

PLAT OF SAWTELLE SUBDIVISION NO. TWO

A REPLAT OF SAWTELLE SUBDIVISION  
NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9,  
T.1S., R.1W., U.M., MESA COUNTY, COLORADO

CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa )  
I hereby certify that this Plat of Sawtelle Subdivision No. Two was filed for 3:23  
o'clock P.M. on this 2 day of May, A.D. 1997.  
Page 380, Reception Number 17973127, Drawer DD43

Mesa County Clerk and Recorder

Deputy

CITY APPROVAL

This Final Plat of Sawtelle Subdivision No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 1st day of May, A.D. 1997.

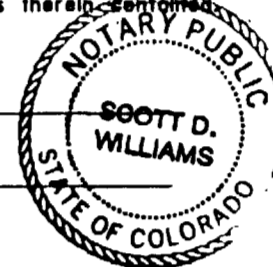
City Manager  
President of the Grand Junction City Council

LIEN HOLDER'S CERTIFICATE

This Plat of Sawtelle Subdivision No. Two is hereby approved by Victor K. Sailer  
as President of the Bank of First National Bank of the Rockies  
this 29 day of April, A.D. 1997.

ACKNOWLEDGEMENT OF LIEN HOLDER

State of Colorado  
County of Mesa  
On this 24th day of April, A.D. 1997, before me the undersigned officer, personally appeared Atty Valley and acknowledged that he executed the foregoing Lien Holder's Certificate for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
My commission expires 1/12/99  
Notary Public



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that K and N Investors, a Pennsylvania general partnership, being the sole owners of the property described in the instrument recorded in Book 2291, at Page 172 in the records of the office of the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of SAWTELLE SUBDIVISION NO. TWO, in accordance with the Plat shown hereon:

DESCRIPTION OF SAWTELLE SUBDIVISION NO. TWO

A Tract of land located in the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of 24 1/2 Road, whence the C-N 1/16 corner of Section 9, Township 1 South, Range 1 West, Ute Meridian bears N 89°44'00" W, 50.00 feet;

- Thence S 89° 44' 00" E, 600.00 feet;
- Thence S 00° 16' 00" W, 570.00 feet;
- Thence S 36° 09' 00" W, 46.59 feet;
- Thence N 54° 11' 21" E, 317.97 feet;
- Thence 356.99 feet along the arc of a curve to the left, with radius of 5830.00 feet, a delta of 03°30'30" and a chord bearing N 55°56'36" W, 356.94 feet;
- Thence N 27° 58' 12" W, 37.50 feet;
- Thence N 00° 23' 32" E, 191.35 feet to the point of beginning.

Sawtelle Subdivision No. Two, as described above contains 5.703 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat hereon as follows:

- All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.
- All Drainage Easements to the owners of lots and the City of Grand Junction and hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
- All Sanitary Sewer Easements to the City of Grand Junction as a perpetual easement for the installation, operation, maintenance and repair of the sanitary sewer line. Sound engineering and construction practices shall be used at all times during construction, so that the existing buildings near the easements will be protected from any and all damage.
- All Ingress/Egress Easement to the owners of lots and the City of Grand Junction as a perpetual easement for ingress and egress use by said lot owners, their guests, and invitees, and also for use by public services including but not limited to, postal service, trash collection, fire, police, emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

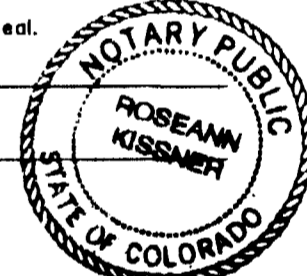
K and N Investors, a Pennsylvania General Partnership

By Karl K. Labarr, General Partner

IN WITNESS WHEREOF, I hereunto affix my hand this 24th day of April, 1997.

ACKNOWLEDGEMENT OF OWNER

State of Colorado  
County of Mesa  
On this 24th day of April, A.D. 1997, before me the undersigned officer, personally appeared Roseann Korman and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
My commission expires June 27, 1998  
Notary Public



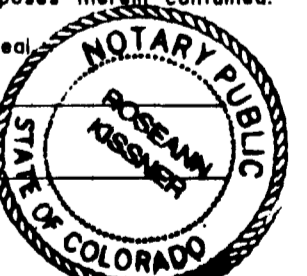
By Nancy B. Foltz, General Partner

IN WITNESS WHEREOF, I hereunto affix my hand this 24th day of April, 1997.

