA SUMMARY		
Lot	6.22 ac	85.79%
Outlot	0.15 ac	2.07%
Right of Way (Dedicated)	0.88 ac	12.14%
Total	7.25 ac	100.00%

LEGEND

- 2" ALUMINUM CAP ON #5 REBAR
PLS 37404 POLARIS SURVEYING
- 1.25" PLASTIC CAP ON #5 REBAR
LS 16413 QED
- FOUND REBAR
- SET 1.5" ALUMINUM CAP ON # 5 REBAR
PLS 38274
- EASEMENT LINE
- _____ PARCEL LINE
- --- ROW LINE
- --- ALIQUOT LINE

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the west line of Lot 5 of Replat of Cow Town Subdivision Phase I, the northwest corner being a 2" aluminum cap on a #5 rebar marked "PLS 37404 POLARIS SURVEYING" whence the southwest corner of said Lot 5 being a 1.5" aluminum cap on #5 rebar marked PLS 38274", bears South 08°33'56" West, as shown hereon.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE:

This plat approved by the City of Fruita Community Development Department the _____ day of _____, 20____.

Community Development Department Director

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)

COUNTY OF MESA) ss
 THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO,

AT _____ O'CLOCK _____ M, ON THIS _____ DAY OF _____

20____ AND WAS RECORDED AT RECEPTION NUMBER _____, DRAWER NUMBER _____

AND FEES _____
 CLERK AND RECORDER DEPUTY

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Fidelity National title, 100-NO035242-020-LMI. Other documents may exist which would affect this property.

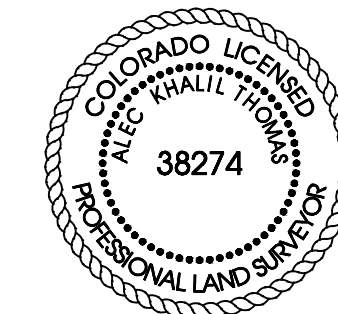
This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

Rebar accepted hereon shall be affixed with a 1.5" aluminum cap marked PLS 38274, all accepted boundary monuments shall be set in concrete.

SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of COW TOWN COMMERCIAL, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Alec K. Thomas,
 Colorado PLS 38274



SEPARATE INSTRUMENT RECORDING

DOCUMENT	RECEPTION NO.



COW TOWN COMMERCIAL
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 Northwest Quarter of the Northeast Quarter of Section 27, Township 1 North, Range 2 West, Ute Meridian, City of Fruita, County of Mesa, Colorado

PLANNING NUMBER:	
Sheet 1 of 1	Date: 3/15/2023 Job No. 2056-001
Surveyed: SLJ	Drawn: AKT Checked: BDM
Drawing name: S:\PROJECTS\2056 A Storage Place\F001 180 Hwy 6 & 50 Survey\DWG\2056-001.mxd	

Lineal Units of Measurement are U.S. Survey Foot.
 MCLCS ZONE "GVA"
 TRANSVERSE MERCATOR PROJECTION
 POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:
 LATITUDE: 39°06'22.12746N
 LONGITUDE: 108°32'01.43552W
 NORTHING: 50,000 FT
 EASTING: 100,000 FT
 SCALE FACTOR: 1.00021017198
 PROJECT/SCALE FACTOR HEIGHT: 4644 FT (NAVD88)
 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.