

**RAMADA INN SIMPLE SUBDIVISION**  
 NE1/4, SE1/4 AND SE1/4, NE1/4 SECTION 36, T.1 N., R.1 W., U.M.  
 COUNTY OF MESA, STATE OF COLORADO

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Michael Kreczek being the sole owner in fee simple of all the property platted hereon and as described in the instruments recorded in Book 1930, Pages 949 through 950 in the records of the office of the Mesa County Clerk and Recorder, which is in a portion of the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 36, Township 1 North, Range 1 West, Ute Meridian, does hereby Plat said real property under the name and style of RAMADA INN SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the Plat shown hereon:

**DESCRIPTION OF RAMADA INN SIMPLE SUBDIVISION**

A tract of land located in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4, Section 36, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado, being more fully described as follows:

Beginning at point on the southerly right-of-way line of Horizon Drive, whence the W 1/4 corner of said Section 36 bears N 34° 27' 10" W, 10.00 feet and S 82° 02' 56" E, 684.34 feet;

1. Thence S 34° 27' 10" E, 105.00 feet;
2. Thence N 64° 00' 00" E, 125.00 feet;
3. Thence S 20° 26' 00" E, 150.00 feet;
4. Thence S 58° 41' 22" W, 169.80 feet;
5. Thence S 20° 26' 00" E, 460.00 feet;
6. Thence S 69° 34' 00" W, 220.00 feet;
7. Thence N 20° 26' 00" W, 679.56 feet;
8. Thence N 54° 46' 30" E, 242.51 feet to the point of beginning.

Ramada Inn Simple Subdivision as described above contains 4.257 acres more or less. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. All Utility Easements 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 including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
2. All Multi-purpose Easements to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. All XCEL Energy Easements to the XCEL Energy Company, its successors and assigns, for the installation, operation, maintenance and repair of its utility lines and facilities.
4. Drainage Easement is dedicated to the owners of the lots hereby platted as perpetual easement for conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

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 brush; provided however, that the beneficiaries and owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts 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.

By Owner of Ramada Inn Simple Subdivision  
 IN WITNESS WHEREOF, I hereunto set my hand this 7 day of June, A.D., 2001.

*Michael Kreczek*  
 Michael Kreczek, Owner

State of Colorado )  
 County of Mesa ) ss  
 My Commission Expires 3/1/2008

On this 7th day of June, A.D., 2001, before me the undersigned officer, personally appeared Michael Kreczek 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 3-1-02  
*Alberta*  
 Notary Public

**ENCUMBRANCE RATIFICATION AND APPROVAL CERTIFICATE**

The undersigned financial institution holds a First Deed of Trust on the here and described real property and hereby ratifies and approves this plat of the Ramada Inn Simple Subdivision.

*Clay H. Tully*  
 Alpine Bank  
 By: Clay H. Tully, Manager

**ACKNOWLEDGEMENT OF ENCUMBRANCE RATIFICATION AND APPROVAL CERTIFICATE**

State of Colorado )  
 County of Mesa ) ss

On this 7th day of June, A.D., 2001, before me the undersigned officer, personally appeared Clay H. Tully as Manager of Alpine Bank and acknowledged that he executed the foregoing Encumbrance Ratification and Approval Certificate for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
 My Commission expires 3-1-02  
*Alberta*  
 Notary Public

**RAMADA INN SIMPLE SUBDIVISION**  
 NE1/4, SE1/4 AND SE1/4, NE1/4  
 SECTION 36 T.1 N., R.1 W., U.M.  
 COUNTY OF MESA, STATE OF COLORADO

CRITERION ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE: JOB NO: DATE: SHEET NO:  
 1" = 50' 4026.01-01 6-07-01 1 of 1

01255501

**CITY APPROVAL**

The Ramada Inn Simple Subdivision is approved and accepted this 16<sup>th</sup> day of July, A.D., 2001.

*Cindy Ennis-Matney*  
 City Manager  
 Mayor

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
 County of Mesa ) ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:06 A.M. on the 31st day of August, A.D. 2001 in Plat Book No. 18, Page No. 227, Reception No. 2013352.  
 Drawer No. LL-22 Fees \$10.00

Mesa County Clerk and Recorder  
 Deputy

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Criterion Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Ramada Inn Simple Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