Nancy B. Foltz

ACKNOWLEDGEMENT OF OWNER

State of Colorado  
County of Mesa  
On this 24th day of April, A.D. 1997, before me the undersigned officer, personally appeared Nancy B. Foltz and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
My commission expires June 27, 1998  
Notary Public



SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the plat of Sawtelle Subdivision No. Two, a subdivision in the County of Mesa, Colorado shown hereon has been prepared under my direct supervision and accurately represents a field survey conducted under my direct supervision to the best of my knowledge and belief. This survey complies with applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable laws, regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS, WHEREOF, I hereunto affix my hand and official seal this 25 day of April, 1997.

Dean E. Ficklin

Dean E. Ficklin  
P.L.S. 19597



PLAT OF SAWTELLE SUBDIVISION NO. TWO

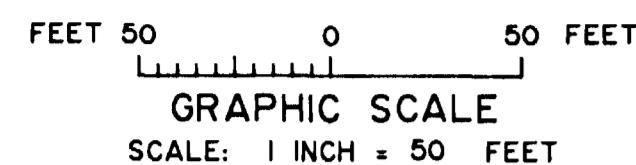
A REPLAT OF SAWTELLE SUBDIVISION  
NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9,  
T.1S., R.1W., U.M., MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 50' JOB NO: 8324-81 DATE: 4-25-97 SHEET NO: 1 of 1

LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 19597
- FOUND THIS SURVEY, AS DESCRIBED
- FOUND THIS SURVEY, HIGHWAY R.O.W. MARKER
- ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED



NOTES:

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: LINE BETWEEN THE C-N 1/16 OF SECTION 9 AND N 1/16 CORNER COMMON TO SECTIONS 9 AND 10, ALL OF TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN HAVING A BEARING OF S 89°44'00" E, AS DESCRIBED IN THE INSTRUMENT RECORDED IN PLAT BOOK II, PAGE 106 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER. BOTH ENDS OF SAID LINE ARE MARKED WITH MESA COUNTY SURVEY MARKERS.
- BASIS OF BENCHMARKS: MCSM NO. 112 AT THE C-N 1/16 CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN. ELEVATION = 4553.00 FEET. NAVD-88 [CITY OF GRAND JUNCTION]
- EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.
- A WATERLINE EASEMENT LOCATED IN LOT 1, SAWTELLE SUBDIVISION, MESA COUNTY, COLORADO WAS VACATED WITH ORDINANCE NO. 2702, AS RECORDED IN BOOK 2004, PAGE 706 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	5830.00'	356.99'	178.55'	356.94'	N 55°56'36" W	03°30'30"
B	5830.00'	246.00'	123.02'	245.99'	N 55°29'20" W	02°29'04"
C	30.00'	29.52'	16.08'	28.34'	N 27°47'30" W	56°23'00"
D	5830.00'	110.99'	55.50'	110.99'	N 54°44'04" W	01°03'27"

