

# GRAND MESA CENTER

## BEING A REPLAT OF LOTS 3, 4, & 5, TWENTY-FIVE ROAD SUBDIVISION; A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2, KENWOOD GROVE MINOR SUBDIVISION; AND IRREGULAR PARCELS SITUATED IN THE S1/2 NE1/4 SECTION 9, T.1 S., R.1 W., UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**STATEMENT OF DEDICATION AND OWNERSHIP**  
KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, AIG Baker Grand Junction, L.L.C., a Delaware limited liability company, is the owner of that real property in the County of Mesa, State of Colorado, described by Reception No. 2005467, 2005468, 2005469, and 2005471 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lots 3, 4, and 5, Twenty-Five Road Subdivision; a part of Lot 1 and all of Lot 2, Kenwood Grove Minor Subdivision; and parcels of land situated in the S1/2 NE1/4 and the NE1/4 SE1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning of the Northwest corner of Lot 5 of Twenty-Five Road Subdivision, the plat of which is on file with the Mesa County Clerk and Recorder at Reception No. 117998; thence the North one-eleventh corner of said Section 9 bears North 07°05'09" East, a distance of 4.87 feet and North 89°53'01" East, a distance of 1313.82 feet, (bearings based on South 07°05'45" East between said North one-eleventh corner and the Mesa County Survey marker for the East one-quarter corner of said Section 9);  
Thence along the North line of said Lot 5, North 89°55'05" East, a distance of 395.57 feet to the Westley right-of-way line of West Mesa Court;  
Thence along said right-of-way line, South 07°01'08" East, a distance of 60.00 feet;  
Thence along said right-of-way line, 188.80 feet along the arc of a 60.00 foot radius tangent curve to the left, through a central angle of 180°00'00", with a chord bearing North 89°58'28" East, a distance of 120.00 feet;  
Thence along said right-of-way line, radial to said curve, North 89°58'58" East, a distance of 368.81 feet to the Northeast corner of Lot 3 of said Twenty-Five Road Subdivision;  
Thence South 07°05'31" East, a distance of 379.64 feet to the Southeast corner of said Lot 3;  
Thence along the South line of said Twenty-Five Road Subdivision, North 89°54'18" East, a distance of 119.55 feet;  
Thence South 07°10'17" East, a distance of 135.77 feet to the North line of Lot 1 of Kenwood Grove Condominium, the plat of which is on file with the Mesa County Clerk and Recorder at Reception No. 1878226;  
Thence along said North line, South 89°55'59" West, a distance of 89.86 feet to the Northwest corner of said Kenwood Grove Condominium;  
Thence South 07°05'35" East, a distance of 199.35 feet to the Northernly line of a parcel of land described in 2244 at Page 560;  
Thence along the Northernly line of said parcel of land, North 89°52'18" East, a distance of 164.99 feet;  
Thence along the Northernly line of said parcel of land, North 07°07'45" West, a distance of 82.00 feet;  
Thence along the Northernly line of said parcel of land, North 89°52'18" East, a distance of 215.00 feet;  
Thence along the Easternly line of said parcel of land, South 07°05'45" East, a distance of 256.60 feet;  
Thence along the Southernly line of said parcel of land, South 89°52'19" West, a distance of 636.12 feet;  
Thence along the Southernly line of said parcel of land, South 07°19'26" West, a distance of 214.41 feet;  
Thence along the Southernly line of said parcel of land, South 28°30'15" West, a distance of 137.03 feet to the Northernly right-of-way line of State Highway 6860 (also I-70 Business Loop);  
Thence along said right-of-way line, North 61°27'45" West, a distance of 456.57 feet;  
Thence along said right-of-way line 386.57 feet along the arc of a 6450.00 foot radius tangent curve to the right, through a central angle of 3°55'05", with a chord bearing North 89°29'42" West, a distance of 386.60 feet to a point of curve;  
Thence departing said right-of-way line, North 33°04'18" East, a distance of 804.42 feet;  
Thence North 89°54'15" East, a distance of 82.55 feet to the West line of Lot 5 of said Twenty-Five Road Subdivision;  
Thence North 07°05'31" West, a distance of 440.67 feet to the Point of Beginning.  
Containing 1,244,531 square feet, or 28,571 Acres, more or less.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the GRAND MESA CENTER, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

