

TOWN CENTER SUBDIVISION, FILING No. 1

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 11, OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

THAT CARSAM REALTY TEN, LTD. IS THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED HEREON AND SITUATED IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO.

THE AFORESAID OWNER HAS BY THESE PRESENTS LAID OUT AND PLATTED ALL OF THE ABOVE DESCRIBED REAL PROPERTY INTO LOTS, COLORADO AVENUE RIGHT-OF-WAY AND ALLEY RIGHT-OF-WAY AS SHOWN HEREON AND DESIGNATES THE SAME AS TOWN CENTER SUBDIVISION IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

A. ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS RIGHTS-OF-WAY ARE HEREBY RESERVED, DEDICATED AND SET APART IN FEE FOR ACCESS, ROADWAY AND UTILITY PURPOSES TO THE TOWN OF CARBONDALE FOR PUBLIC USE.

B. ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS PRIVATE ACCESS EASEMENTS ARE HEREBY RESERVED, DEDICATED AND SET APART FOR THE JOINT USE AND BENEFIT OF THE UNDERSIGNED OWNER AND HIS SUCCESSORS AS TO ALL LOTS DEPICTED ON THE WITHIN PLAT.

C. ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS PUBLIC PEDESTRIAN EASEMENTS ARE HEREBY RESERVED, DEDICATED AND SET APART AS PERPETUAL, NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENTS FOR THE USE AND BENEFIT OF THE TOWN OF CARBONDALE FOR PUBLIC USE.

D. THAT PORTION OF THE WITHIN PLAT IDENTIFIED AND DEPICTED AS TRACT A (MASTER COMMON AREA) IS HEREBY DEDICATED AND SET APART TO THE TOWN CENTER OWNERS ASSOCIATION, INC., AS MASTER COMMON AREA, FOR THE USE AND BENEFIT OF THE DECLARANT AND THE MEMBERS AND GUESTS OF SAID ASSOCIATION, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TOWN CENTER SUBDIVISION SUBJECT, HOWEVER, TO A PERPETUAL, NON-EXCLUSIVE EASEMENT UPON SAID TRACT A WHICH IS HEREBY GRANTED TO THE TOWN OF CARBONDALE FOR PUBLIC PEDESTRIAN USE OF SAID TRACT A AS A PUBLIC PEDESTRIAN MALL; AND SUBJECT FURTHER, TO THE RIGHT OF ALL PUBLIC UTILITY COMPANIES TO MAKE USE OF SAID TRACT A AS UTILITY EASEMENT.

E. ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS UTILITY EASEMENTS ARE HEREBY RESERVED, DEDICATED AND SET APART AS PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF THE TOWN OF CARBONDALE OR OTHER APPROPRIATE UTILITY COMPANIES FOR PUBLIC USE, FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES AND FACILITIES, TOGETHER WITH THE PARCEL RIGHT OF INGRESS AND EGRESS THEREFO TO FOR THE AFORESAID PURPOSES, UPON THE CONDITION THAT SUCH EASEMENTS AND RIGHTS BE UTILIZED BY THE BENEFICIARIES OF A REASONABLE AND PRUDENT MANNER.

OWNER: CARSAM REALTY TEN, LTD., A TEXAS LIMITED PARTNERSHIP

BY: CSR CARBONDALE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: *William G. Smith, Jr.* CHAIRMAN

IN WITNESS WHEREOF, SAID OWNER HAS CAUSED ITS NAME TO BE HERETO SUBSCRIBED THIS 21st DAY OF MARCH, A.D. 2003.

STATE OF COLORADO)
COUNTY OF GARFIELD)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF MARCH, A.D. 2003, BY *William G. Smith, Jr.*

MY COMMISSION EXPIRES: *May 15, 2007*

WITNESSE MY HAND AND SEAL
William G. Smith, Jr.
NOTARY PUBLIC

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, GARFIELD COUNTY, STATE OF COLORADO, THIS 21st DAY OF MARCH, A.D. 2003, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, STATE OF COLORADO, AND FOR THE CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE TOWN OF CARBONDALE FOR FINANCING OR CONSTRUCTING IMPROVEMENTS ON LAND STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN COUNCIL.