MESA MALL MINOR SUBDIVISION PLAT BOOK 141, PAGE 64

24 1/2 ROAD

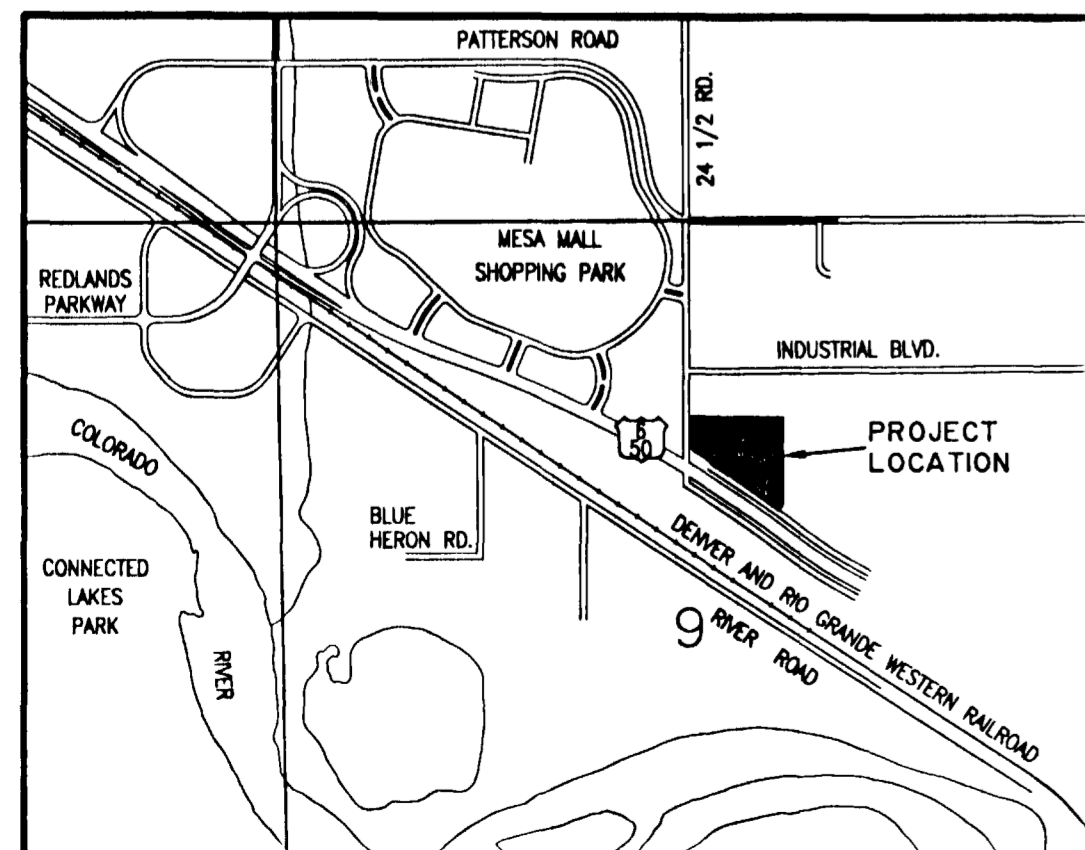
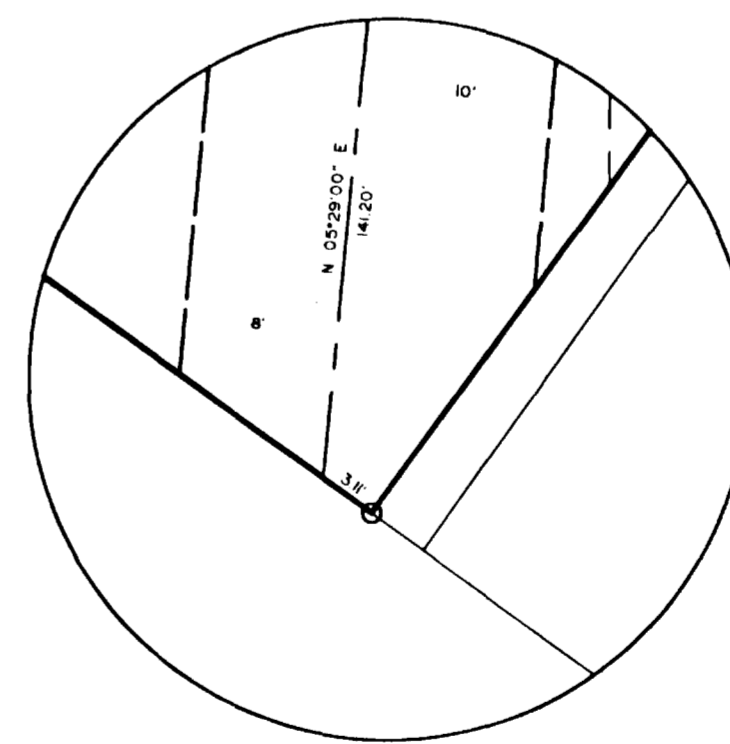
DURHAM CENTER PLAT BOOK 9, PAGE 54

BOOK 1959, PAGE 499-501

BOOK 1774, PAGE 237-238

AREA SUMMARY

AREA	ACRES	PERCENTAGE
LOT 1	4.905±	86.0%
LOT 2	0.798±	14.0%
TOTAL LAND AREA	5.703±	100.0%



VICINITY MAP N.T.S.

POSTED ADDRESS:  
2454 HIGHWAY 6 & 50  
GRAND JUNCTION, CO 81505

10' WATER LINE EASEMENT VACATED WITH ORDINANCE NO. 2702 BOOK 2004, PAGE 706

SEE DETAIL FOUND NO. 5 REBAR W/ALUMINUM CAP MARKED LS 18480

FOUND NO. 5 REBAR W/CAP MARKED LS 14115 S 36°09'00" W 46.59'

BOOK 1959, PAGE 499-501