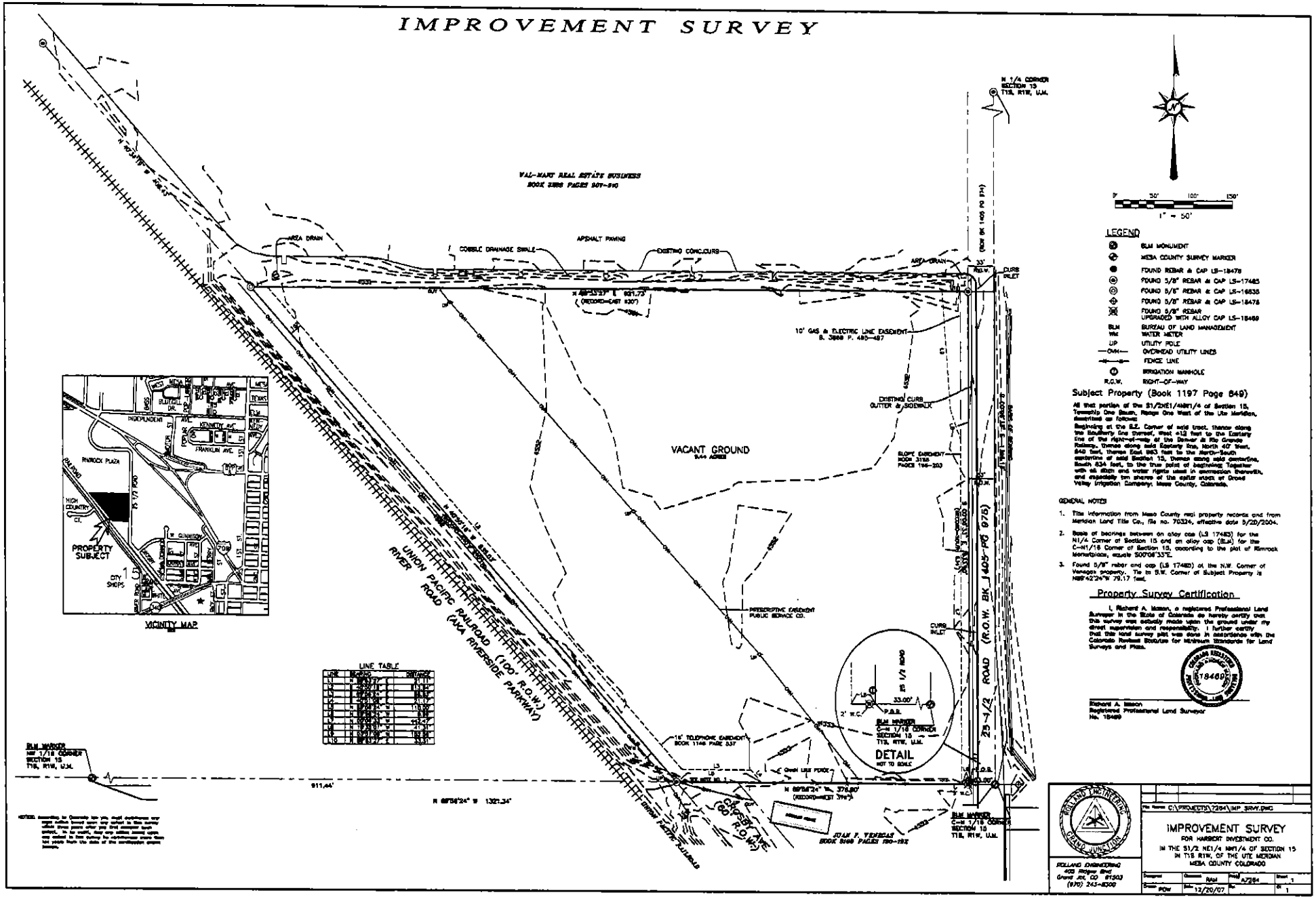
IMPROVEMENT SURVEY



LEGEND

- BLM MONUMENT
- MESA COUNTY SURVEY MARKER
- FOUND REBAR & CAP LS-18478
- FOUND 5/8" REBAR & CAP LS-17485
- FOUND 5/8" REBAR & CAP LS-16635
- FOUND 5/8" REBAR & CAP LS-18475
- FOUND 5/8" REBAR UPGRADED WITH ALLOY CAP LS-18469
- BLM — BUREAU OF LAND MANAGEMENT
- WM — WATER METER
- UP — UTILITY POLE
- —OHM— OVERHEAD UTILITY LINES
- FENCE LINE
- IRRIGATION MANHOLE
- R.O.W. — RIGHT-OF-WAY

