## Peach Tree Bulk Development

CLERK AND RECORDERS CERTIFICATE DEDICATION STATE OF COLORADO) KNOW ALL MEN BY THESE PRESENTS; IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this , A.D., 1983. COUNTY OF MESA 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 PEACH TREE SHOPPING CENTER PARTNERS. SPRING VALLEY RANCH, LTD., I hereby certify that this instrument was filed in my office at 11.16 clock 11.16 clock 11.16 day of 11.16 clock 11.16 clock 11.16 clock 11.16 day of 11.16 clock 11.112, Page 325 and a part of the NW 1/4 of Section 11, Township 1 South, Range 1 East, of the a Colorado partnership a Colorado limited partnership Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows: Beattie Properties, Ltd., Phase I Block One H. F. Beattie, aka Harold F. a Colorado limited partnership, Partner Commencing at the N 1/4 Corner of said Section 11; Beattie, General Partner Thence S 00°28'06"E along the East line NE 1/4 NW 1/4 of said Section 11 a distance of Thence S 89°48'00"W 40.15 feet to a point on the Southerly Right-of-Way of Interstate 70 COUNTY PLANNING COMMISSION CERTIFICATE Business Loop; F. Beattie, aka Harold F. W. Beattie, General Partner Thence along said Southerly Right-of-Way of Interstate 70 Business Loop by the following Beattie, General Partner Approved this 30 day of Scolembox, A.D., 1983. two (2) courses and distances; (1.) S 84°04'50"W 200.92 feet; County Planning Compaission of the County of Mesa, Colorado. (2.) S 89°48'00"W 323.20 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 46°43'51"W 190.00 feet to a point on the Easterly Right-of-Way of said Interstate Thence along said Easterly and Southerly Right-of-Way of Interstate 70 Business Loop by Overthrust Associates, BOARD OF COUNTY COMMISSIONERS CERTIFICATE the following three (3) courses and distances. an Idaho limited partnership, (1.) N 43°16'09"E 255.00 feet; doing business in Colorado as (2.) N 66°32'05"E 186.07 feet; Overthrust Idaho Associates Limited Partnership, Approved this 3 day of October , A.D., 1983. (3.) N 89°48'00"E 155.00 feet to the TRUE POINT OF BEGINNING of Phase I, Block One. Board of County Commissioners of the County of Mesa, Colorado. Containing 2.374 acres. Wright-Leasure Investments, an Idaho general partnership, Phase II Block Two Commencing at the N 1/4 Corner of said Section 11; Thence S 00°28'06"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; SURVEYORS CERTIFICATE Thence continuing S 00°28'06"E along said East line NE 1/4 NW 1/4 of Section 11 a distance Garry R. Hoffarth Thence S 89°45'51"W 485.36 feet; Attorney in Fact thereof I, James au. Patty, Jr., do hereby certify that the accompanying plat of Peach Tree Bulk Thence N 00°12'00"W 609.54 feet to a point on the Southerly Right-of-Way of Interstate Development, a development of a part of the County of Mesa, has been prepared under my DBSI, Inc., an Idaho Corporation, direction and accurately represents a field survey of same. Thence along said Southerly Right-of-Way of Interstate 70 Business Loop by the following General Partner 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. Registered Land Surveyor Containing 6.834 acres. Colorado Registration No. 9960 Attorney in Fact for the Appropriate Owners Thereof Phase III Block Three Commencing at the SE Corner NW 1/4 NW 1/4 of said Secton 11; Thence S 00°13'34"E along the East line SW 1/4 NW 1/4 of said Section 11 a distance of STATE OF COLORADO) UTILITIES COORDINATING COMMITTEE 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 391.40 feet to a point on the North Right-of-Way of Front Street; The foregoing instrument was acknowledged before me this 27 day of 5EPT. 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; A.D., 1983, by H. F. Beattie, aka Harold F. Beattie, and Lyle W. Beattie, General Partners in Thence along said Easterly Right-of-Way of 32 Road By-Pass by the following four (4) Spring Valley Ranch, Ltd., a Colorado limited partnership. courses and distances; My commission expires: Aug. 23, 1985 (1.) N 11 18 49 W 257.21 feet; Witness my hand and official seal. (2.) N 36\*13'00"W 129.51 feet; August 8, 1984 (3.) N 54\*00'30"W 115.83 feet; (4.) N 50°43'41"W 70.30 feet to a point on the Easterly Right-of-Way of Interstate 70 Address 2184 Crossroads Blud. Business Loop: Thence N 43°16'09"E along said Easterly Right-of-Way of Interstate 70 Business Loop a Grand Set. CO. 81501 distance of 326.32 feet; Thence S 47'01'21"E 413.02 feet; STATE OF COLORADO) Thence N 64°20'24"E 267.88 feet to the TRUE POINT OF BEGINNING of Phase III, Block Three. COUNTY OF MESA Containing 6.710 acres. That said owners have caused the said real property to be laid out and surveyed as Peach The foregoing instrument was acknowledged before me this 27 day of 567. A.D., 1983, by H. F. Beattie, aka Harold F. Beattie, and Lyle W. Beattie, as General Partners Tree Bulk Development, a development of a part of Mesa County, Colorado. 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 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 Idaho corporation, General Partners in Overthrust Associates, an Idaho limited partnership. properties, now or formerly owned by the owners, the right in common of mutual non-exclusive doing business in Colorado as Overthrust Idaho Associates Limited Partnership, as general

partners of Peach Tree Shopping Center Partners, a Colorado partnership.