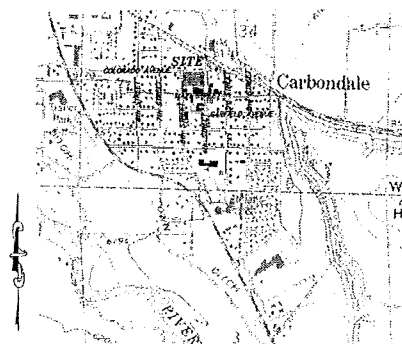
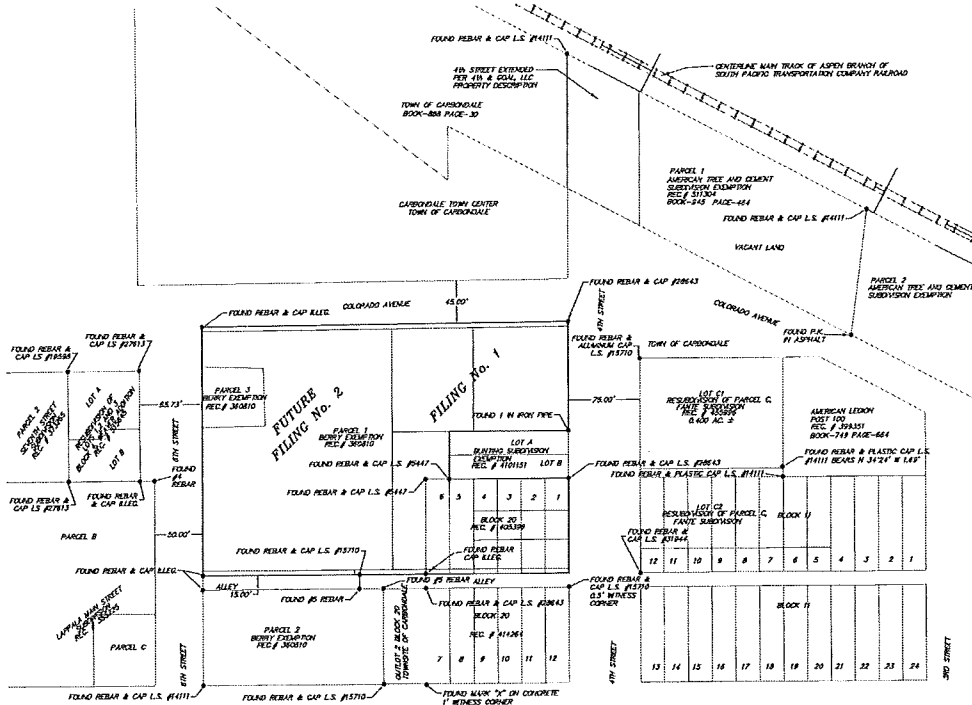
William G. Smith, Jr.
MAYOR

ATTEST:
Shirley A. Carlson
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE TOWN OF CARBONDALE PLANNING AND ZONING COMMISSION THIS 21st DAY OF MARCH, A.D. 2003.

William G. Smith, Jr.
CHAIRPERSON



PROPERTY DESCRIPTION
LOTS 1 AND 3 BERRY EXEMPTION ACCORDING TO THE FINAL PLAT RECORDED APRIL 11, 1985 AS RECEPTION No. 360810

TOWN OF CARBONDALE
COUNTY OF GARFIELD
STATE OF COLORADO

TOGETHER WITH
LOTS 1, 2, 3, 4, 5, AND 6
BLOCK 20

TOWN OF CARBONDALE
COUNTY OF GARFIELD
STATE OF COLORADO

SURVEYOR'S CERTIFICATE
I, MARK S. O'CONNOR, 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 OF THE TOWN CENTER SUBDIVISION PLAT AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STATED UPON THE GROUNDS IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THIS 21st DAY OF MARCH, A.D. 2003.

