

FINAL PLAT
FRASCONA SUBDIVISION
A REPLAT OF LOT 4, BLOCK 2 KOKOPELLI COMMERCIAL PARK PHASE 2
SW 1/4 SECTION 17, T1N, R2W, UTE MERIDIAN
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Oliver E. Frasca is the owner of record of that real property situate in the SW 1/4 Section 17, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, Colorado, the ownership of which is demonstrated at Book 4611, at Page 651, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of Frasca Subdivision and being more particularly described as follows:

Lot 4, Block 2 of Kokopelli Commercial Park Phase 2, a replat of Lot 1, Monument Park and Lots 2 and 3, Kokopelli Commercial Park as recorded in Plat Book 17, at Page 393, as Document No. 1964859.

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 interest of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Oliver E. Frasca has caused his name to be hereunto subscribed this 9th day of JUNE, A.D., 2008.

Signature of Oliver E. Frasca
Oliver E. Frasca

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 8th day of July, 2008, 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 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, 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 owner designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.



CITY OF FRUITA, COLORADO
By: [Signature] Mayor

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

ATTEST: [Signature] City Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 11:55 A.M. on this 16th day of July, A.D., 2008, in Book No. 4698, Pages No. 227, 228, Reception No. 2448771, Drawer VV-132, Fees \$20.00 \$1.00

[Signature] Deputy

[Signature] Mesa County Clerk and Recorder

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 8th day of July, A.D., 2008.

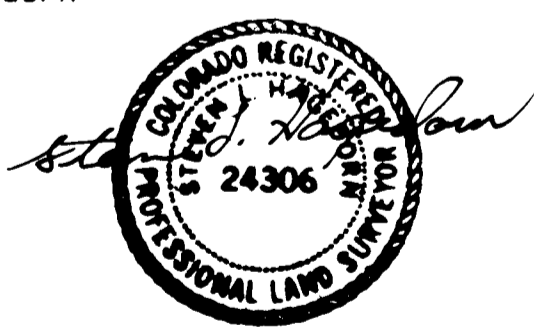
[Signature] Chairman

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of FRASCONA SUBDIVISION, a subdivision of a part of the City of Fruita, 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. I further certify that this Plat contains all applicable information required by Section 38-33.3-209 C.R.S., contained within the Colorado Common Interest Ownership Act.

EXECUTED this 9th day of April, 2008

Steven L. Hagedorn PLS 24306



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 Oliver E. Frasca free and clear of all liens, taxes, and encumbrances, except as follows:

NONE

EXECUTED this 1st day of May, A.D., 2008.

By: Jonathan Burie, Examiner

SUBORDINATION BY LIENHOLDERS

Grand Valley National Bank, being the holder of a promissory note secured by a Deed of Trust dated September 11, 2006, recorded September 18, 2006 at Book 4249, Page 347, and a Modification/Extension Agreement dated September 12, 2007, recorded September 13, 2007 at Book 4514, Page 338 in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

Grand Valley National Bank
By: [Signature] Lienholder



STATE OF COLORADO)
COUNTY OF MESA)

The foregoing was acknowledged before me this 02nd day of July, 2008, by John W. Stevenson as PRESIDENT of Grand Valley National Bank

Witness my hand and official seal.

My commission expires: 9-17-2009 [Signature] Notary Public

PLAT NOTES

Sewer, Water and Landscape Easements shown on the Plat are reserved for the benefit of Lots 1 & 2 and will be conveyed by separate instrument.

Bearings were determined from measurements made using GPS equipment based on the Grand Valley Area Local Coordinate System.

