

# GRANDVIEW COMMERCIAL PARK

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Jerome P. Fossenier and Warren E. Gardner, managing partners of Thirty-Two Road Partnership, Ltd., a Limited Partnership, the owner of the real property situated in the County of Mesa, State of Colorado, and a part of the east half of the southeast quarter of Section 22, Township 1 South, Range 1 East of the Ute Principal Meridian, as shown on the accompanying plat, said real property being described as follows:

All that part of the southeast quarter of the southeast quarter and of Lot 8 in Section 22, Township 1 South, Range 1 East, Ute Principal Meridian, which lies east of a line beginning at a point in the center of the south line of the southeast quarter of the southeast quarter of said Section 22, thence meandering in a general northwesterly direction through the center of a draw running through the east half of the southeast quarter of said Section 22 to the Colorado River, EXCEPT a strip of land as described in Warranty Deed recorded in Book 175, page 496; and EXCEPT a right-of-way easement as described in Book 373, page 427; and EXCEPT a right-of-way agreement as described in Book 515, page 289; and EXCEPT road as described in document recorded in Book 714, page 521; and EXCEPT tract deeded to Colorado State Highway Department, as described in Book 918, page 300, of the records of the Mesa County Clerk and Recorder in Mesa County, Colorado.

And said real property being more particularly described by a field survey on the ground as follows:

Considering the east line of the east half of the southeast quarter of Section 22, Township 1 South, Range 1 East, Ute Principal Meridian, to bear north and all bearings contained herein to be relative thereto; beginning at a point which bears S89°28'18"W 50.00 feet and north 30.00 feet from the southeast corner of Section 22; thence S89°28'18" West 609.01 feet to the centerline of a draw meandering in a general northwesterly direction, the following thirty-one (31) courses and distances:

- 1) North, 50.51 feet,
- 2) N51°03'06"W 58.02 feet,
- 3) N26°32'55"W 77.93 feet,
- 4) N05°39'22"W 81.48 feet,
- 5) N09°40'11"E 122.64 feet,
- 6) N22°45'17"W 213.19 feet,
- 7) N49°09'59"W 65.38 feet,
- 8) N01°59'49"W 107.33 feet,
- 9) N29°13'59"E 124.32 feet,
- 10) N11°07'31"W 128.04 feet,
- 11) N11°21'45"W 149.22 feet,
- 12) N44°26'13"W 79.24 feet,
- 13) N77°42'31"W 69.91 feet,
- 14) N23°25'21"E 127.64 feet,
- 15) N40°29'20"W 143.60 feet,
- 16) S82°30'06"W 132.26 feet,
- 17) N22°57'31"E 72.94 feet,
- 18) N43°17'40"E 100.19 feet,
- 19) N52°49'08"W 65.03 feet,
- 20) S69°52'19"W 125.03 feet,
- 21) N03°43'55"E 111.94 feet,
- 22) N35°13'37"E 81.69 feet,
- 23) S86°29'13"E 82.22 feet,
- 24) N24°20'23"E 33.10 feet,
- 25) N40°56'37"W 152.77 feet,
- 26) N27°00'29"E 96.62 feet,
- 27) S87°19'47"W 55.84 feet,
- 28) S51°19'59"W 125.69 feet,
- 29) N43°59'13"W 45.22 feet,
- 30) N00°02'59"E 202.05 feet,
- 31) N00°02'59"E 20.00 feet,

Thence along the existing southerly embankment of the Colorado River, the following five (5) courses and distances:

- 1) N71°18'45"E 40.43 feet,
- 2) S80°18'00"E 209.00 feet,
- 3) N85°17'00"E 231.00 feet,
- 4) N77°58'00"E 513.00 feet,
- 5) N83°45'00"E 191.00 feet,

Thence along the westerly right-of-way line of Colorado State Highway No. 146, as established by deed recorded in Book 918, page 300, in the records of Mesa County, Colorado, the following six (6) courses and distances:

- 1) South, 65.00 feet,
- 2) South, 364.90 feet,
- 3) S09°05'30"E 506.40 feet,
- 4) South, 200.00 feet,
- 5) S05°42'30"E 201.00 feet,
- 6) South, 870.00 feet to the True Point of Beginning, containing 42.27 acres.

