

# LOMA ENTERPRISES LLC SIMPLE SUBDIVISION

M & D.L. AZCARRAGA  
BK 2130 PG 192  
LOT 5  
N 89°43'43" E 1320.62'  
MONUMENT VIEW COMMERCIAL PARK  
PLAT BOOK 13 PAGE 298  
LOT 4

MCSM NO. 1120  
N.W. CORNER  
SW1/4 NW1/4  
SECTION 5  
T1S, R1W U.M.

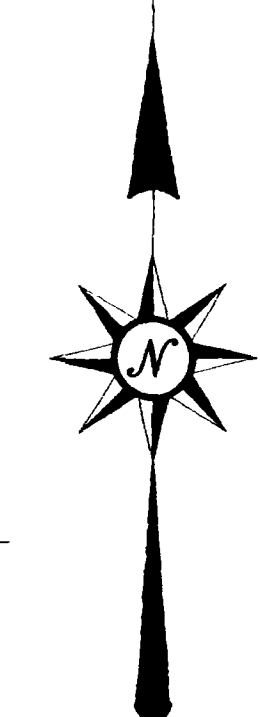
R.O.W. DEDICATED HEREON  
0.01 ACRES (400.0 SQ. FT.)

23 ROAD  
BASIS OF BEARING  
S 00°00'38" E 1319.00'

N56°49'22" W 910.82'  
N56°04'38" W 50.02'  
N56°49'22" W 71.83'  
N27°30'22" W 84.78'  
N 56°49'22" W 562.47'

MCSM NO. 536-1  
W 1/4 CORNER  
SECTION 5  
T1S, R1W U.M.

(ORIGINAL DEED S89°30'43"W)  
S 89°43'43" W 315.00'  
325.00'  
EXISTING 10' UTILITY EASEMENT  
(EAST 305' VADATED)  
IRON SUBDIVISION  
PLAT BK 12, PG 69



NOTE: RECORD POSITION  
OF THE S.E. CORNER OF  
IRON SUBDIVISION IS  
S00°00'38"E 1.33 FEET.

(ORIGINAL DEED=268.73')  
S 89°30'43" W 271.58'  
10' WATER EASEMENT BK 685 PG 516 & BK 979 PG 170  
FD. REBAR & CAP LS 14113  
S28°32'W 5.88'

CELTITE TECHNIK INC  
BK 1789 PG 496

FD. REBAR (NO CAP, LS 12901)  
SET CAP LS 18469  
AND CONCRETE COLLAR.

N 35°08'43" E 161.32'  
(ORIGINAL DEED=163.77)  
N 56°49'22" W 193.50'  
(ORIGINAL DEED=N56°53'17"W)  
S 33°08'43" W 148.03'  
(ORIGINAL DEED=150')