Mark S. O'Connor
REGISTERED LAND SURVEYOR
CERTIFICATE No. 2003-0015

CLERK AND RECORDER'S CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT 1:00 P.M. ON THE 21st DAY OF MARCH, A.D. 2003, AND IS DULY RECORDED IN BOOK PAGE _____ DEEDITION No. _____

David H. A.
CLERK AND RECORDER
BY: *Shirley A. Carlson*
DEPUTY

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

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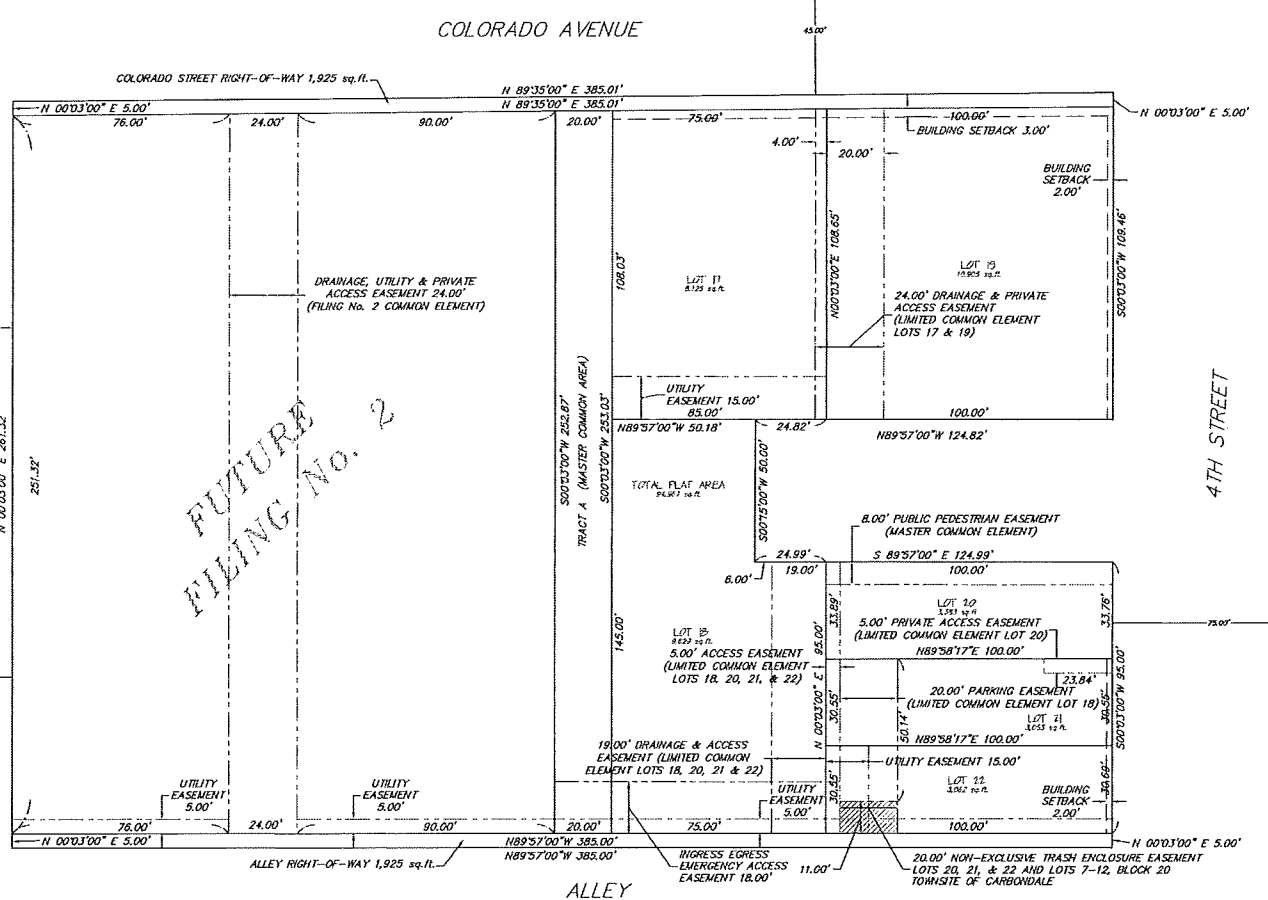
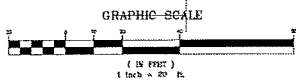
NOTICE: THIS PLAT IS SUBJECT TO THE TOWN OF CARBONDALE PLANNING AND ZONING COMMISSION'S REVIEW AND APPROVAL. THE TOWN OF CARBONDALE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAT.