That said owner has caused the said real property to be laid out and surveyed as Grandview Commercial Park, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, together with the right to trim interfering trees brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and right shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

WITNESS WHEREOF said Managing Partners for the Thirty-Two Road Partnership, Ltd, a Limited Partnership, has caused its officers to be hereunto subscribed this 22nd day of August, 1983.

THIRTY-TWO ROAD PARTNERSHIP, LTD.

Jerome P. Fossenier Warren E. Gardner  
 Jerome P. Fossenier Managing Partner Warren E. Gardner Managing Partner

(Power of attorney for Managing Partners is recorded in Book 1443, page 931 of the records of Mesa County.)

## NOTARY

STATE OF COLORADO)

)ss

COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 1983, by Jerome P. Fossenier and Warren E. Gardner, Managing Partners of Thirty-Two Road Partnership, Ltd., a Limited Partnership.

My commission expires: 12-22-86

Daniel Mathis  
 Notary Public  
 2240 Elm Avenue, Grand Jct., Co.  
 Address

Betty Barker, as holder of promissory note, secured by Deed of Trust recorded in Book 1300, pages 861 and 862, of the records of Mesa County Clerk and Recorder, does hereby join in the plat releasing the dedicated roads from said Deed of Trust.

Betty Barker  
 Betty Barker

## NOTARY

STATE OF COLORADO)

)ss

COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 1983, by Betty Barker.

My commission expires: 12-22-86

Daniel Mathis  
 Notary Public  
 2240 Elm Avenue, Grand Jct., Co.  
 Address

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15<sup>th</sup> day of September, 1983. County Planning Commission of the County of Mesa, State of Colorado.

D. B. Upmeyer  
 Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 15<sup>th</sup> day of September, 1983. Board of County Commissioners of the County of Mesa, State of Colorado.

Marino Alessi  
 Chairman

## UTILITIES COORDINATING COMMITTEE

Approved this 10<sup>th</sup> day of Aug., 1983. Utilities Coordinating Committee of the County of Mesa, State of Colorado.

E. E. Stockton  
 Chairman

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

)ss

COUNTY OF M E S A)

I hereby certify that this instrument was filed in my office at 4:17 o'clock P.M., this 16<sup>th</sup> day of September, 1983,

and is duly recorded in Plat Book No. 13, page 205-206-207  
 Reception No. 1338906 Filed X-39 \$ 30.00  
Paul Sawyer Clerk and Richard By Linda Palmer Deputy  
 SURVEYOR'S CERTIFICATE

I, Timothy R. Callahan, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Grandview Commercial Park as monumented, plated, dedicated and shown hereon, that this plat was made from an accurate survey of said property by me and correctly shows the location and dimensions of the parcels, easements and dedicated right-of-way of said subdivision in compliance with Colorado State regulations governing the subdivision of land.

By: Timothy R. Callahan August 24, 1983  
 Timothy R. Callahan, L.S. 16397 Date



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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