- \* All streets shown hereon, to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.
- \* All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved 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, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
- \* All utility easements dedicated to the City of Grand Junction for the use of City approved 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, and other providers of public utilities.
- \* Ingress/egress easement across Lots 1 and 6 dedicated to the City of Grand Junction as a perpetual easement for public access, both motorized and pedestrian, and for drainage and underground utility purposes. Maintenance of the Ingress/egress easement is to be the responsibility of the owners of Lot 1.
- \* Signage easements are reserved by the owners for signage and landscaping purposes.
- \* All Drainage and stormwater detention easements are dedicated to the City of Grand Junction for the conveyance and detention of stormwater which originates from the area hereby platted, and from upstream areas. Maintenance of drainage and detention easements is to be the responsibility of the owners of Lot 1.
- \* A grant by separate instrument will be made by reference to this plat to Martin Mesa Properties, L.L.P., its heirs, successors, or assigns over that portion of the drainage/detention system so designated on this plat, as a perpetual easement for the conveyance and detention of stormwater which originates on the Kenwood Grove Condominium property. Grant recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and bushes provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner further certifies that all holders are represented hereon.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed:

AIG Baker Grand Junction, L.L.C.  
a Delaware limited liability company

By: AIG Baker Shopping Center Properties, L.L.C.  
a Delaware limited liability company  
its sole member

*Alex B Baker*  
is PRESIDENT

State of (Alabama)  
County of Shelby

This Statement of Dedication and Ownership was acknowledged before me by Alex B Baker on behalf of AIG Baker Shopping Center Properties L.L.C., on this 30<sup>th</sup> day of July, 2001 for the aforementioned purposes.

Notary Public *Sharon Leigh Ensor*

My Commission expires Jan. 2, 2002

Sharon Leigh Ensor  
Notary Public  
State of Alabama, At Large  
My commission expires 01-02-02

**CONSENT OF MORTGAGE**

The undersigned, having security interest in this property, do hereby ratify and confirm this plat.

By: \_\_\_\_\_  
for: First Bank, N.A.

State of             
County of           

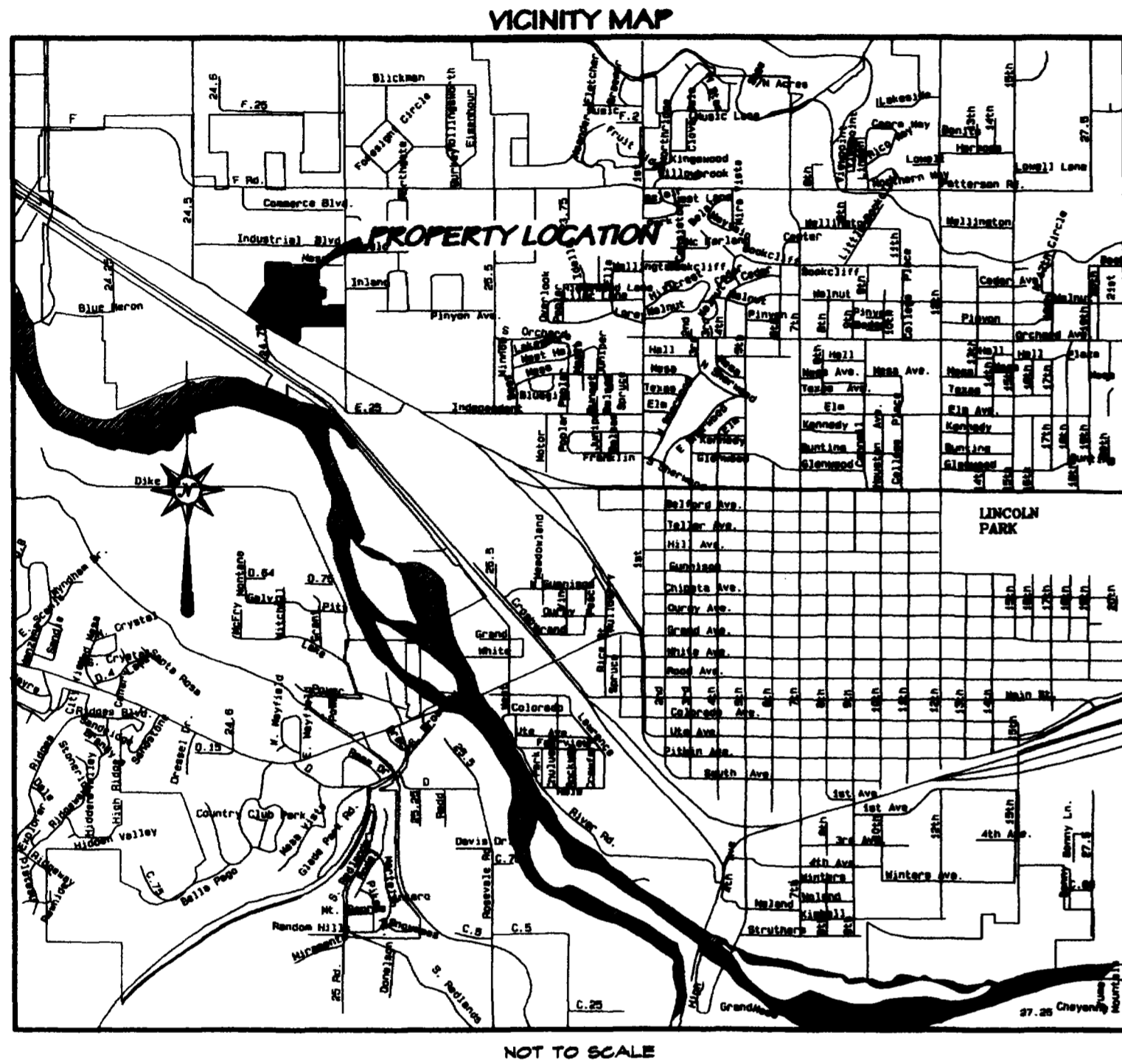
The foregoing Consent of Mortgage was acknowledged before me by \_\_\_\_\_ on behalf of