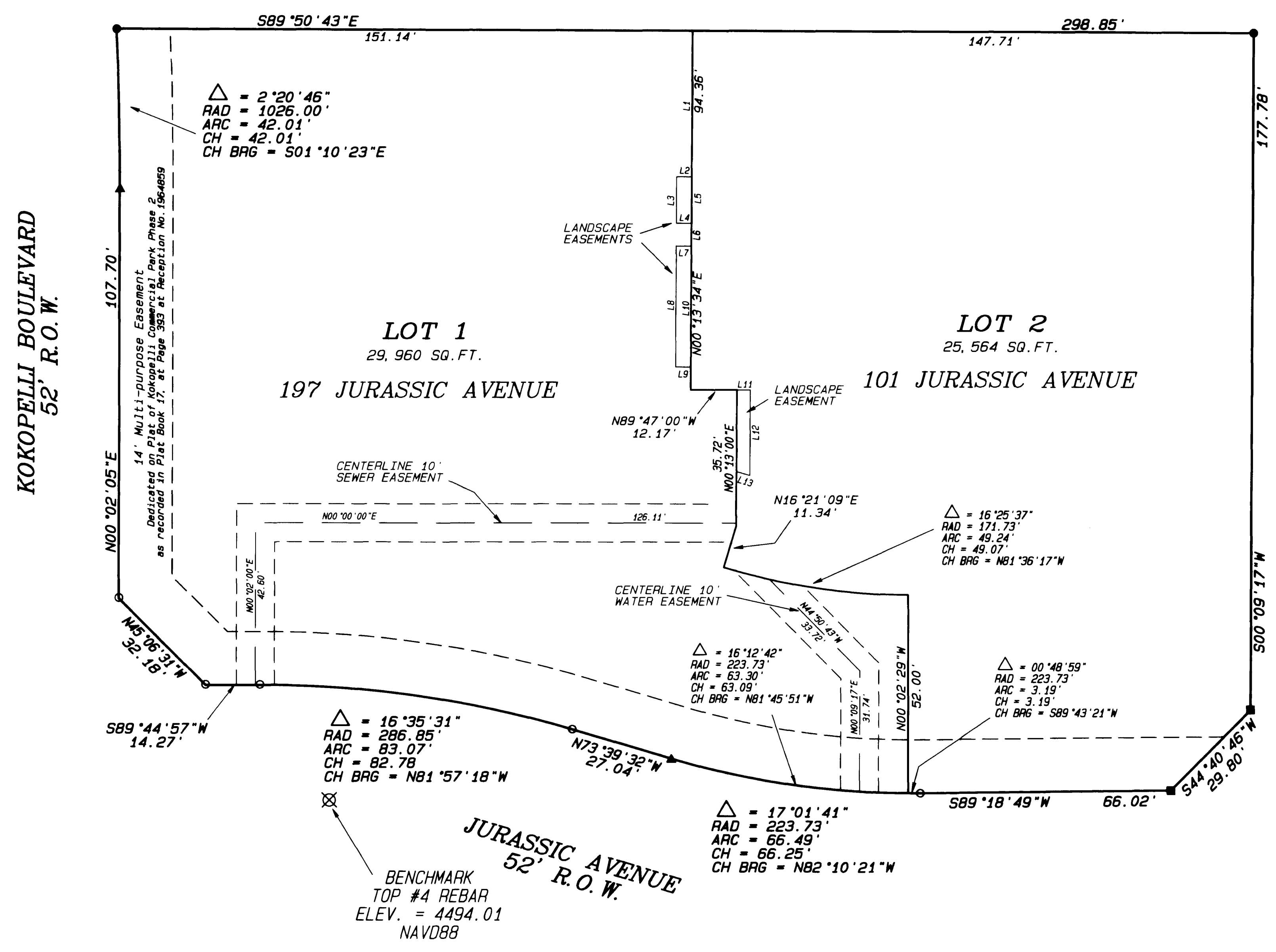
An Agreement and Deed of Easements concerning Common Parking Area and permanent Cross Easements, is recorded in Book 3773 at Pages 822 through 829 at Reception No. 2223180 of the Mesa County records.

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.