F.M. DENTON  
BK 2379 PG 868

STATE HIGHWAY 6 & 50  
CENTERLINE UNION PACIFIC RAILROAD

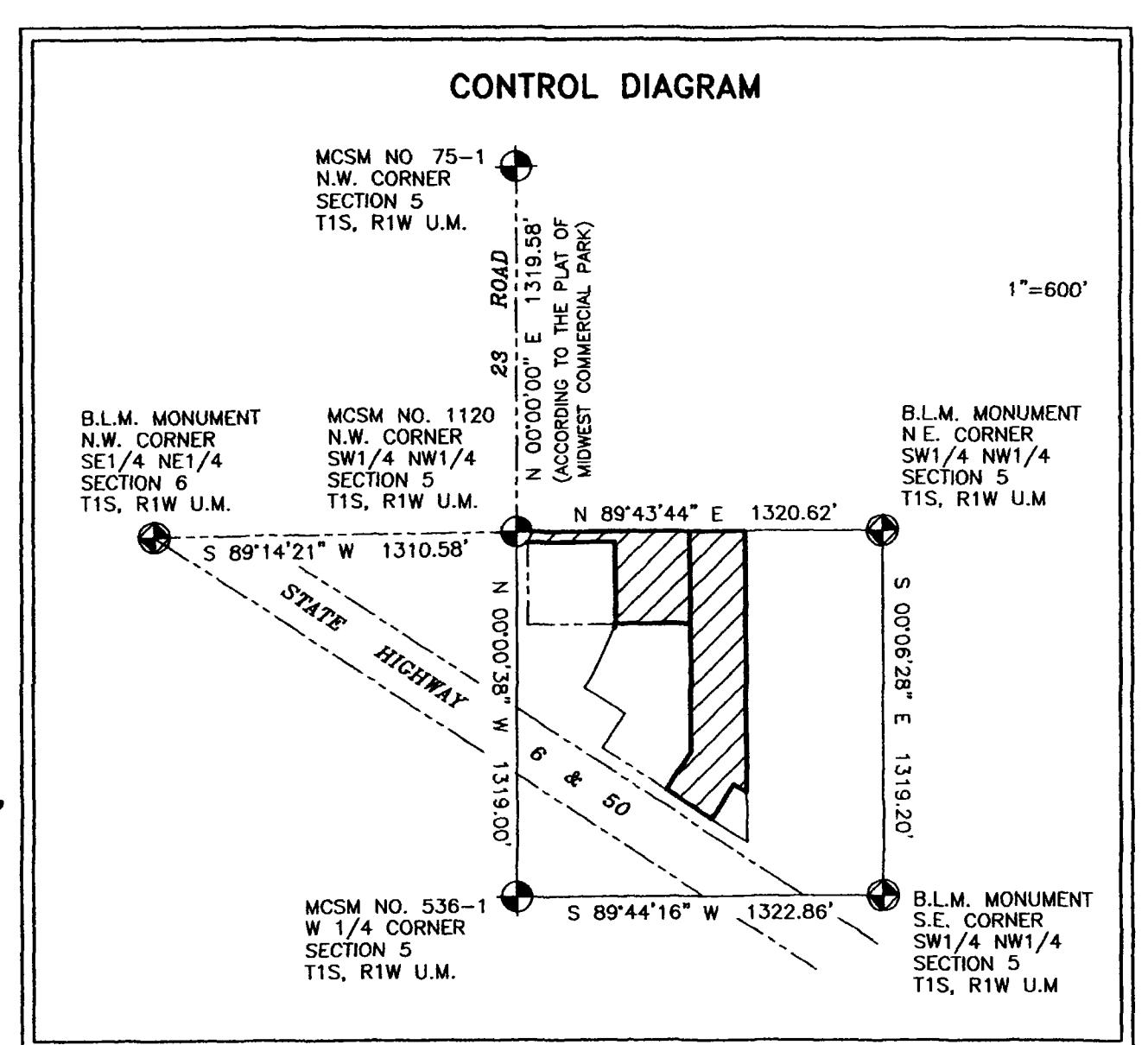
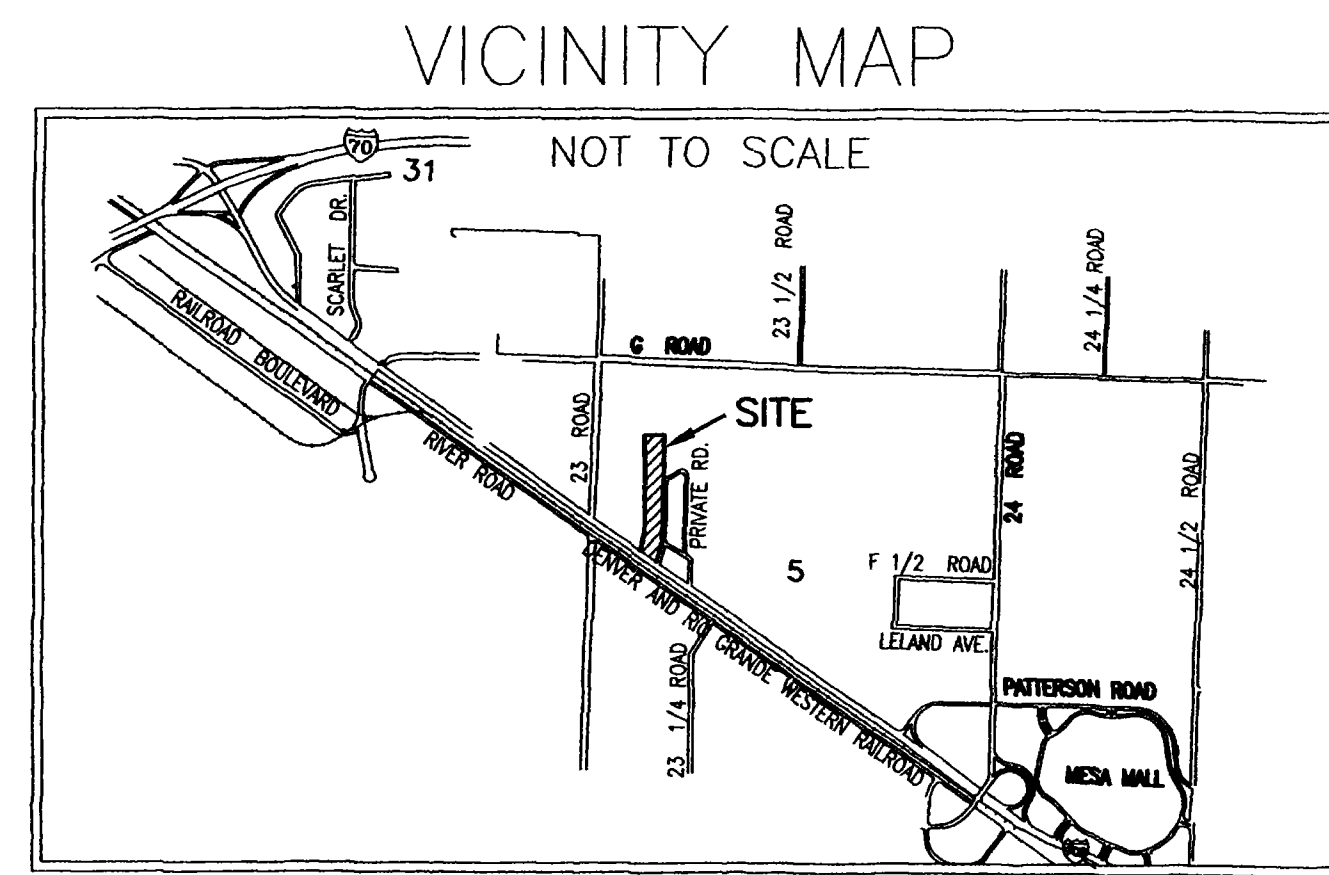
- LEGEND**
- ⊙ B.L.M. SURVEY MONUMENT
  - ⊙ MESA COUNTY SURVEY MARKER
  - ⊗ SET REBAR & CAP LS-18469
  - ⊗ FOUND REBAR & CAP LS-18469
  - FOUND REBAR (NO CAP)
  - ⊙ FOUND REBAR & CAP LS-12901
  - ⊙ FOUND REBAR & CAP LS-14113
  - ⊙ C.D.O.T. RIGHT-OF-WAY MARKER
  - ⊙ SET PK NAIL&WASHER IN CONC. LS 18469

