

# HOME DEPOT U.S.A. INC.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Home Depot U.S.A. INC., is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book \_\_\_\_\_ at Pages \_\_\_\_\_ through \_\_\_\_\_ of the Mesa County Clerk and Record Office, and being situated in the SW1/4 Section 4, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Commencing at the C-S1/16th corner on the West boundary of Section 4, Township 1 South, Range 1 West, Ute Meridian, and considering the East line of the SE1/4 SW1/4 Section 4, T1S, R1W, U.M. to bear N00°09'17"E and all bearings contained herein to be relative thereto; thence N89°d59'40"E 1318.37 feet to the POINT OF BEGINNING; thence N89°59'40"E 86.87 feet; thence N00°07'48"E 329.68 feet; thence S89°59'28"E 1288.51 feet; thence S00°09'17"W 329.36 feet; thence S89°59'40"W 279.93 feet; thence S00°09'17"W 240.00 feet; thence S39°25'18"W 162.04 feet; thence along the arc of a curve to the left with an arc length of 378.48 feet, with a radius of 550.00 feet and whose chord bears N70°17'31"W 371.06 feet; thence S89°59'40"W 642.88 feet; thence N00°06'21"E 240.00 feet to the POINT OF BEGINNING, containing 16.25 acres as described. That said owner has caused the said real property to be laid out and surveyed as HOME DEPOT U.S.A. INC., a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Multi-purpose easements to the City of Grand Junction for the use of the 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All utility easements to the City of Grand Junction for the use of the 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 Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Property owners of lots and tracts 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; and in Drainage and Detention/Retention easements the right to dredge; 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 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.

The undersigned states that there are no lien holders.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 2nd day of March April 1998, A.D.

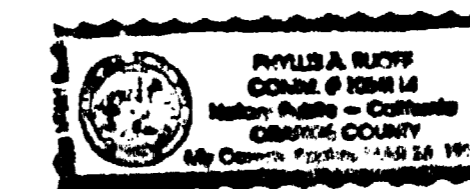
[Signature]  
HOME DEPOT U.S.A. INC.,

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 2nd day of April 1998, A.D., by Daniel R. Hatch  
President of Home Depot U.S.A. Inc.  
Senior Corporate Counsel

3-26-99  
My commission expires:

[Signature]  
Notary Public



STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 3:11 o'clock P M. this 20 day of

APRIL A.D., 1998, and is duly recorded in Plat Book No. 16, Page 142-143

Reception No. 1842175 Drawer No. FF53 Fee \_\_\_\_\_

Clerk

Deputy

CITY OF GRAND JUNCTION, CITY MANAGER

Approved this 8th day of April A.D., 1998, City Manager of the City of Grand Junction, County of Mesa State of Colorado.

[Signature]  
City Manager

CITY OF GRAND JUNCTION, MAYOR

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199, Mayor of the City of Grand Junction, County of Mesa, State of Colorado.

[Signature]  
Mayor

### SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of HOME DEPOT U.S.A. INC., a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same, and that this plat and survey shall be applicable to the requirements of the Zoning and Development Code of the City of Grand Junction.

[Signature]  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413



2/26/98  
Date

### HOME DEPOT U.S.A. INC.

FINAL PLAT		
SITUATED IN THE SW1/4 SEC. 4 T1S, R1W, OF THE UTE MERIDIAN		
FOR: DUNAWAY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLD AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: SB EG
SCALE: N/A		DRAWN BY: VAP
DATE: 2/26/98		ACAD ID: HOMEFIN
		SHEET NO. 1 OF 2
		FILE: 97037.1

### NOTE:

THE SURFACE RIGHTS ASSOCIATED WITH THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOME DEPOT U.S.A. INC. SUBDIVISION RECORDED AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS OF MESA COUNTY, COLORADO.

NOTE: THE DESCRIPTION FOR THIS PARCEL DOES NOT CALL OUT TO THE ALIQUOT LINES OF THE SECTION, THUS A 5'± GAP RESULTS. THE PROBLEM WAS REALIZED AND QUIT CLAIM DEEDS WERE DRAWN UP IN 1982 TO RESOLVE THE PROBLEM HOWEVER A NEW DEED WAS NOT WRITTEN WHEN THE CURRENT OWNER RECEIVED THE PARCEL AND THE WRONG DESCRIPTION WAS AGAIN USED.