FINAL PLAT OF: TOWN CENTER SUBDIVISION, FILING No. 1

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 11, OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 2 OF 2

2063 623529



PLAT NOTE:
EVERY APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A NEW BUILDING WITHIN TOWN CENTER SUBDIVISION SHALL INCLUDE ENGINEERING DETAILS FOR THE DESIGN AND CONSTRUCTION OF ANY NECESSARY ON-SITE DRY WELLS. EACH SUCH BUILDING PERMIT APPLICATION SHALL INCLUDE A SITE SPECIFIC FOUNDATION, GRADING AND DRAINAGE PLAN PREPARED AND STAMPED BY A LICENSED, PROFESSIONAL ENGINEER, WHICH ADDRESSES THE TOWN OF CARBONDALE'S CONCERNS REGARDING THE POTENTIAL FOR SUBSIDENCE, HIGH CHRONICALLY AND MOISTURE PROTECTION FOR BELOW GROUND FACILITIES WHICH MAY BE PRESENTED BY THE USE OF ON-SITE DRY WELLS.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A5
CARBONDALE, COLORADO 81623
(970) 704-0311

AREA TABLE

FUTURE FILING No. 2	47,623 sq. ft.	1.100 acres
LOT 17	8,128 sq. ft.	0.186 acres
LOT 18	8,629 sq. ft.	0.197 acres
LOT 19	15,968 sq. ft.	0.364 acres
LOT 20	1,981 sq. ft.	0.045 acres
LOT 21	1,653 sq. ft.	0.038 acres
LOT 22	1,062 sq. ft.	0.024 acres
TRACT A	50,000 sq. ft.	1.147 acres
TOTALS	91,117 sq. ft.	2.054 acres
COLORADO STREET RIGHT-OF-WAY	1,925 sq. ft.	0.044 acres
ALLEY RIGHT-OF-WAY	1,925 sq. ft.	0.044 acres
TOTALS	94,967 sq. ft.	2.152 acres

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TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1

