

FPD08PAT

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

DEED (QUIT CLAIM)

NAME OF PROPERTY OWNER  
OR GRANTOR OR GRANTEE:

F & P DEVELOPMENT, LLC.

PURPOSE:

CORNER SQUARE DEVELOPMENT

ADDRESS:  
PATTERSON ROAD

VACANT LAND ON 1<sup>ST</sup> STREET AND

PARCEL NO.:

2945-101-60-001  
2945-101-60-002  
2945-101-59-001  
2945-101-59-002

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2008

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE



EASEMENT DESCRIPTION

An easement across the South five feet of the North fifteen feet of Lot 2 Block 2 of Corner Square, the plat of which is recorded at Reception No.2416349, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the intersection of the east line of said Lot 2 with southerly line of the existing 10' multi-purpose easement;  
Thence along the east line of said Lot 2, South 00°04'57" West, a distance of 5.00 feet;  
Thence North 89°55'03" West, a distance of 225.22 feet to the southerly line of the existing 14' multi-purpose easement;  
Thence along said southerly line, North 45°00'05" East, a distance of 7.06 feet to its intersection with the southerly line of the existing 10' multi-purpose easement;  
Thence South 89°55'03" East, a distance of 220.23 feet to the Point of Beginning.

Containing 1114 square feet, more or less.

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This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
744 Horizon Ct, Suite 110  
Grand Junction, Colorado

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NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

# EASEMENT EXHIBIT

NORTH LINE NE1/4 NE1/4 SECTION 10

## PATTERSON ROAD

ROAD RIGHT-OF-WAY BOOK 879 PAGE 441

ROAD R.O.W.  
BOOK 1726 PAGE 130  
S34°25'34"E  
24.27'

N34°35'28"E  
24.27'

S89°55'03"E 583.91'

S89°55'03"E  
48.00'

10' MULTI-PURPOSE EASEMENT

NORTH LINE LOT 1  
271.85'

ADDITIONAL 5' EASEMENT

5' UTILITY EASEMENT  
BOOK 1726 PAGE 830

CORNER SQUARE

RECEPTION No. 2416349

BLOCK 2

LOT 1

85942 SQ FT  
1.973 ACRES

S00°04'57"W 222.14'



NOT TO SCALE

14' MULTI-PURPOSE EASEMENT

500°36'26"E 201.00'

MEANDER DRIVE

S00°00'00"W 165.94'

14' MULTI-PURPOSE EASEMENT

147.56'

60.00'

L8

9.33'

10' IRRIG EASEMENT

212.56' 14' MULTI-PURPOSE EASEMENT

10' IRRIGATION EASEMENT

N77°59'23"W 233.08'

## PARK DRIVE

69.33'

195.00'

10' IRRIGATION EASEMENT

C31

L30

L29

42.78'

22.00'

22.00'

C15

L28

L27

38.50'

L19

L15

L3

C4

C30

51.91'

C5

L1

L3

C16

22.00'

22.00'

L32

L33

L34

L35

C20

C22

L31

C29

L18

L17

L16

C18

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

S151°8'22"E 101.16'

S151°8'22"E 42.38'

S151°8'22"E 42.38'

S151°8'22"E 42.38'

S151°8'22"E 42.38'

S151°8'22"E 42.38'

BOOK 4545 PAGE 608  
S008°02'23"E 199.92'

NON-TANGENT

C29

C29

C29

EASEMENT DESCRIPTION

An easement across the South five feet of the North fifteen feet of Lot 1 Block 1 of Corner Square, the plat of which is recorded at Reception No.2416349, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the intersection of the west line of said Lot 1 with southerly line of the existing 10' multi-purpose easement;

Thence along said southerly line, South 89°55'03" East, a distance of 293.96 feet to its intersection with the southerly line of the existing 14' multi-purpose easement;

Thence along said southerly line, South 44°59'28" East, a distance of 7.08 feet;

Thence North 89°55'03" West, a distance of 298.97 feet to the west line of said Lot 1;

Thence North 00°04'57" East, a distance of 5.00 feet to the Point of Beginning.