Subject Property (Book 1197 Page 849)

All that portion of the S1/2NE1/4NW1/4 of Section 15, Township One (South, Range One West of the Ute Meridian, described as follows:

Beginning at the S.E. Corner of said tract, thence along the Southerly line thereof, West 412 feet to the Easterly line of the right-of-way of the Denver & Rio Grande Railway, Thence along said Easterly line, North 40° West, 840 feet, thence East 883 feet to the North-South centerline of said Section 15, Thence along said centerline, South 634 feet, to the true point of beginning; Together with all ditch and water rights used in connection therewith, and especially ten shares of the capital stock of Grand Valley Irrigation Company; Mesa County, Colorado.

GENERAL NOTES

1. Title information from Mesa County real property records and from Meridian Land Title Co., file no. 70324, effective date 9/20/2004.
2. Basis of bearings between an alloy cap (LS 17483) for the N1/4 Corner of Section 15 and an alloy cap (BLM) for the C-N1/16 Corner of Section 15, according to the plat of Rimrock Marketplace, equals S00°08'33"E.
3. Found 5/8" rebar and cap (LS 17482) at the N.W. Corner of Venegas property. Tie to S.W. Corner of Subject Property is N88°42'24"W 79.17 feet.

Property Survey Certification

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado do hereby certify that this survey was actually made upon the ground under my direct supervision and responsibility. I further certify that this land survey plat was done in accordance with the Colorado Revised Statutes for Minimum Standards for Land Surveys and Plats.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 18469 STATE OF COLORADO

