

Peach Tree Bulk Development

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a portion of Lot 2 Beattie One Subdivision as recorded in Book 12, Page 325 and a part of the NW 1/4 of Section 11, Township 1 South, Range 1 East, of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Phase I Block One

Commencing at the N 1/4 Corner of said Section 11;
Thence S 00°28'08"E along the East line NE 1/4 NW 1/4 of said Section 11 a distance of 30.00 feet;
Thence S 89°48'00"W 40.15 feet to a point on the Southerly Right-of-Way of Interstate 70 Business Loop;
Thence along said Southerly Right-of-Way of Interstate 70 Business Loop by the following two (2) courses and distances:
(1.) S 84°04'50"W 200.92 feet;
(2.) S 89°48'00"W 329.20 feet to the TRUE POINT OF BEGINNING of Phase I, Block One;
Thence S 00°12'00"E 200.00 feet;
Thence S 77°51'51"W 235.27 feet;
Thence S 43°16'09"W 193.75 feet;
Thence N 48°43'51"W 190.00 feet to a point on the Easterly Right-of-Way of said Interstate 70 Business Loop;
Thence along said Easterly Right-of-Way of Interstate 70 Business Loop by the following three (3) courses and distances:
(1.) N 43°16'09"E 188.07 feet;
(2.) N 86°32'09"E 188.07 feet;
(3.) N 89°48'00"E 155.00 feet to the TRUE POINT OF BEGINNING of Phase I, Block One.
Containing 2.374 acres.

Phase II Block Two

Commencing at the N 1/4 Corner of said Section 11;
Thence S 00°28'08"E along the East line NE 1/4 NW 1/4 of said Section 11 a distance of 30.00 feet to the TRUE POINT OF BEGINNING of Phase II, Block Two;
Thence continuing S 00°28'08"E along said East line NE 1/4 NW 1/4 of Section 11 a distance of 629.27 feet;
Thence S 89°45'51"W 485.36 feet;
Thence N 00°12'00"E 809.54 feet to a point on the Southerly Right-of-Way of Interstate 70 Business Loop;
Thence along said Southerly Right-of-Way of Interstate 70 Business Loop by the following two (2) courses and distances:
(1.) N 89°48'00"E 242.34 feet;
(2.) N 84°04'50"E 200.92 feet;
Thence N 89°48'00"E 40.15 feet to the TRUE POINT OF BEGINNING of Phase II, Block Two.
Containing 6.834 acres.

Phase III Block Three

Commencing at the SE Corner NW 1/4 NW 1/4 of said Section 11;
Thence S 00°13'34"E along the East line SW 1/4 NW 1/4 of said Section 11 a distance of 1.48 feet to the TRUE POINT OF BEGINNING of Phase III, Block Three;
Thence continuing S 00°13'34"E along the East line SW 1/4 NW 1/4 of said Section 11 a distance of 381.40 feet to a point on the North Right-of-Way of Front Street;
Thence S 72°47'43"W along said North Right-of-Way of Front Street a distance of 514.10 feet to a point on the Easterly Right-of-Way of 32 Road By-Pass;
Thence along said Easterly Right-of-Way of 32 Road By-Pass by the following four (4) courses and distances:
(1.) N 11°18'48"W 287.21 feet;
(2.) N 36°13'00"W 129.51 feet;
(3.) N 54°00'30"W 115.83 feet;
(4.) N 50°43'41"W 73.70 feet to a point on the Easterly Right-of-Way of Interstate 70 Business Loop;
Thence N 43°16'09"E along said Easterly Right-of-Way of Interstate 70 Business Loop a distance of 326.32 feet;
Thence S 47°01'21"E 419.02 feet;
Thence N 84°20'24"E 267.88 feet to the TRUE POINT OF BEGINNING of Phase III, Block Three.
Containing 6.710 acres.

That said owners have caused the said real property to be laid out and surveyed as Peach Tree Bulk Development, a development of a part of Mesa County, Colorado.

That said owners do hereby grant to all future owners of said lots, their representatives, successors and assigns, for their benefit and for the benefit of all other surrounding properties, now or formerly owned by the owners, the right in common of mutual non-exclusive use for:

A. Easements for ingress and egress by vehicular and pedestrian traffic and vehicular parking (which easements shall be open and available to use of all Federal, state and municipal vehicles and fire, police and emergency vehicles);

B. Underground water drainage systems and structures, irrigation lines, water lines, sewers, water sprinkler system lines, telephone and electrical conduits and systems, gas lines and other public service and utility easements.

upon, over and across all portions of said lots not occupied by structures.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of October, A.D., 1983.

PEACH TREE SHOPPING CENTER PARTNERS,
a Colorado limited partnership

By H.F. Beattie
H. F. Beattie, aka Harold F. Beattie, General Partner

By Lyle W. Beattie
Lyle W. Beattie, General Partner

By Lyle W. Beattie
Lyle W. Beattie, General Partner

AND

Overtrust Associates,
an Idaho limited partnership,
doing business in Colorado as
Overtrust Idaho Associates Limited Partnership,
Partner

By Garry R. Hoffarth
Garry R. Hoffarth,
Attorney in Fact thereof

By Garry R. Hoffarth
Garry R. Hoffarth,
Attorney in Fact thereof

By Garry R. Hoffarth
Garry R. Hoffarth,
Attorney in Fact for the
Appropriate Owners Thereof

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27 day of SEPT, A.D., 1983, by H. F. Beattie, aka Harold F. Beattie, and Lyle W. Beattie, General Partners in Spring Valley Ranch, Ltd., a Colorado limited partnership.

