

# INDEPENDENT AVENUE COMMERCIAL PARK

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, TRINITY ASSOCIATES, A LIMITED PARTNERSHIP IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND LYING WITHIN THE SE<sup>4</sup>SW<sup>4</sup> OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S<sup>4</sup> CORNER OF SAID SEC. 10; THENCE N00°24'54"E 766.20 FT. ALONG THE EAST LINE OF SAID SE<sup>4</sup>SW<sup>4</sup> TO THE NORTHEAST CORNER OF THAT SECOND TRACT OF LAND CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 508 AT PAGE 41, BEING THE TRUE POINT OF BEGINNING; THENCE N61°22'00"W 760.12 FT. ALONG THE NORTHERLY LINE OF SAID HIGHWAY DEPARTMENT TRACT, TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 775 AT PAGE 431; THENCE ALONG THE BOUNDARY LINES OF SAID STATE HIGHWAY DEPARTMENT TRACT FOR THE FOLLOWING TWO COURSES: (1) N47°52'30"W 154.30 FT.; (2) N28°38'00"E 49.79 FT. TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE COUNTY OF MESA BY DEED RECORDED IN BOOK 706 AT PAGE 537, SAID LINE BEING PARALLEL TO AND 30.00 FT. SOUTHERLY OF THE NORTH LINE OF SAID SE<sup>4</sup>SW<sup>4</sup>; THENCE ALONG SAID SOUTHERLY LINE S89°39'26"E 761.43 FT. TO THE EAST LINE OF SAID SE<sup>4</sup>SW<sup>4</sup>; THENCE S00°24'54"W 506.90 FT. TO THE POINT OF BEGINNING, AND CONTAINING 5.2646 ACRES, MORE OR LESS, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF:

THAT THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS INDEPENDENT AVENUE COMMERCIAL PARK, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA.

THAT THE SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PREPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, AND TELEPHONE LINES. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH. WITH PREPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER... NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF, SAID OWNER TRINITY ASSOCIATES, A LIMITED PARTNERSHIP; BY ITS GENERAL PARTNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 16<sup>th</sup> DAY OF February, A.D., 1981.

BY Robert G. Wilson BY Kenneth E. Johnson  
ROBERT G. WILSON, AS A GENERAL PARTNER KENNETH E. JOHNSON, AS A GENERAL PARTNER

STATE OF COLORADO )  
 ) s.s.  
COUNTY OF MESA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF February, A.D., 1981, BY OWNER TRINITY ASSOCIATES, A LIMITED PARTNERSHIP; BY ITS GENERAL PARTNERS ROBERT G. WILSON AND KENNETH E. JOHNSON.

MY COMMISSION EXPIRES 12/23/84 WITNESS MY HAND AND OFFICIAL SEAL. Wayne G. Delford  
NOTARY PUBLIC

## ENCUMBRANCES RATIFICATION AND APPROVAL

FRED LIGRANI AND ROXIE LIGRANI, aka. ROXY LIGRANI, HOLDERS OF THE FIRST AND PRIOR DEED OF TRUST UPON THE HEREON DESCRIBED REAL PROPERTY, HEREBY RATIFIES AND APPROVES THE FOREGOING PLAT OF INDEPENDENT AVENUE COMMERCIAL PARK..

BY Fred Ligrani BY Roxie Ligrani  
FRED LIGRANI ROXIE LIGRANI, aka. ROXY LIGRANI

STATE OF COLORADO )  
 ) s.s.  
COUNTY OF MESA )

THE FOREGOING ENCUMBRANCES RATIFICATION AND APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF February, A.D., 1981, BY FRED LIGRANI AND ROXIE LIGRANI, aka. ROXY LIGRANI.