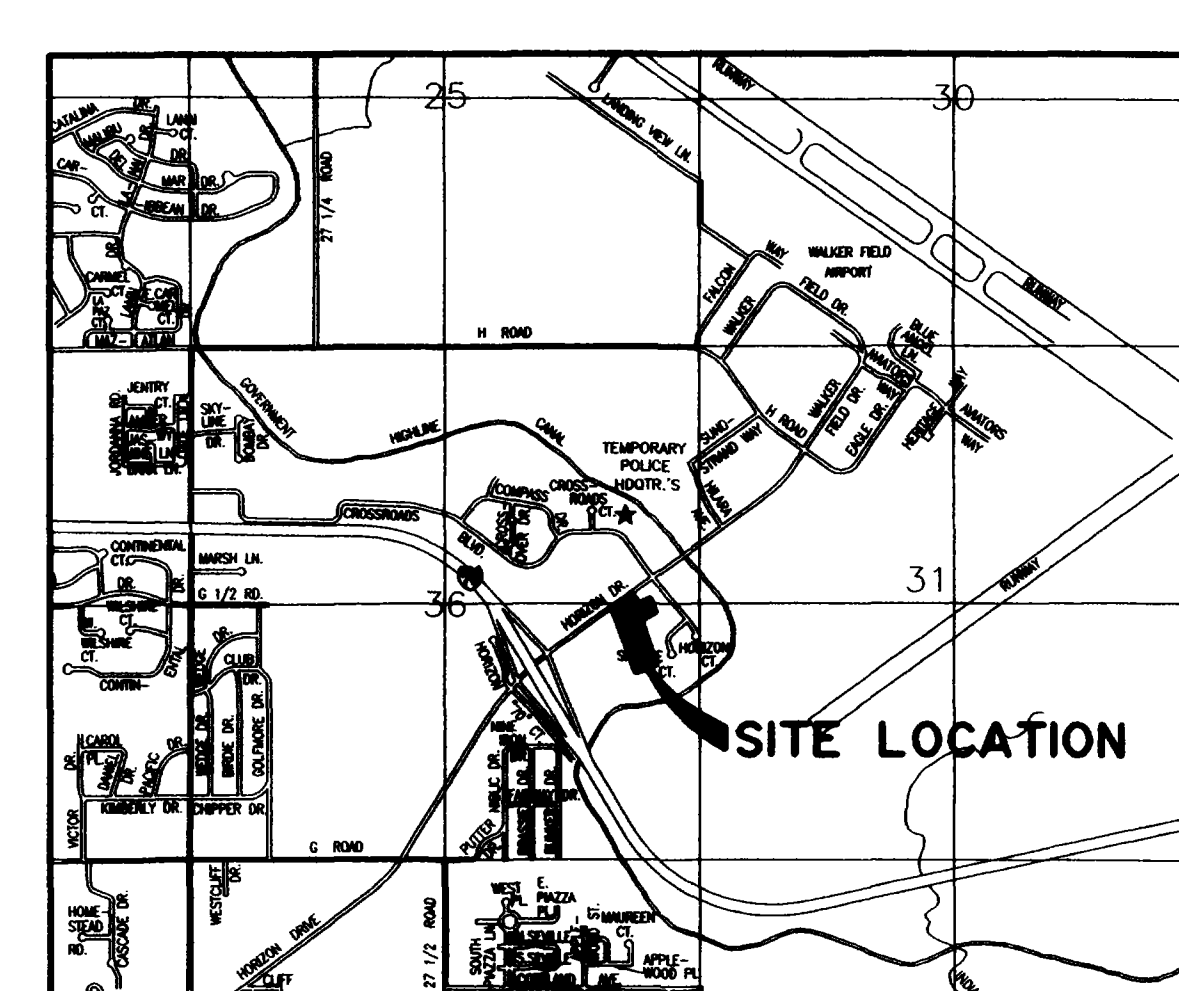
IN WITNESS WHEREOF, I hereunto affix my hand and seal this 7 day of June, A.D., 2001.