637 24 1/2 RD.  
2945-043-00-146  
QUIT CLAIM  
BK-1396 PG-960

QUIT CLAIM  
BK-1396 PG-962

FOUND #5 REBAR  
L.S. #12901  
(3' 66" W, 4' 01" S)  
(FROM CAL. CORN.)

631 24 1/2 RD.  
2945-043-00-147  
QUIT CLAIM  
BK-1396 PG-958

CENTER SECTION 4  
T1S, R1W, UTE MERIDIAN  
B.M. ELEV. 4568.64

REPLAT OF MESA VILLAGE SUBDIVISION  
LOT 1A  
2414 F ROAD  
2945-043-00-006

S 1/16 COR. W. BDRY. SEC. 4  
T1S, R1W, UTE MERIDIAN

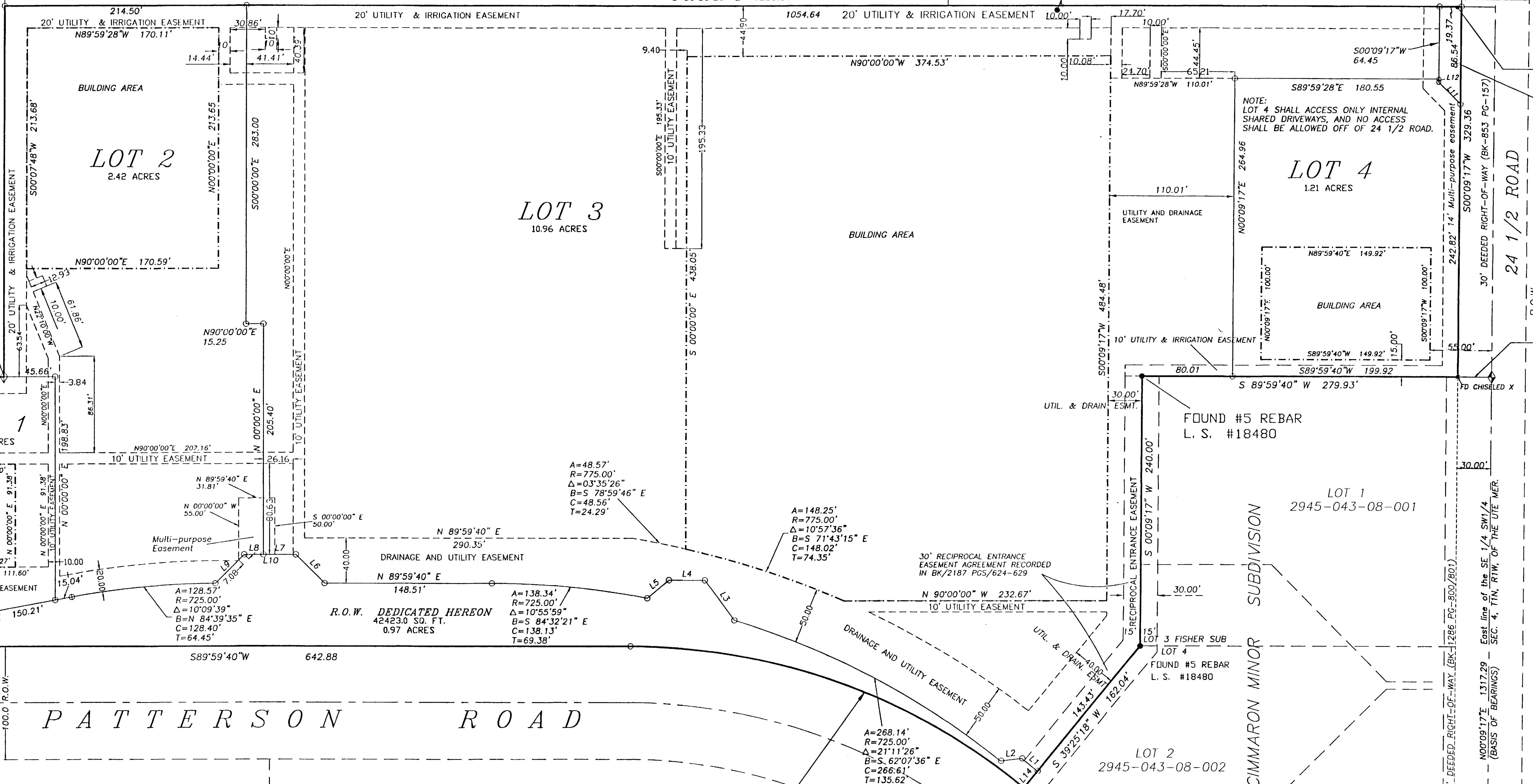
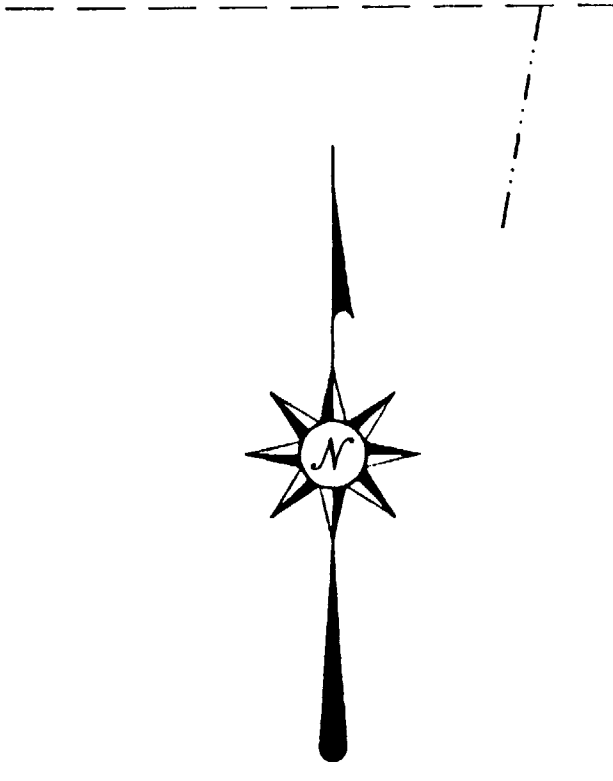
SW 1/16 COR. SEC. 4  
T1S, R1W, UTE MERIDIAN  
T.B.M. ELEV. 4555.30