COLORADO AVENUE

AREA TABLE

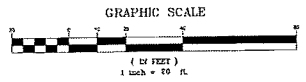
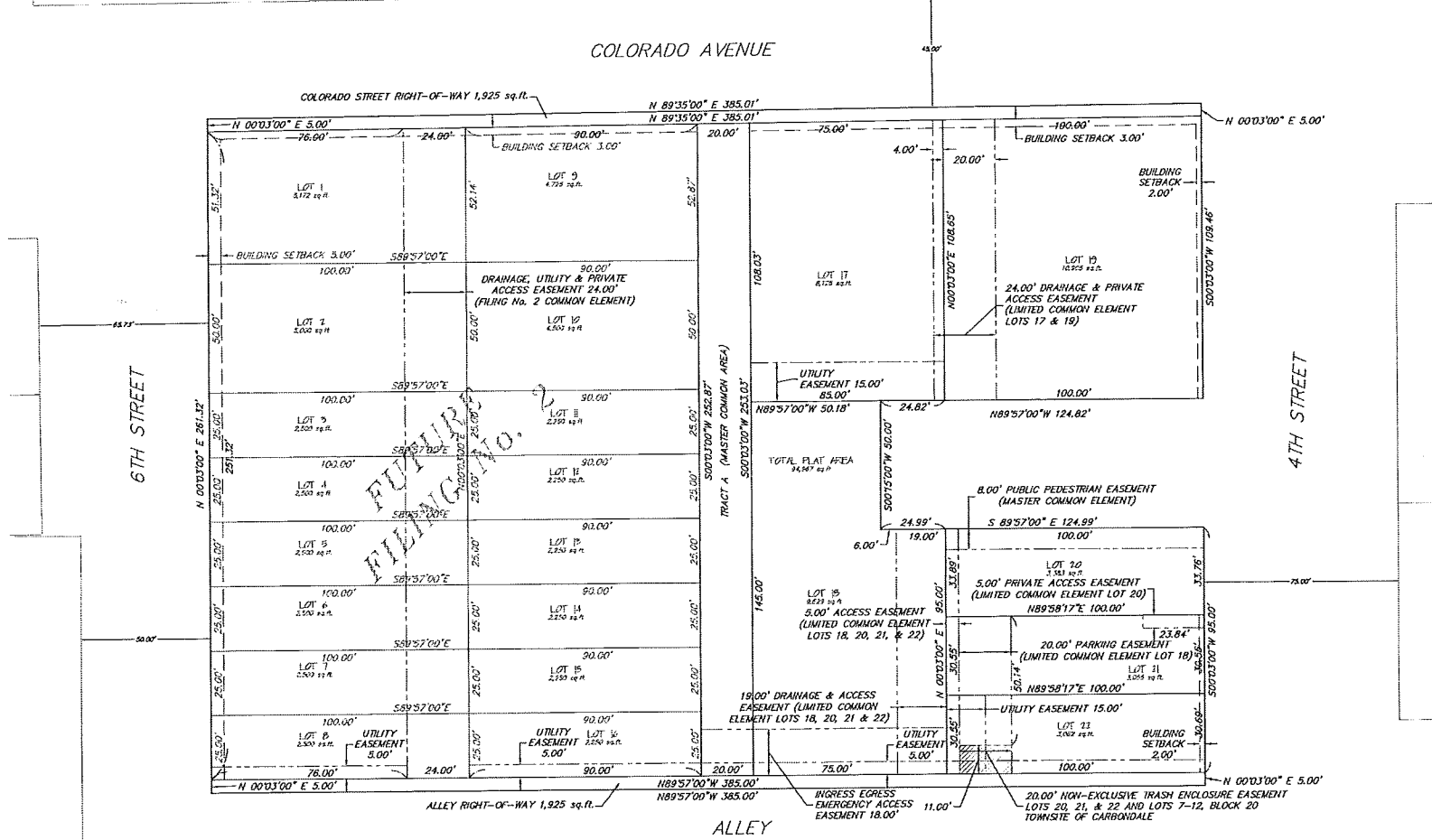
FUTURE FILING No. 2

LOT 1	3,172 sq. ft.	0.119 acres
LOT 2	2,500 sq. ft.	0.072 acres
LOT 3	2,500 sq. ft.	0.072 acres
LOT 4	2,500 sq. ft.	0.072 acres
LOT 5	2,500 sq. ft.	0.072 acres
LOT 6	2,500 sq. ft.	0.072 acres
LOT 7	2,500 sq. ft.	0.072 acres
LOT 8	2,500 sq. ft.	0.072 acres
LOT 9	2,500 sq. ft.	0.072 acres
LOT 10	2,500 sq. ft.	0.072 acres
LOT 11	2,500 sq. ft.	0.072 acres
LOT 12	2,500 sq. ft.	0.072 acres
LOT 13	2,500 sq. ft.	0.072 acres
LOT 14	2,500 sq. ft.	0.072 acres
LOT 15	2,500 sq. ft.	0.072 acres
LOT 16	2,500 sq. ft.	0.072 acres

FILING No. 1

LOT 17	8,125 sq. ft.	0.187 acres
LOT 18	8,125 sq. ft.	0.187 acres
LOT 19	16,250 sq. ft.	0.375 acres
LOT 20	16,250 sq. ft.	0.375 acres
LOT 21	16,250 sq. ft.	0.375 acres
LOT 22	16,250 sq. ft.	0.375 acres
LOT 23	16,250 sq. ft.	0.375 acres
LOT 24	16,250 sq. ft.	0.375 acres
TOTALS	91,117 sq. ft.	2.093 acres
COLORADO STREET RIGHT-OF-WAY	1,925 sq. ft.	0.044 acres
ALLEY RIGHT-OF-WAY	1,925 sq. ft.	0.044 acres
TOTALS	34,867 sq. ft.	0.799 acres

363 623 529



NOTE
APPROVAL OF THIS PLAN MAY CREATE A TESTED REAL PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED, SUBJECT TO THE LIMITATIONS OF CHAPTER 17.40, CARBONDALE MUNICIPAL CODE.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT A FINAL PLAN. IT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF COLORADO. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.