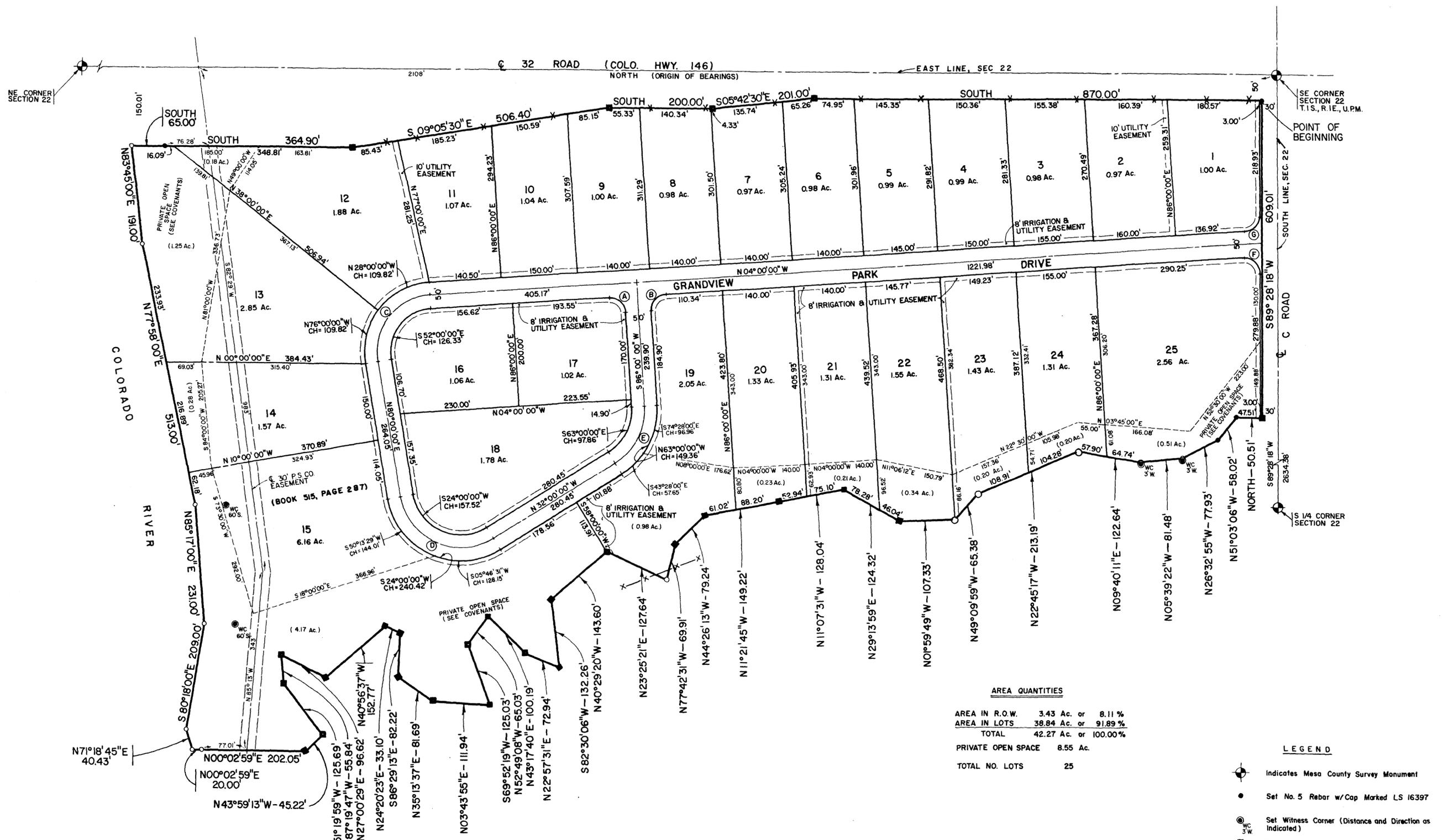
The Subdivision Protective Covenants are recorded in Book No. 1454, Page 117-119, Reception No. 1338909

SHEET 1 OF 2

GRANDVIEW COMMERCIAL PARK

BECK, SHRUM and ASSOCIATES, INC.  
 PUFFERBELLY EAST, 215 PITKIN, SUITE 203  
 GRAND JUNCTION, COLORADO 81501  
 (303) 243-1227  
 engineers planners