Richard A. Mason
Registered Professional Land Surveyor
No. 18469

ROLLAND ENGINEERING GRAND JUNCTION

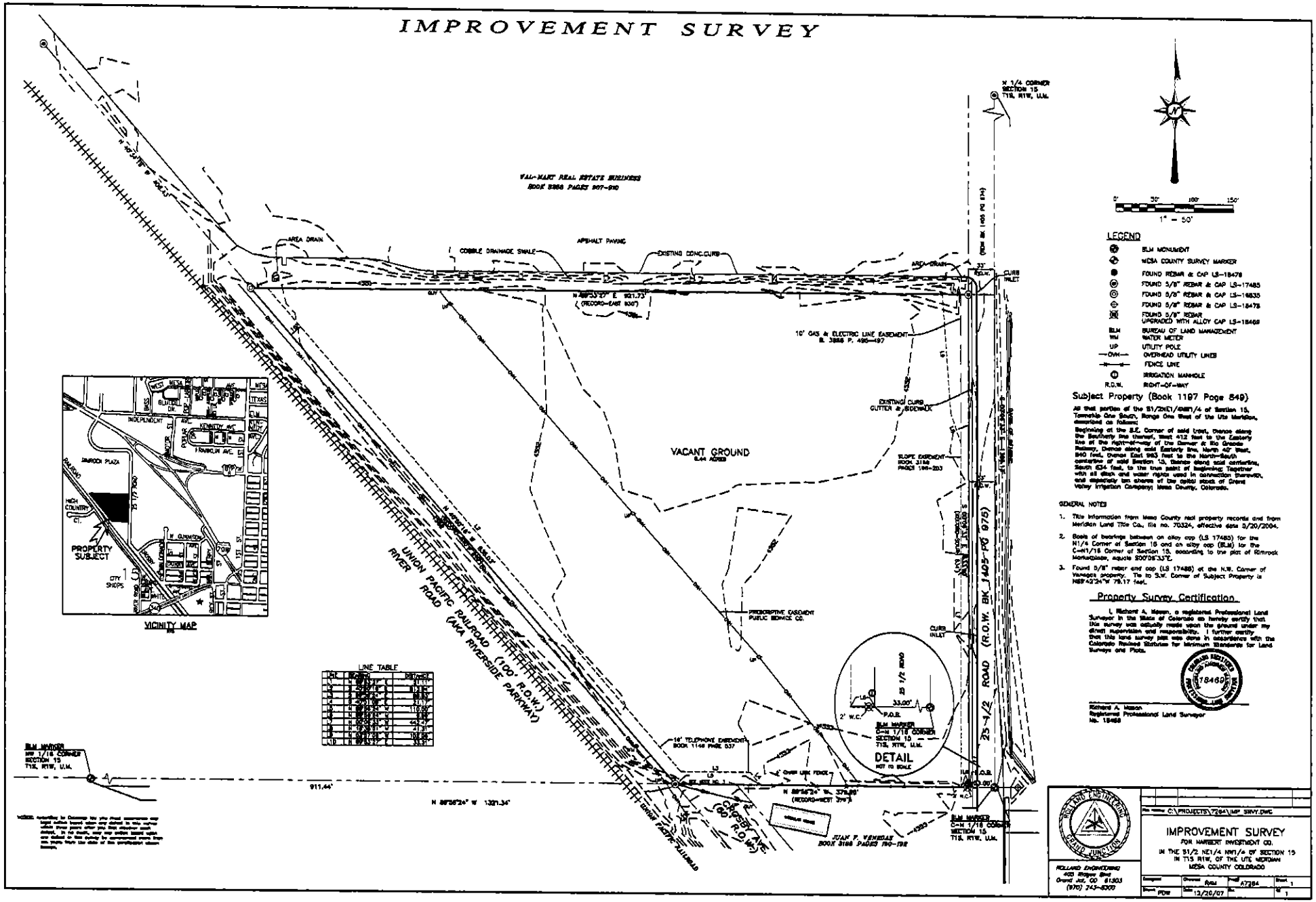
ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\7284\IMP_SRVY.DWG

IMPROVEMENT SURVEY
FOR HARBORT INVESTMENT CO.
IN THE S1/2 NE1/4 NW1/4 OF SECTION 15
IN T1S R1W, OF THE UTE MERIDIAN
MESA COUNTY COLORADO

Designed	Checked	Project	Sheet
Drawn: RAM	Date: 12/20/07	No. 7284	1 of 1

IMPROVEMENT SURVEY



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- UP — UTILITY POLE
- —OVH— OVERHEAD UTILITY LINES
- FENCE LINE
- IRRIGATION MANHOLE
- R.O.W. — RIGHT-OF-WAY

Subject Property (Book 1197 Page 849)

All that portion of the S1/2NE1/4NW1/4 of Section 15, Township One South, Range One West of the Ute Meridian, described as follows:

Beginning at the S.E. Corner of said tract, thence along the Southerly line thereof, West 412 feet to the Easterly line of the right-of-way of the Denver & Rio Grande Railway, thence along said Easterly line, North 40° West, 840 feet, thence East 983 feet to the North-South centerline of said Section 15, thence along said centerline, South 634 feet, to the true point of beginning; Together with all ditch and water rights used in connection therewith, and especially ten shares of the capital stock of Grand Valley Irrigation Company; Mesa County, Colorado.

GENERAL NOTES

1. This information from Mesa County real property records and from Meridian Land Title Co., file no. 70324, effective date 9/20/2004.
2. Basis of bearings between an alloy cap (LS 17480) for the N1/4 Corner of Section 15 and an alloy cap (BLM) for the C+N1/16 Corner of Section 15, according to the plat of Rimrock Marketplace, equals S00°08'33"E.
3. Found 5/8" rebar and cap (LS 17488) at the N.W. Corner of Vanegas property. Tie to S.W. Corner of Subject Property is N89°42'24"W 79.17 feet.

Property Survey Certification

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado do hereby certify that this survey was actually made upon the ground under my direct supervision and responsibility. I further certify that this land survey plat was done in accordance with the Colorado Revised Statutes for Minimum Standards for Land Surveys and Plats.