*Dean E. Ficklin*  
 Dean E. Ficklin  
 P.L.S., 19597

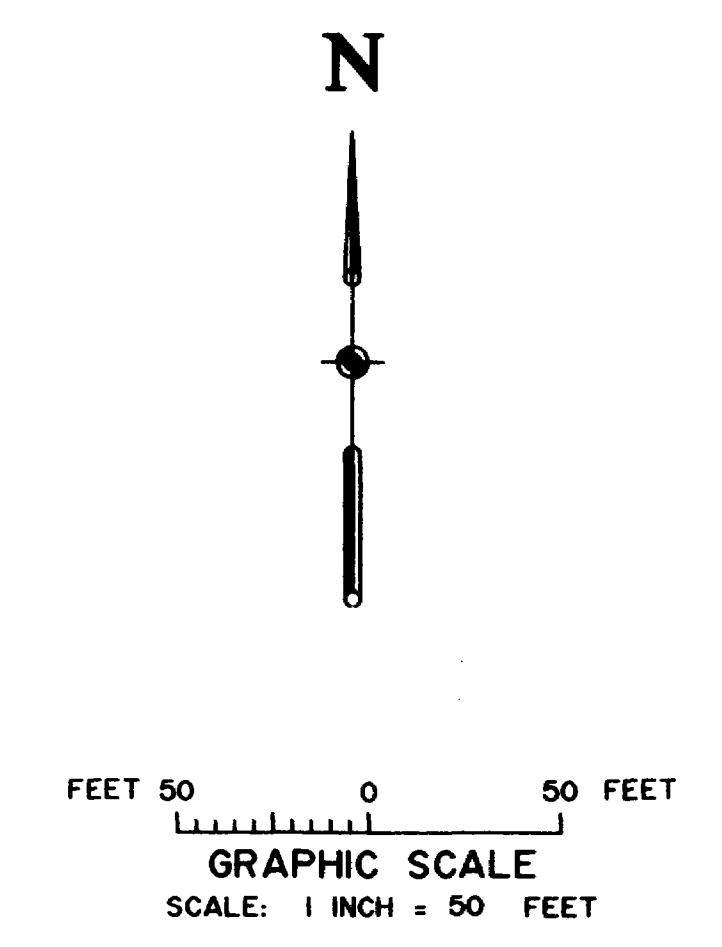
5. Reciprocal access easement for the benefit of LOT 1 and LOT 2, and for public services for emergency protection, recorded in Book 2914 at Page 752.  
 Reciprocal access easement is common to property line dividing Lot 1 and Lot 2.

**AREA SUMMARY**

LOT 1	3.060 AC.±	71.9%
LOT 2	1.197 AC.±	28.1%
<b>TOTAL</b>	<b>4.257 AC.±</b>	<b>100%</b>