# GRANDVIEW COMMERCIAL PARK



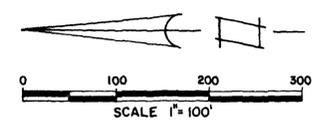
**AREA QUANTITIES**

AREA IN R.O.W.	3.43 Ac. or	8.11 %
AREA IN LOTS	38.84 Ac. or	91.89 %
TOTAL	42.27 Ac. or	100.00 %
PRIVATE OPEN SPACE	8.55 Ac.	
TOTAL NO. LOTS	25	

- LEGEND**
- ⊙ Indicates Mesa County Survey Monument
  - Set No. 5 Rebar w/Cap Marked LS 16397
  - ⊙ Set Witness Corner (Distance and Direction as Indicated)
  - Found Rebar w/Cap Marked LS 2144
  - Note All Block & Lot Corners are to be Monumented Prior to the Sale of any Block or Lot in Accordance with CRS 38-51-101 (2-9) Revised 1975
  - Indicates Unable to Find or Set Corners Due to High Water
  - X-X- Indicates Existing Fence Line in Place

**CURVE DATA**

	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
(A)	30.00'	90°00'00"	47.12'	30.00'	42.43'	S41°00'00"W
(B)	30.00'	90°00'00"	47.12'	30.00'	42.43'	N49°00'00"W
(C)	110.00'	96°00'00"	184.31'	122.17'	163.49'	S52°00'00"E
(D)	120.00'	112°00'00"	234.57'	177.91'	198.97'	S24°00'00"W
(E)	120.00'	62°00'00"	129.85'	72.10'	123.61'	N63°00'00"W
(F)	30.00'	93°28'18"	48.94'	31.88'	43.69'	S42°44'09"W
(G)	30.00'	86°31'42"	45.31'	28.24'	41.12'	S47°15'51"E



SHEET 2 OF 2

**GRANDVIEW COMMERCIAL PARK**

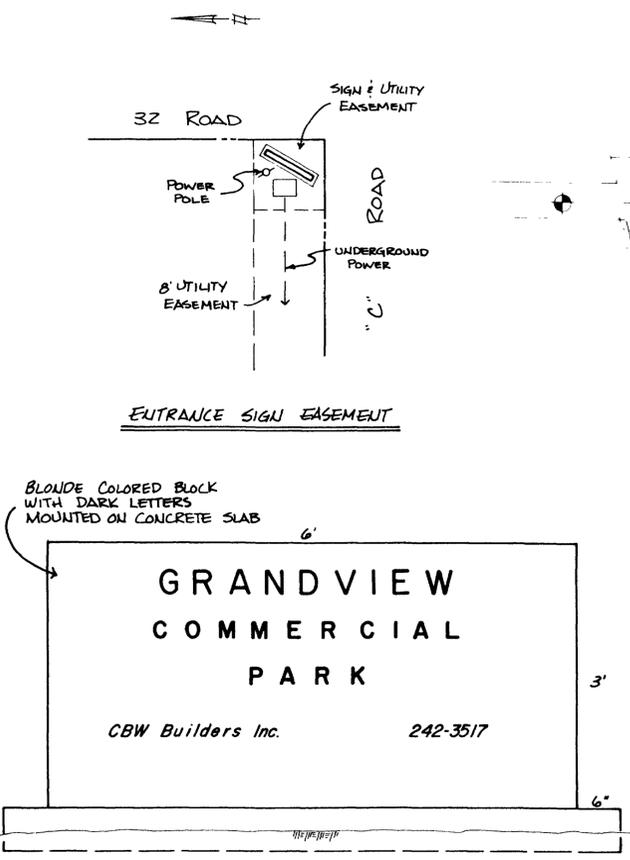
BECK, SHRUM and ASSOCIATES, INC.  
 PUFFERBELLY EAST, 215 PITKIN, SUITE 203  
 GRAND JUNCTION, COLORADO 81501  
 (303) 243-1227