FOUND #5 REBAR  
L.S. #18480

P.O.B.

FISHER SUB.  
LOT 1  
2422 F ROAD  
2945-043-01-001

FOUND #5 REBAR  
L.S. #18480



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED.
  - SET NO. 5 RE-BAR W/CAP L.S. 16413, PERIMETER IN CONCRETE.
  - ◆ FOUND MESA COUNTY SURVEY MONUMENT
  - ◆ FOUND BLM 1/16 COR. 3 1/4" CAP
- ALL AREAS OUTSIDE OF BUILDING AREAS ARE COMMON AREAS.

AREA SUMMARY

LOTS	= 15.24 ACRES = 94%
ROAD	= 1.01 ACRES = 06%
TOTAL	= 16.25 ACRES = 100%

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 50°34'42" W	17.94'
L2	S 83°25'02" W	18.97'
L3	N 36°26'53" W	44.51'
L4	S 89°59'40" W	32.16'
L5	S 49°56'14" W	25.21'
L6	N 45°00'20" W	35.90'
L7	S 89°59'40" W	28.51'
L8	S 89°59'40" W	16.81'
L9	S 44°59'40" W	35.91'
L10	N 89°59'40" E	45.32'
L11	N 45°04'23" W	27.28'
L12	N 00°09'17" E	2.82'
L13	N 00°06'21" E	16.74'
L14	N 39°25'18" E	18.61'

A=378.48'  
R=550.00'  
Δ=39°25'41"  
B=N70°17'31" W  
C=371.06'  
T=197.08'

A=148.25'  
R=775.00'  
Δ=10°57'36"  
B=S 71°43'15" E  
C=148.02'  
T=74.35'

A=48.57'  
R=775.00'  
Δ=0°35'26"  
B=S 78°59'46" E  
C=48.56'  
T=24.29'

A=128.57'  
R=725.00'  
Δ=10°09'39"  
B=N 84°39'35" E  
C=128.40'  
T=64.45'

A=138.34'  
R=725.00'  
Δ=10°55'59"  
B=S 84°32'21" E  
C=138.13'  
T=69.38'

A=268.14'  
R=725.00'  
Δ=21°11'26"  
B=S 62°07'36" E  
C=266.61'  
T=135.62'

HOME DEPOT U.S.A. INC.

FINAL PLAT  
SITUATED IN THE SW 1/4 SEC. 4 T1S, R1W, OF THE UTE MERIDIAN

FOR: DUNAWAY		Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: SB EG
SCALE: 1" = 50'		ACAD ID: HOMEFIN	
DATE: 2/26/98			SHEET NO. 2 OF 2
			FILE: 97037.1

NOTICE:  
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 THE CERTIFICATION SHOWN HEREON.