Containing 1482 square feet, more or less.

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# EASEMENT EXHIBIT

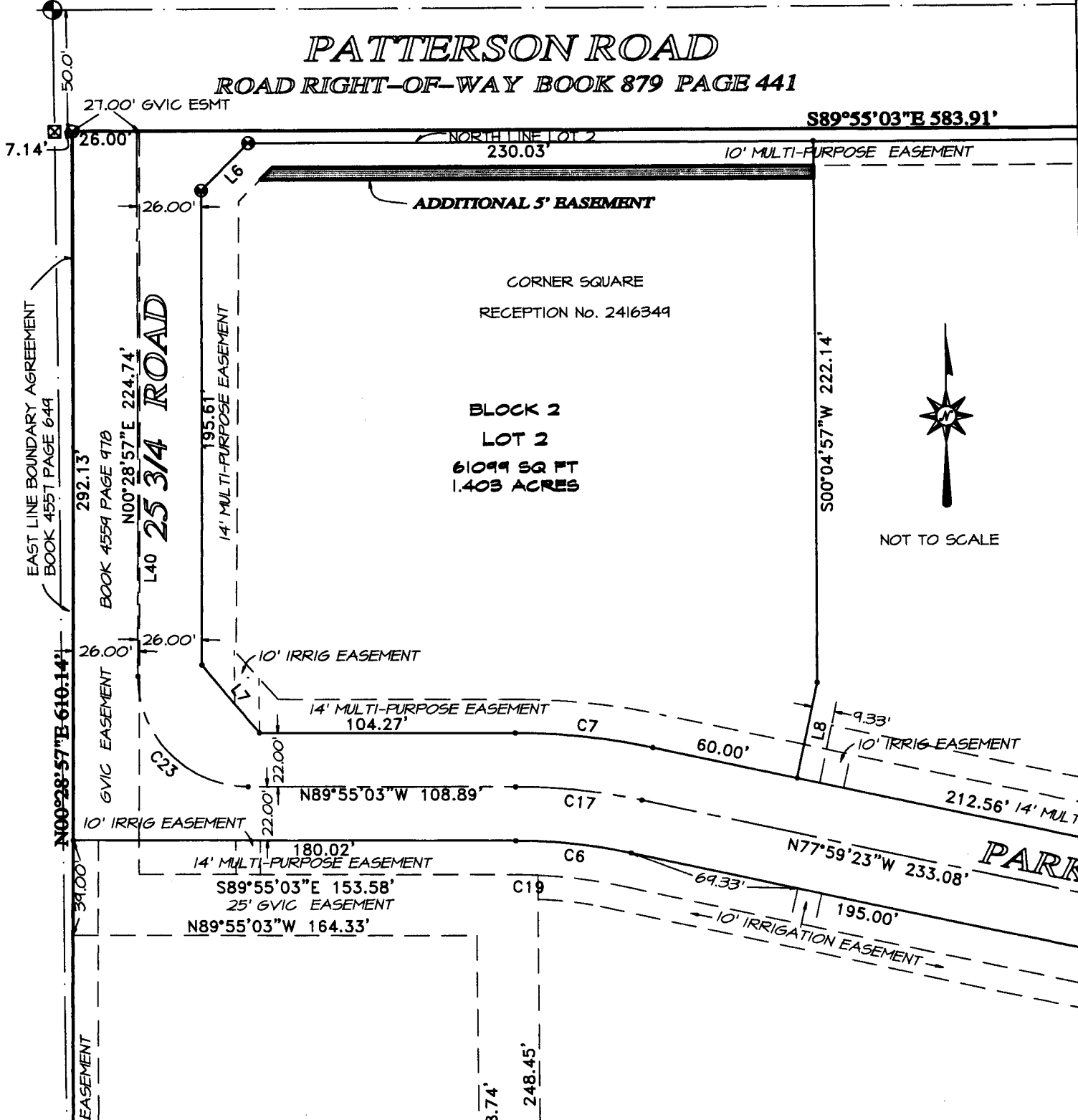
EAST 1/16 CORNER  
SECTION 3  
SECTION 10  
MCSM