engineers planners

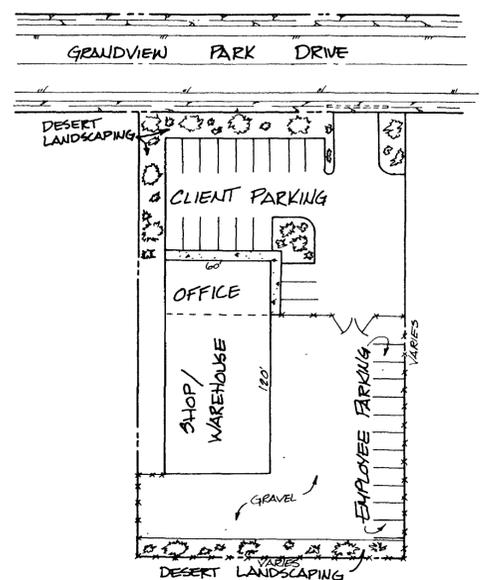
REVISIONS	
NO.	DATE

**BECK, SHRUM and ASSOCIATES, INC.**  
 2721 NORTH TWELFTH STREET, SUITE 28  
 GRAND JUNCTION, COLORADO 81501  
 engineers (303) 243-1227 planners

**GRANDVIEW COMMERCIAL PARK**  
 LOCATION/VICINITY MAP, SITE PLAN,  
 LANDSCAPING PLAN, SIGN DETAIL

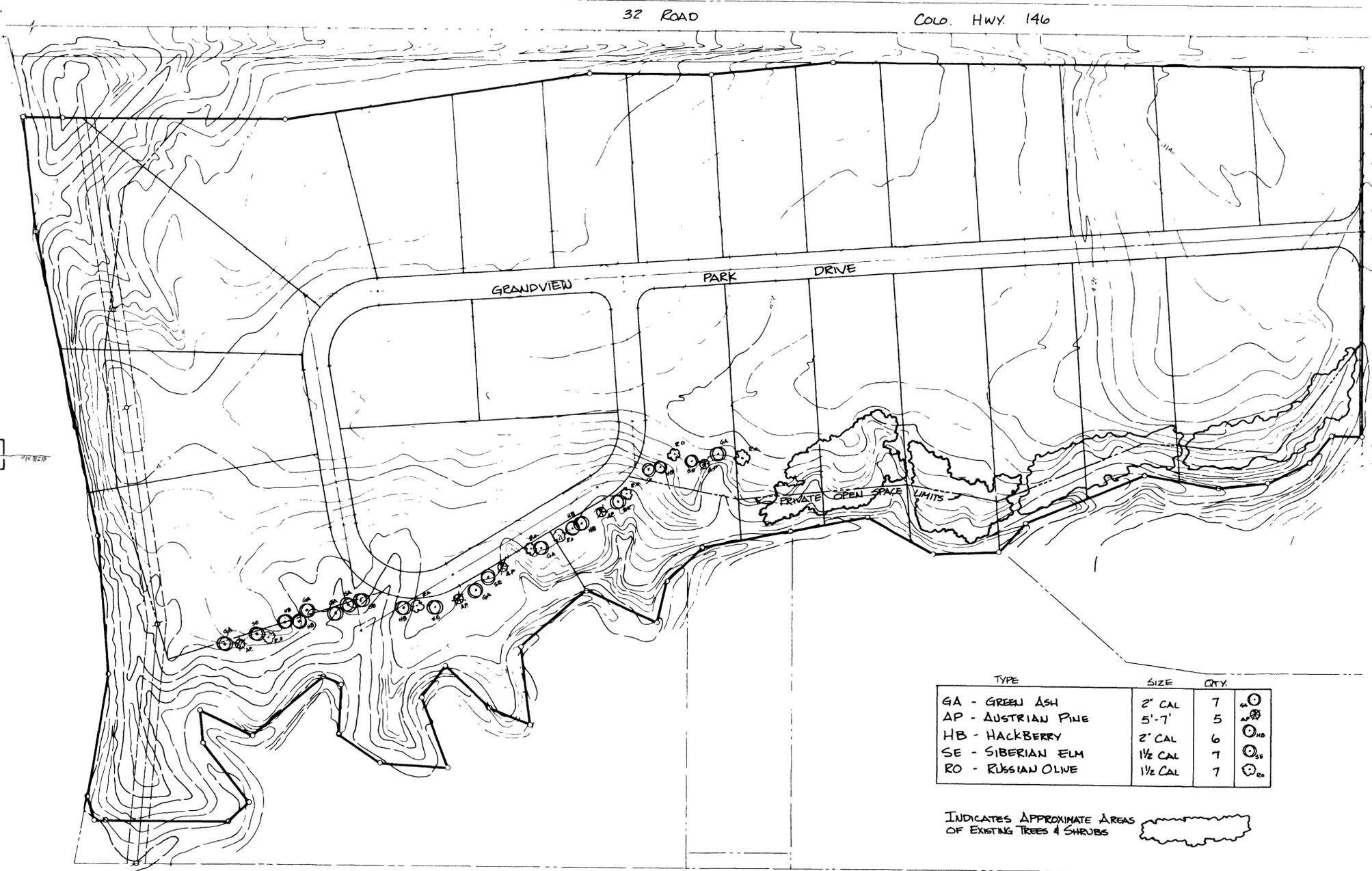


**ENTRANCE SIGN DETAIL**



**TYPICAL SITE PLAN**

SUGGESTED DROUGHT TOLERANT PLANTS	
TREES	SHRUBS
AMUR MAPLE	NEW MEXICAN LOCUST
GREEN ASH	FRAGRANT HONEYSUCKLE
JAPANESE PAGODA TREE	AMUR HONEYSUCKLE
AUSTRIAN PINE	SILVER LACE VINE
PINYON PINE	LEAD PLANT
BOX ELDER	DWARFINDIGO AMORPHA
HACK BERRY	WORMWOOD, SAGE BRUSH
SIBERIAN ELM	SIBERIAN PEASHRUB
HONEYLOCUST	MOUNTAIN MAHOGANY
RUSSIAN OLIVE	WHITE SAGE
ONE SEED JUNIPER	CHINESE JUNIPER

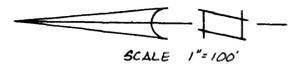


TYPE	SIZE	QTY.
GA - GREEN ASH	2' CAL	7