MY COMMISSION EXPIRES 9-8-82 WITNESS MY HAND AND OFFICIAL SEAL. Marlynn J. Lewis  
NOTARY PUBLIC

## CLERK AND RECORDER'S CERTIFICATE

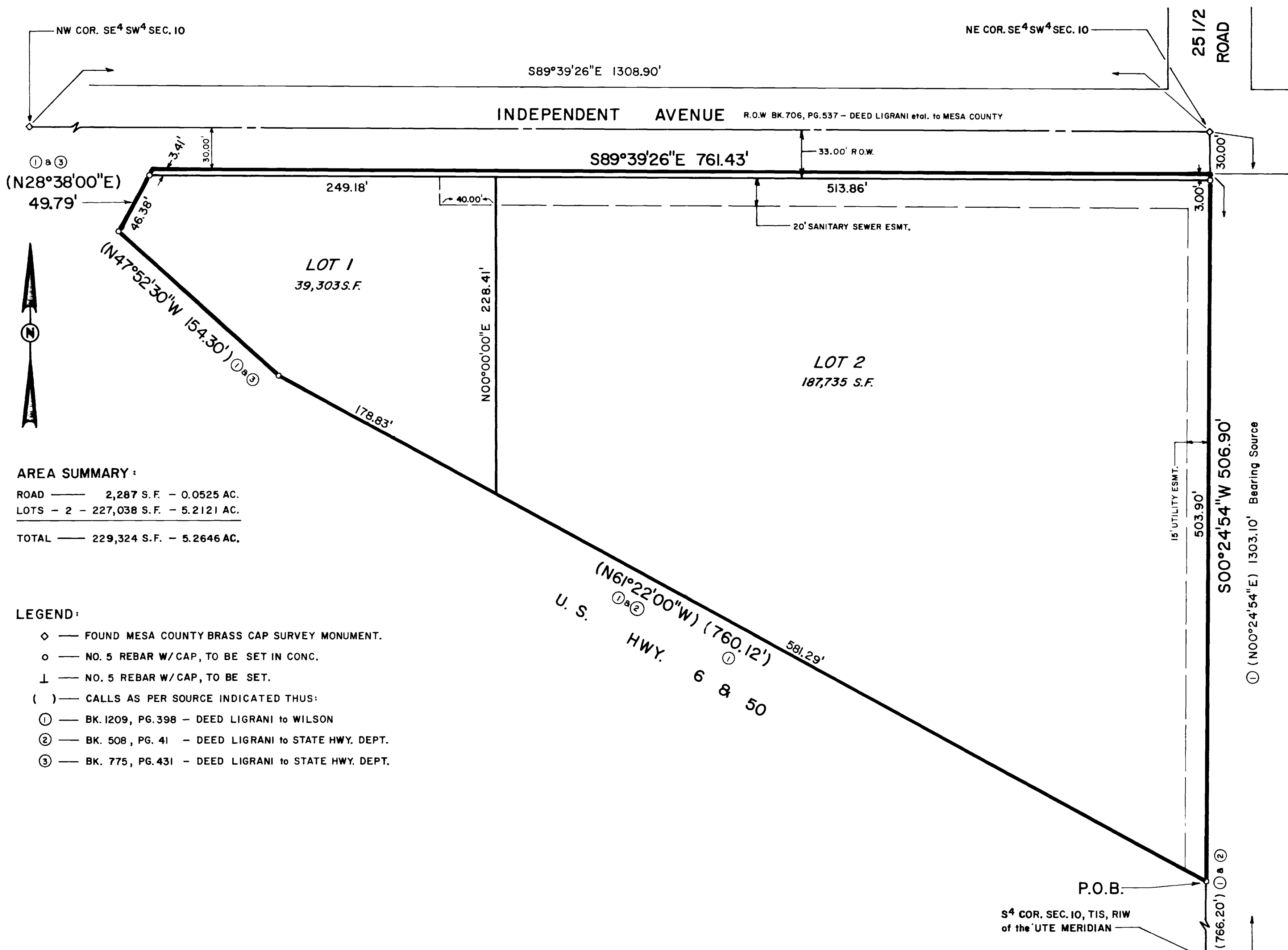
STATE OF COLORADO )  
 ) s.s.  
COUNTY OF MESA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 O' CLOCK 11 M., February 16, 1981, A.D., 1981, AND IS DULY RECORDED IN PLAT BOOK NO. 111, PAGE 111.

CLERK AND RECORDER

BY [Signature]  
DEPUTY

FEE \$ 1.00



AREA SUMMARY:  
ROAD — 2,287 S.F. — 0.0525 AC.  
LOTS — 2 — 227,038 S.F. — 5.2121 AC.  
TOTAL — 229,324 S.F. — 5.2646 AC.

- LEGEND:
- ◇ — FOUND MESA COUNTY BRASS CAP SURVEY MONUMENT.
  - — NO. 5 REBAR W/CAP, TO BE SET IN CONC.
  - ⊥ — NO. 5 REBAR W/CAP, TO BE SET.
  - ( ) — CALLS AS PER SOURCE INDICATED THUS:
  - ① — BK. 1209, PG. 398 — DEED LIGRANI to WILSON
  - ② — BK. 508, PG. 41 — DEED LIGRANI to STATE HWY. DEPT.
  - ③ — BK. 775, PG. 431 — DEED LIGRANI to STATE HWY. DEPT.

## CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF INDEPENDENT AVENUE COMMERCIAL PARK, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO WAS APPROVED BY:

James E. Wagoner THIS 23 DAY OF April, A.D., 1981.  
CITY MANAGER,  
Jane S. Quinby THIS 20<sup>th</sup> DAY OF April, A.D., 1981.  
PRESIDENT OF COUNCIL,  
Florence C. Graham THIS 24<sup>th</sup> DAY OF March, A.D., 1981.  
CHAIRMAN, GRAND JUNCTION, CITY PLANNING COMMISSION  
\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1981.  
Ronald P. Rich  
GRAND JUNCTION CITY ENGINEER THIS 14 DAY OF April, A.D., 1981.

## SURVEYOR'S CERTIFICATE

I, MAX E. MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF INDEPENDENT AVENUE COMMERCIAL PARK, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, AND STATE OF COLORADO, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

BY Max E. Morris DATE: 2/11/81  
REGISTERED LAND SURVEYOR, L.S. 16413

INDEPENDENT AVENUE COMMERCIAL PARK			
MINOR SUBDIVISION - FINAL PLAT			
FOR TRINITY ASSOCIATES P.O. BOX 1965 GRAND JUNCTION, CO.	COBURN ENGINEERS	SURVEYED BY Q.E.D.	DRAWN BY L.T.M.
SCALE HORIZONTAL 1" = 50' 0 10 20 30 40 50'	SURVEYORS ENGINEERS	APPROVED BY R.S.C.	SHEET NO. 1/1
DATE 1-30-81		FILE NO. 81-01-14	