First Bank, N.A., on this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

for the aforementioned purposes.

Notary Public \_\_\_\_\_

My Commission expires \_\_\_\_\_



LAND USE SUMMARY		
LOTS	26.605 ACRES	93.1%
STREETS	1.966 ACRES	6.9%
TOTAL	28.571 ACRES	100%

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.

**CITY APPROVAL**

This plat of GRAND MESA CENTER, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 12<sup>th</sup> day of August, 2001.

*[Signature]*  
City Manager

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:29 o'clock P. M., this 14<sup>th</sup> day of August, 2001, and it duly recorded in Plat Book No. 18, Page 217-219 as Reception No. 2010354, Drawer No. LL14.  
Fees: \$30.00

Clerk and Recorder of Mesa County

**DECLARATION OF COVENANTS**

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book \_\_\_\_\_ of Page \_\_\_\_\_.

**SURVEYOR'S STATEMENT:**

I, Dennis R. Shelton, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of GRAND MESA CENTER, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief.

*[Signature]*  
Dennis R. Shelton  
Colorado  
STATE OF COLORADO

**GRAND MESA CENTER**  
AIG BAKER REAL ESTATE

SECTION: NE1/4 S.9 T1NS+ South RANGE: 1 West MERIDIAN: UTE

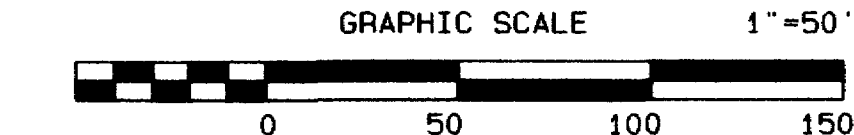
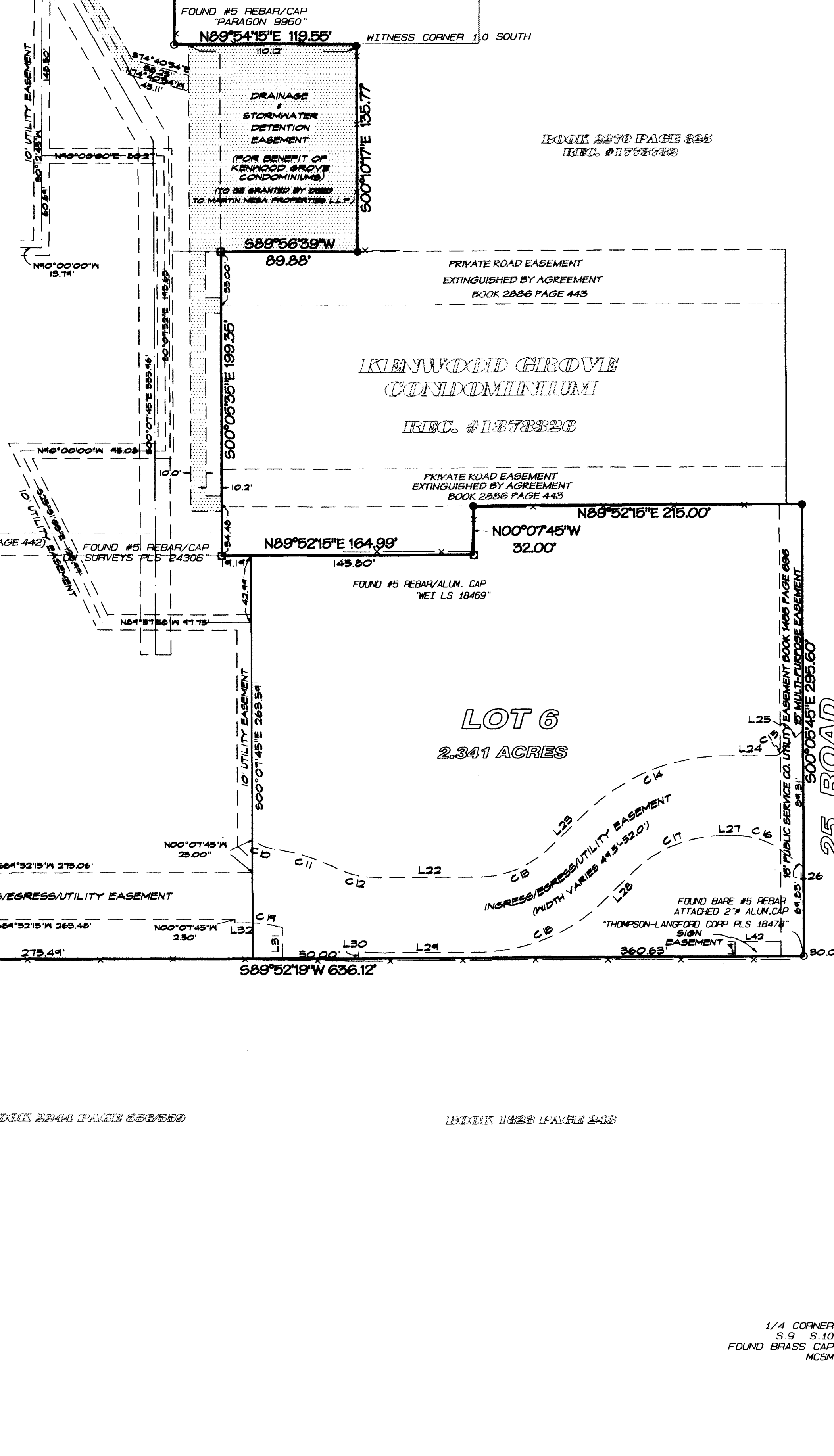
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81505 tlo@tlovest.com

S:\Survey\0458 aigbaker\GMC Pl. T.pro Job No. 0458-001  
Drawn: DRS Checked: KST Date: Jul 26, 2001 Sheet 1 of 3



# GRAND MESA CENTER

**LOT 1**  
19.477 ACRES



**BASIS OF BEARINGS STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, determined by GPS observations on the Mesa County Survey markers at the East one-quarter corner and the North one-eighth corner of Section 9, as described herein. The measured bearing of the line is North 07°05'45" West.