NORTH LINE NE1/4

## PATTERSON ROAD

ROAD RIGHT-OF-WAY BOOK 879 PAGE 441

S89°55'03"E 583.91'



EASEMENT DESCRIPTION

An easement across the South five feet of the North fifteen feet of Lot 2 Block 1 of Corner Square, the plat of which is recorded at Reception No.2416349, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the intersection of the east line of said Lot 2 with southerly line of the existing 10' multi-purpose easement;  
Thence along the east line of said Lot 2, South 00°04'57" West, a distance of 5.00 feet;  
Thence North 89°55'03" West, a distance of 265.49 feet to the southerly line of the existing 14' multi-purpose easement;  
Thence along said southerly line, North 34°35'28" East, a distance of 6.07 feet to its intersection with the southerly line of the existing 10' multi-purpose easement;  
Thence along the southerly line of said existing 10' multi-purpose easement, South 89°55'03" East, a distance of 262.06 feet; to the Point of Beginning.

Containing 1319 square feet, more or less.

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# EASEMENT EXHIBIT

## PATTERSON ROAD

ROAD RIGHT-OF-WAY BOOK 879 PAGE 441

S89°55'03"E 604.92'

S18°30'44"E  
14.28'

10' MULTI-PURPOSE EASEMENT 303.76'

ADDITIONAL 5' EASEMENT

CORNER SQUARE  
RECEPTION No. 2416349

BLOCK I  
LOT I  
107977 SQ FT  
2.479 ACRES

10' IRRIGATION EASEMENT  
14' MULTI-PURPOSE EASEMENT  
UTILITY EASEMENT  
178.28 BOOK 2402 PAGE 377  
S00°04'38"E 286.50' BOOK 1429 PAGE 145

NORTH 1st STREET

N89°55'22"E  
13.00'

30.0'  
103.64'

S00°04'57"W 153.69'

N00°04'57"E  
48.00'

L11

10' IRRIGATION EASEMENT  
14' MULTI-PURPOSE EASEMENT

DRIVE  
C13

14' MULTI-PURPOSE EASEMENT  
C1



C10  
(NON-TANGENT)

C11  
(NON-TANGENT)

C12

10' IRRIG EASEMENT

28.00'

22.00'

16.97'

13.48'

22.00'

103.64'

S89°51'02"W

N07°11'54"E 105.30'

94.63'

L16

ROAD R.O.W.

30.0'

43.0'

13.59'



**EASEMENT DESCRIPTION**

An easement across the South five feet of the North fifteen feet of Lot 1 Block 2 of Corner Square, the plat of which is recorded at Reception No.2416349, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the intersection of the west line of said Lot 1 with southerly line of the existing 10' multi-purpose easement;  
Thence along the southerly line of said 10' multi-purpose easement, South 89°55'03" East, a distance of 261.74 feet to its intersection with the southerly line of the existing 14' multi-purpose easement;  
Thence along said southerly line, South 34°25'34" East, a distance of 6.07 feet;  
Thence North 89°55'03" West, a distance of 265.18 feet to the west line of said Lot 1;  
Thence North 00°04'57" East, a distance of 5.00 feet to the Point of Beginning.

Containing 1317 square feet, more or less.

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# EASEMENT EXHIBIT

(BASIS OF BEARINGS)  
N89°55'03"W 1319.04'

## PATTERSON ROAD

ROAD R.O.W.  
BOOK 1726 PAGE 130  
S34°25'34"E  
24.27'

N34°35'28"E ROAD RIGHT-OF-WAY BOOK 879 PAGE 441  
24.27'

S89°55'03"E 6