My commission expires Aug. 23, 1985
August 8, 1984

Witness my hand and official seal:
Notary Public Thomas A. Hogue
Address 2184 Crossroads Blvd.
Grand Jct. CO. 81501

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27 day of SEPT, A.D., 1983, by H. F. Beattie, aka Harold F. Beattie, and Lyle W. Beattie, as General Partners of Beattie Properties, Ltd., a Colorado limited partnership, and by Garry R. Hoffarth, attorney in fact for Wright-Leasure Investments, an Idaho general partnership, and DBSI, Inc., an Idaho corporation, General Partners in Overtrust Associates, an Idaho limited partnership, doing business in Colorado as Overtrust Idaho Associates Limited Partnership, as general partners of Peach Tree Shopping Center Partners, a Colorado partnership.

My commission expires Aug. 23, 1985
August 8, 1984

Witness my hand and official seal:
Notary Public Thomas A. Hogue
Address 2184 Crossroads Blvd.
Grand Jct. CO. 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

1341459

I hereby certify that this instrument was filed in my office at 11:46 o'clock A.M., this 1 day of October, A.D., 1983, and is duly recorded in Plat Book No. 13, Page 214 + 215

By Carl Sawley Clerk and Recorder
By Arinda Palmer Deputy
Fees \$ 20.00
Filed X-44

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30 day of September, A.D., 1983,
County Planning Commission of the County of Mesa, Colorado.

By James T. Patty, Jr.
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 30 day of October, A.D., 1983,
Board of County Commissioners of the County of Mesa, Colorado.

By Waino Albers
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Peach Tree Bulk Development, a development of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

By James T. Patty, Jr. Date Aug. 26, 1983
James T. Patty, Jr.,
Registered Land Surveyor
Colorado Registration No. 9980

UTILITIES COORDINATING COMMITTEE

By James T. Patty, Jr. Date 9/1/83
Chairman

SHEET 1 OF 2

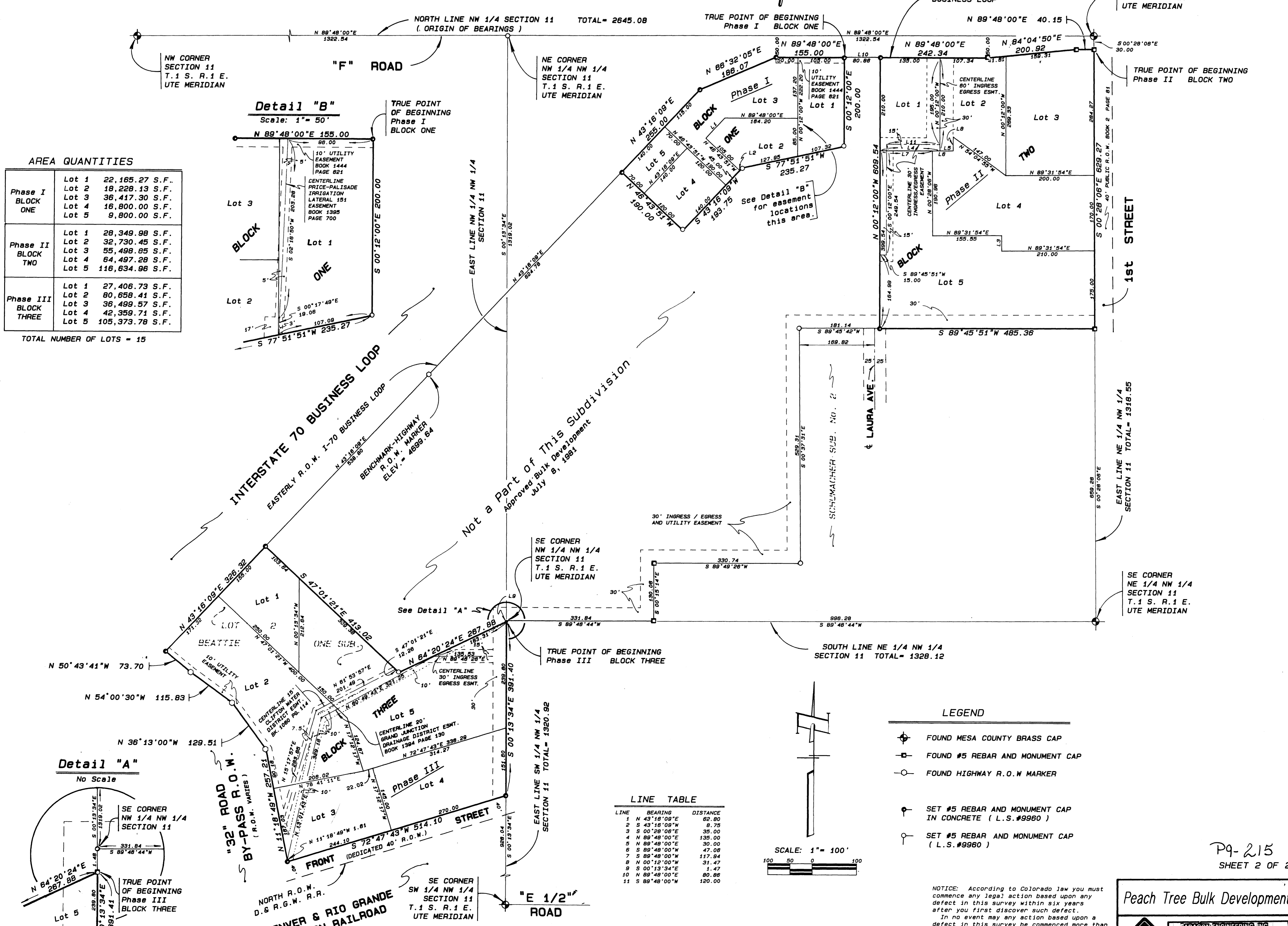
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.

Peach Tree Bulk Development



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