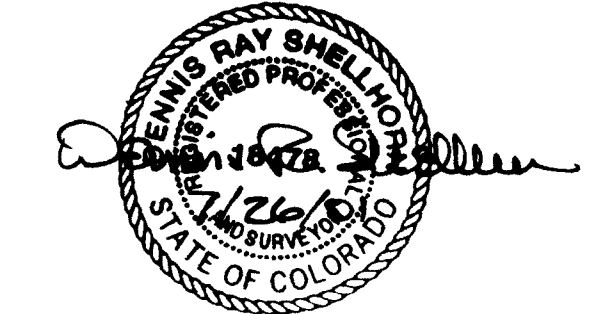
**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	25.45	119.50	12°50'14"	N54°27'56"E	25.50
C2	51.31	59.50	55°59'45"	N72°44'34"E	50.56
C3	68.77	149.50	20°21'51"	S70°02'43"E	68.41
C4	7.64	110.50	3°54'07"	N48°00'56"E	7.68
C5	61.85	149.50	16°16'55"	S64°01'14"E	61.54
C6	14.55	119.50	4°46'04"	S85°14'41"E	14.55
C7	62.85	149.50	16°56'20"	S04°25'55"E	62.56
C8	64.56	94.50	45°34'46"	N74°54'46"W	57.45
C9	67.05	60.00	64°01'55"	S45°53'32"W	63.61
C10	15.64	50.00	24°57'26"	S67°16'34"E	15.51
C11	41.86	159.50	17°58'02"	S75°16'16"E	41.64
C12	24.44	66.50	25°50'51"	S77°12'50"E	24.74
C13	50.87	66.50	45°44'46"	N67°57'22"E	44.64
C14	100.46	132.00	45°44'46"	N67°57'22"E	98.55
C15	3.45	5.00	45°00'58"	N67°21'56"E	3.85
C16	30.64	47.50	56°57'54"	N71°58'56"W	30.11
C17	64.26	84.00	45°44'46"	S67°57'22"W	62.70
C18	88.74	116.00	45°44'46"	S67°57'22"W	86.54
C19	23.57	84.00	16°04'55"	N82°05'24"W	23.44
C20	12.11	60.00	11°55'44"	N05°45'44"E	12.04
C21	104.34	60.00	104°24'55"	N52°15'25"W	44.82

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N55°02'27"E	56.83
L2	N82°28'25"E	25.38
L3	N11°14'57"W	26.61
L4	S15°02'17"E	27.66
L5	N74°57'45"E	27.44
L6	N55°02'27"E	23.44
L7	N55°02'27"E	56.83
L8	S56°57'41"E	4.51
L9	N52°54'02"E	30.00
L10	N56°57'54"W	10.41
L11	N72°50'41"E	36.61
L12	S22°26'45"E	26.02
L13	N52°26'24"E	26.01
L14	S44°04'01"E	42.91
L15	S47°57'23"W	23.57
L16	S12°14'14"E	21.47
L17	S68°44'54"W	19.71
L18	S80°08'12"W	19.15
L19	S54°51'47"E	19.55
L20	S80°08'13"W	24.91
L21	N05°54'00"W	17.52
L22	N84°52'15"E	65.23
L23	N46°02'24"E	59.14
L24	N84°52'15"E	52.34
L25	N44°51'57"E	21.29
L26	N55°10'06"W	18.76
L27	S84°52'15"W	4.33
L28	S46°02'24"W	28.43
L29	S84°52'15"W	65.23
L30	S00°07'45"E	4.67
L31	N00°07'45"W	20.55
L32	S84°52'15"W	7.82
L33	N11°52'44"E	37.51
L34	S75°54'14"W	37.51
L35	S84°52'15"W	50.54
L36	N00°05'51"W	6.73
L37	N45°04'25"W	18.05
L38	N55°02'27"E	29.78
L39	S56°57'55"E	20.00
L40	S55°02'27"W	22.77
L41	N00°07'41"W	10.00
L42	N84°52'14"E	30.00

ALL BOUNDARY MARKERS SET IN CONCRETE  
 • SET #5 REBAR/W 2" ALUMINUM CAP  
 "THOMPSON-LANGFORD CORP PLS 18478"  
 ALL FOUND MARKERS DESCRIBED ON PLAT



This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from title commitments issued by Lawyers Title Insurance Corporation, Commitment No.'s 903399, 903399, 903400, all dated January 6, 2000, and Commitment No. 904258, dated July 14, 2000. See exceptions listed on Sheet 1.

Courses shown hereon are based upon grid north of the Mesa County Local Coordinate System and existing survey markers accepted as best evidence of the original boundary location, and therefore may differ from the record. All markers defining the boundaries of this property have been set in concrete.

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.

**GRAND MESA CENTER**  
AIG BAKER REAL ESTATE