AP - AUSTRIAN PINE	5'-7'	5
HB - HACKBERRY	2' CAL	6
SE - SIBERIAN ELM	1 1/2' CAL	7
RO - RUSSIAN OLIVE	1 1/2' CAL	7

INDICATES APPROXIMATE AREAS OF EXISTING TREES & SHRUBS

**GENERAL NOTES**

- 1) AREAS STEEPLY SLOPING TO THE WASH ON THE WEST BOUNDARY SHALL REMAIN UNDISTURBED IN ORDER TO PRESERVE AND PROTECT THE EXISTING NATURAL GROUND COVER. SIMILARLY, CARE SHALL BE EXERCISED TO MINIMIZE DISRUPTION OF EXISTING GROUND COVER DURING PLANTINGS IN LANDSCAPED AREAS.
- 2) ALL TREES AND SHRUBS SHALL BE PROPERLY MULCHED TO A DEPTH OF 4 INCHES.
- 3) ALL NEW TREES AND SHRUBS SHALL BE DROUGHT TOLERANT PLANTS AND WATERED IN ACCORDANCE WITH RECOMMENDATIONS OF THE CSU COOPERATIVE EXTENSION SERVICE FOR DROUGHT TOLERANT PLANTS.



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1982, and is duly recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_.

Clerk and Recorder Deputy Fees