Witness my hand and official seal.

Grand St. CO 81501

My commission expires: Aug. 23 1985

August 8, 1984

use for:

A. Easements for ingress and egress by vehicular and pedestrian traffic and

That all expense for street paving or improvements shall be furnished by the seller or

state and municipal vehicles and fire, police and emergencies vehicles ).

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

lines and other public service and utility easements.

purchaser, not by the County of Mesa.

vehicular parking ( which easements shall be open and available to use of all Federal,

B. Underground water drainage systems and structures, irrigation lines, water lines, sewers, water sprinkler system lines, telephone and electrical conduits and systems, gas

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.

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Iree Buk Development N 1/4 CORNER SECTION 11 SOUTHERLY R.O.W. I-70 T.1 S. R.1 E. BUSINESS LOOP UTE MERIDIAN TRUE POINT OF BEGINNING N 89'48'00"E 40.15 |-NORTH LINE NW 1/4 SECTION 11 TOTAL= 2645.08 Phase I BLOCK ONE ( ORIGIN OF BEARINGS ) N 89'48'00"E 1322.54 N .84 ° 04 ' 50 "E N 89'48'00"E N 89'48'00"E 5 00\*28'06"E 200.92 242.34 NW CORNER NE CORNER **ROAD** SECTION 11 NW 1/4 NW 1/4 TRUE POINT OF BEGINNING T.1 S. R.1 E. SECTION 11 CENTERLINE - 60' INGRESS Phase II BLOCK TWO EASEMENT UTE MERIDIAN T.1 S. R.1 E. EGRESS ESMT UTE MERIDIAN Lot 3 Detail "B" TRUE POINT Lot 1 OF BEGINNING Lot 3 Scale: 1"= 50' Phase I BLOCK ONE N 89°48'00"E 155.00 W | 10' UTILITY 5 · EASEMENT AREA QUANTITIES BOOK 1444 PAGE 821 N 89°31'54"E 200.00 22,165.27 S.F. CENTERLINE PRICE-PALISADE IRRIGATION 18,228.13 S.F. for easement 36,417.30 S.F. LATERAL 151 EASEMENT locations/ Lot 3 16,800.00 S.F. Lot 4 this area. 9,800.00 S.F. Lot 5 PAGE 700 28,349.98 S.F. Lot 1 Phase II 55,498.85 S.F. Lot 4 64,497.28 S.F. Lot 5 116,634.96 S.F. 27,406.73 S.F. 80,658.41 S.F. Phase III Lot 2 36,499.57 S.F. BLOCK Lot 4 42,359.71 S.F. THREE Lot 5 105,373.78 S.F. 181.14 S 89°45'42"W S 89 45 51 W 485.36 TOTAL NUMBER OF LOTS - 15 30' INGRESS / EGRESS AND UTILITY EASEMENT SE CORNER NW 1/4 NW 1/4 SECTION 11 330.74 S 89°49'26"W T.1 S. R.1 E. UTE MERIDIAN SE CORNER NE 1/4 NW 1/4 SECTION 11 T.1 S. R.1 E. UTE MERIDIAN ONE SUB SOUTH LINE NE 1/4 NW 1/4 TRUE POINT OF BEGINNING SECTION 11 TOTAL= 1328.12 Phase III BLOCK THREE N 50°43'41"W 73.70 30' INGRESS EGRESS ESMT. N 54°00'30"W 115.83 LEGEND FOUND MESA COUNTY BRASS CAP N 36°13'00"W 129.51 FOUND #5 REBAR AND MONUMENT CAP Detail "A" FOUND HIGHWAY R.O.W MARKER No Scale LINE TABLE SE CORNER SET #5 REBAR AND MONUMENT CAP BEARING IN CONCRETE ( L.S.#9960 ) NW 1/4 NW 1/4 N 43°16'09"E 2 S 43'16'09"W SECTION 11 3 S 00°28'06"E SET #5 REBAR AND MONUMENT CAP 4 N 89°48'00"E 5 N 89 48 '00 E ( L.S.#9960 ) P9-215 6 S 89 48 00 W SCALE: 1"= 100' 7 S 89°48'00"W 8 N 00°12'00"W SHEET 2 OF 2 31.47 9 S 00°13'34"E 10 N 89°48'00"E SE CORNER 11 S 89 48 '00 W TRUE POINT DENVER & RIO GRANDE
WESTERN RAILROAD
7.3 SW 1/4 NW 1/4 NOTICE: According to Colorado law you must OF BEGINNING "E 1/2" Peach Tree Bulk Development commence any legal action based upon any SECTION 11 Phase III defect in this survey within six years T.1 S. R.1 E. BLOCK THREE **ROAD** after you first discover such defect. UTE MERIDIAN 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.

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