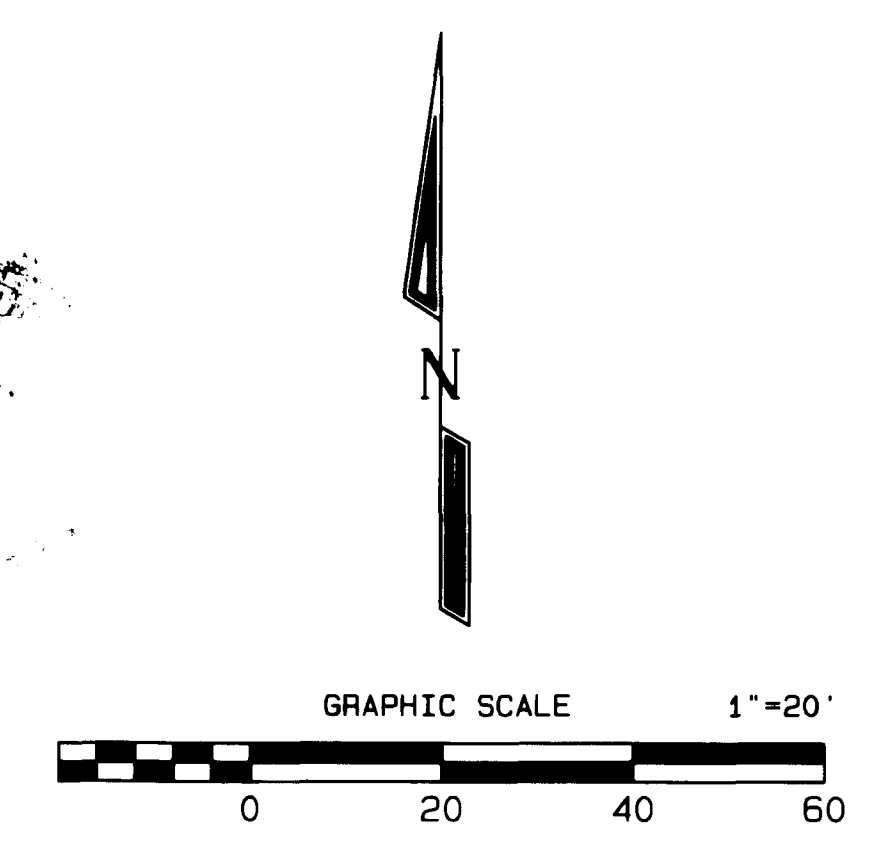
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D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

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SOUTH MESA (17 1/4 ROAD) 60' R.O.W.

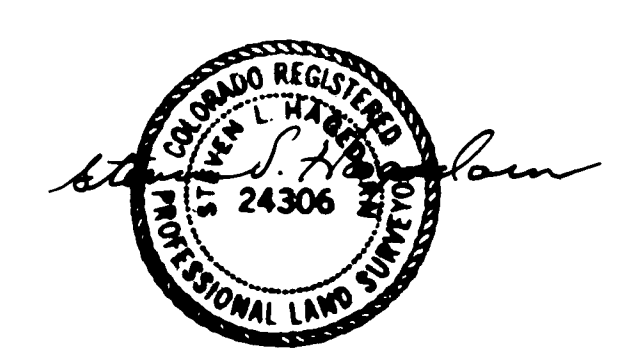


- LEGEND & ABBREVIATIONS**
- FOUND 2" ALUMINUM CAP STAMPED "TLC LS 18478"
 - FOUND 1" BRASS CAP IN CONCRETE STAMPED "LS 18478"
 - ▲ FOUND #5 REBAR (BENT), REPLACED WITH #5 REBAR AND 2" ALUMINUM CAP STAMPED "D H SURVEYS INC. LS 24306"
 - SET #5 REBAR WITH 2" ALUMINUM CAP STAMPED "D H SURVEYS INC. LS 24306"

LAND USE SUMMARY
 LOT 1 = 29,960 SQ. FT. COMMERCIAL 197 Jurassic Avenue 54% OF TOTAL AREA
 LOT 2 = 25,564 SQ. FT. COMMERCIAL 101 Jurassic Avenue 46% OF TOTAL AREA
 TOTAL AREA OF SUBDIVISION = 55,524 SQ. FT.

LANDSCAPE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°13'34"W	38.35'
L2	N90°00'00"W	4.00'
L3	S00°13'01"W	12.23'
L4	S89°47'00"E	4.00'
L5	S00°13'34"W	12.24'
L6	S00°13'34"W	6.00'
L7	N89°47'00"W	4.00'
L8	S00°13'05"W	31.75'
L9	S89°47'03"E	3.98'
L10	S00°13'34"W	31.75'
L11	S89°47'00"E	3.50'
L12	S00°13'00"W	22.52'
L13	N73°39'32"W	3.64'



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Designed By	S. L. H.	Checked By	M. W. D.	Job No.	647-07-22
Drawn By	TERRAMODEL	Date	FEBRUARY, 2008	Sheet	2 OF 2