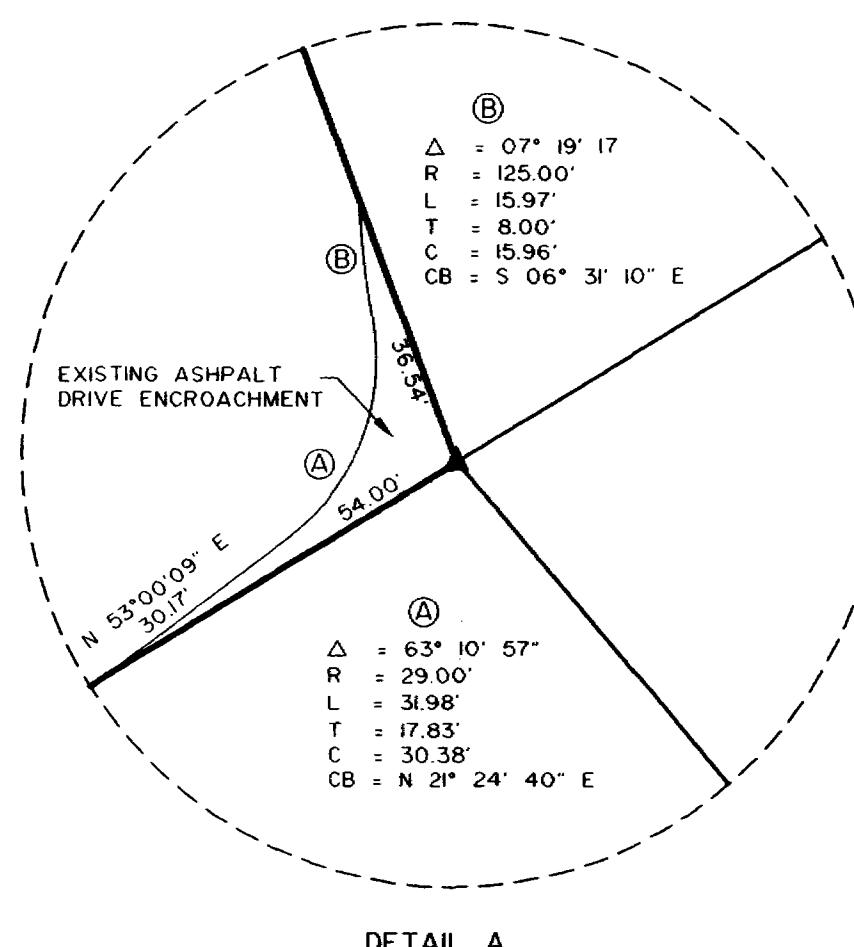


VICINITY MAP



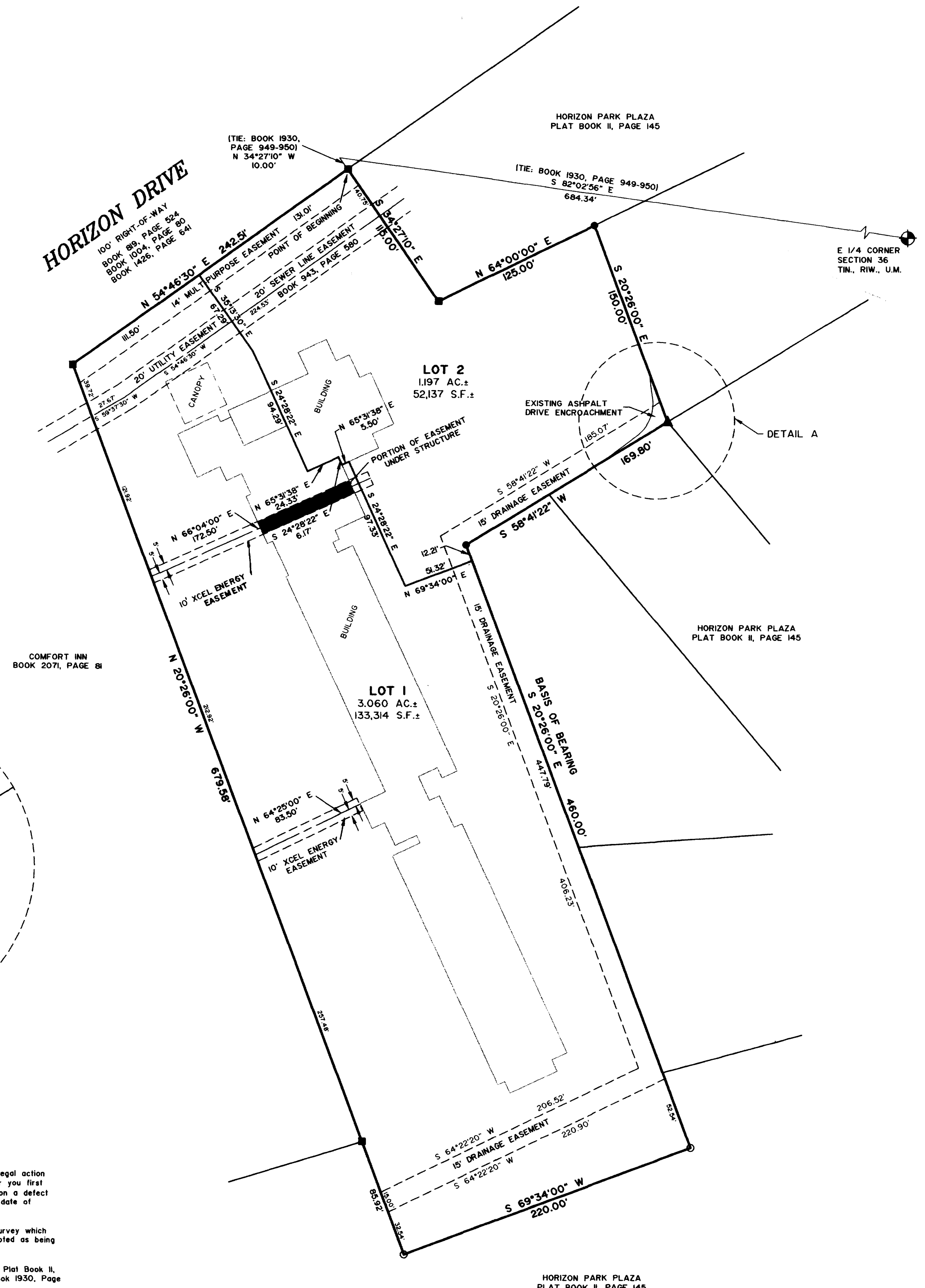
**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED, PLS 19597
  - FOUND THIS SURVEY, 5/8" REBAR WITH PLASTIC CAP, MARKED 27266
  - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH PLASTIC CAP, MARKED 16413
  - FOUND THIS SURVEY, BARE 5/8" REBAR
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE



DETAIL A

- NOTES:
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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
  2. 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.
  3. Basis of Bearing: Plat of Horizon Park Plaza, as recorded in Plat Book II, Page 145 and as described in the instrument recorded in Book 1930, Page 949 in the records of the Mesa County Clerk and Recorder.
  4. Legal description and research for easements of record were provided by the client.



HORIZON PARK PLAZA  
 PLAT BOOK II, PAGE 145