Richard A. Mason
Registered Professional Land Surveyor
No. 18468

ROLLAND ENGINEERING
402 Rhyan Blvd
Grand Jct, CO 81503
(970) 243-8300

File name: C:\PROJECTS\7284\IMP SRVY.DWG

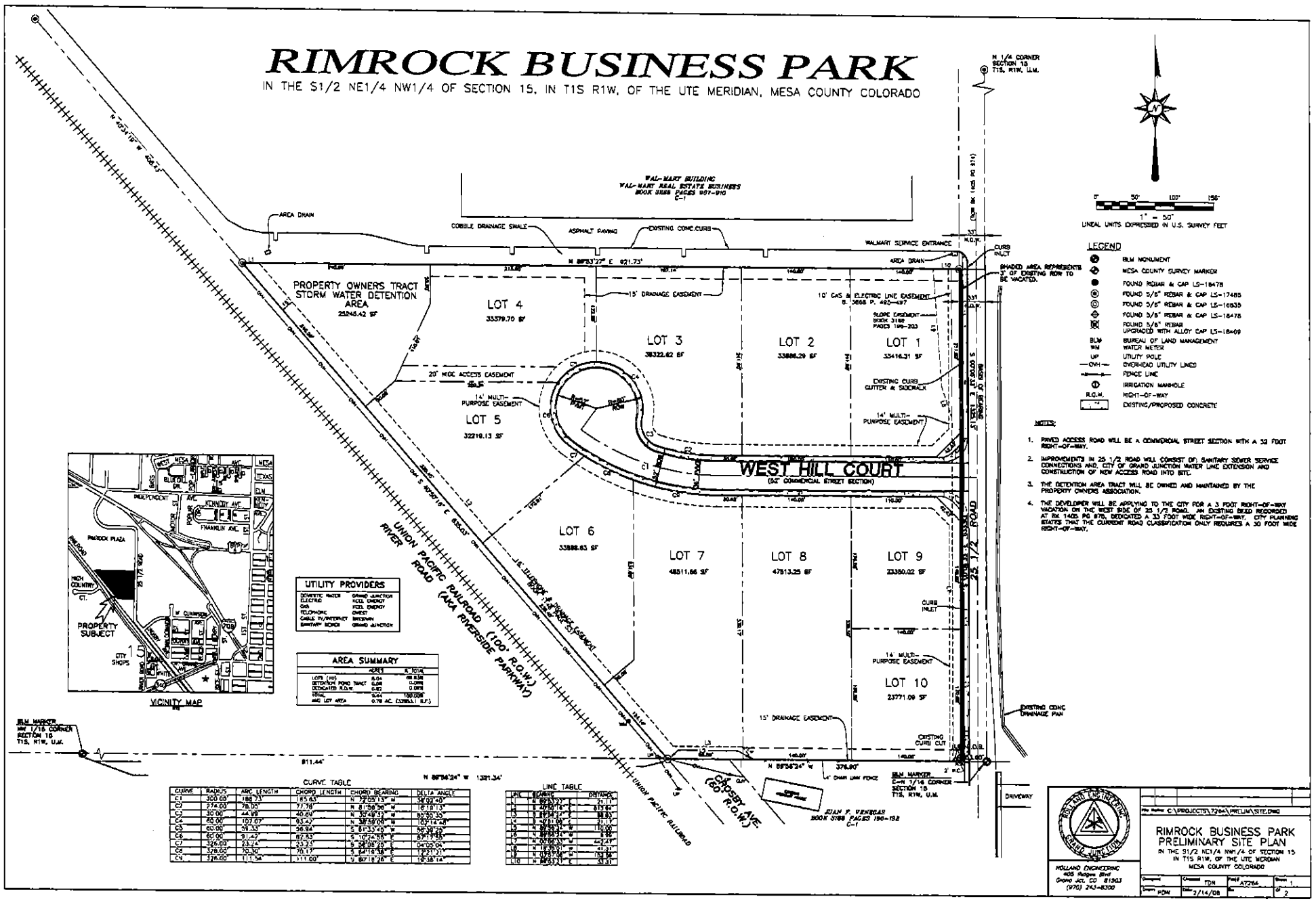
IMPROVEMENT SURVEY

FOR HARBERT INVESTMENT CO.
IN THE S1/2 NE1/4 NW1/4 OF SECTION 15
IN T1S R1W, OF THE UTE MERIDIAN
MESA COUNTY COLORADO

Designed	Checked	Proj#	Sheet
	RAM	7284	1
Drawn	Date	No.	of
PDW	12/20/07		1

RIMROCK BUSINESS PARK

IN THE S1/2 NE1/4 NW1/4 OF SECTION 15, IN T1S R1W, OF THE UTE MERIDIAN, MESA COUNTY COLORADO



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- FENCE LINE
- IRRIGATION MANHOLE
- R.O.W. — RIGHT-OF-WAY
- EXISTING/PROPOSED CONCRETE

NOTES:

1. PAVED ACCESS ROAD WILL BE A COMMERCIAL STREET SECTION WITH A 52 FOOT RIGHT-OF-WAY.
2. IMPROVEMENTS IN 25 1/2 ROAD WILL CONSIST OF: SANITARY SEWER SERVICE CONNECTIONS AND, CITY OF GRAND JUNCTION WATER LINE EXTENSION AND CONSTRUCTION OF NEW ACCESS ROAD INTO SITE.
3. THE DETENTION AREA TRACT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
4. THE DEVELOPER WILL BE APPLYING TO THE CITY FOR A 3 FOOT RIGHT-OF-WAY VACATION ON THE WEST SIDE OF 25 1/2 ROAD. AN EXISTING DEED RECORDED AT RK 1405 PG 875, DEDICATED A 33 FOOT WIDE RIGHT-OF-WAY. CITY PLANNING STATES THAT THE CURRENT ROAD CLASSIFICATION ONLY REQUIRES A 30 FOOT WIDE RIGHT-OF-WAY.

VICINITY MAP

UTILITY PROVIDERS

DOMESTIC WATER	GRAND JUNCTION
ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
TELEPHONE	QWEST
CABLE TV/INTERNET	BRESNAN
SANITARY SEWER	GRAND JUNCTION

AREA SUMMARY

	ACRES	% TOTAL
LOTS (10)	6.04	88.83%
DETENTION POND TRACT	0.58	8.53%
DEDICATED R.O.W.	0.17	2.50%
TOTAL	6.80	100.00%
AVG LOT AREA	0.78 AC. (33980.1 S.F.)	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	198.33'	185.43'	N 72°05'13" W	38°02'45"
C2	274.00'	78.35'	77.76'	N 81°58'36" W	16°18'13"
C3	30.00'	44.89'	40.69'	N 30°49'32" W	85°55'35"
C4	40.00'	107.67'	93.42'	N 38°59'08" W	107°14'48"
C5	60.00'	36.33'	35.94'	S 81°33'45" W	34°42'29"
C6	60.00'	91.42'	82.83'	S 10°42'58" E	87°19'55"
C7	326.00'	23.24'	23.23'	S 04°08'22" E	04°05'04"
C8	326.00'	70.30'	70.17'	S 14°19'58" E	12°21'21"
C9	326.00'	111.54'	111.00'	S 30°18'28" E	19°36'14"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°53'27" E	21.11'
L2	S 00°06'16" E	617.82'
L3	S 89°54'24" E	99.83'
L4	S 00°06'16" E	21.11'
L5	N 89°53'27" W	100.00'
L6	N 89°54'24" W	8.99'
L7	N 00°06'33" E	641.49'
L8	N 18°26'01" W	41.31'
L9	N 00°06'16" W	152.56'
L10	N 89°53'27" E	43.31'

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct. CO 81503
(970) 243-8300

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RIMROCK BUSINESS PARK
PRELIMINARY SITE PLAN

IN THE S1/2 NE1/4 NW1/4 OF SECTION 15
IN T1S R1W, OF THE UTE MERIDIAN
MESA COUNTY COLORADO

Designed	Checked	Proj #
PDN	TDR	A726A
Drawn	Date	Sheet
PDN	2/14/08	1 of 2