**AREA SUMMARY**

DESC.	ACRES	PERCENT
PARCEL A	3.93	55.51%
PARCEL B	3.14	44.35%
RIGHT-OF-WAY (TO BE DEDICATED)	0.01	00.14%
TOTAL	7.08	100.00%

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.

EXISTING 20' DRAINAGE AND UTILITY EASEMENT  
NORTH LINE SW1/4 NW1/4 SEC. 5  
N.E. CORNER SW1/4 NW1/4 SECTION 5 T1S, R1W U.M. (B.L.M.)



**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying plat of Loma Enterprises LLC Simple Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469  
Date Feb 13, 2002

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 51°57'28" W	206.68'
L2	S 38°02'32" W	15.00'
L3	S 51°57'28" E	218.52'
L4	N 00°15'17" W	19.11'
L5	S 90°00'00" W	200.00'
L6	S 00°15'17" E	10.00'
L7	N 90°00'00" E	200.00'
L8	N 00°15'17" W	10.00'

**GENERAL NOTES**

- Title information from Mesa County real property records, and from Transation Title Insurance Company, policy no. A38-124353, effective date 1/22/1998.
- Basis of bearings is S00°00'38"E 1319.00 feet between the Northwest corner of the SW1/4 NW1/4 and the West 1/4 Corner of said Section 5. Derived from Midwest Commercial Subdivision (Plat Book 13 Page 48).

**DEDICATION AND OWNERSHIP STATEMENT**

KNOW ALL MEN BY THESE PRESENTS:  
Loma Enterprises, LLC, is the owner of a parcel of land being that certain tract of land in the SW1/4 NW1/4 of Section 5, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, recorded in Book 1779, at Page 672, and in Book 2677 at Pages 572-573 of the Mesa County real property records, and being more particularly described as follows:

Commencing at a Mesa County survey marker for the northwest corner of the SW1/4 NW1/4 of said Section 5, from whence a Mesa County survey marker for the West 1/4 Corner of said Section 5 bears S00°00'38"E 1319.00 feet; thence N89°43'43"E 30.00 feet to the point of beginning; thence N89°43'43"E, on the northerly line of the SW1/4 NW1/4 of said Section 5, 795.15 feet to a 5/8-inch rebar and cap (LS 12901); thence S00°15'17"E 946.90 feet to a 5/8-inch rebar and cap (LS 12901); thence N56°53'17"W 55.00 feet; thence S33°06'43"W 148.03 feet to the northerly right-of-way line of U.S. Highway 6 and 50; thence N56°49'22"W on said right-of-way line, 193.50 feet; thence N33°06'43"E 161.52 feet to a 5/8-inch rebar and cap (LS 18469); thence N00°15'17"W 464.08 feet; thence S89°30'43"W 271.58 feet to the easterly line of Iron Subdivision; thence N00°00'38"W 295.67 feet; thence S89°43'43"W 325.00 feet to the easterly right-of-way line of 23 Road; thence N00°00'38"W 40.00 feet to the beginning.

[7.08 Acres]  
That said owner has caused the said property to be laid out and surveyed as Loma Enterprises, LLC Simple Subdivision, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.  
That said owner does hereby dedicate and set apart all streets and road rights-of-way to the City of Grand Junction for the use of the public forever.  
That said owner does hereby dedicate and set apart 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 electric utilities and communication lines.

All Tracts/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/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.

IN WITNESS WHEREOF, said owner/s has caused their names to be hereunto subscribed this 13 day of FEBRUARY A.D., 2002.

Loma Enterprises, LLC, Jeff Over

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 13th day of Feb A.D., 2002 by Jeff Over.

My commission expires: May 22, 2005  
WITNESS MY HAND AND OFFICIAL SEAL.

Elizabeth Wilhelms  
Notary Public

**LIENHOLDER CERTIFICATE**

IN WITNESS WHEREOF, THE LIENHOLDER, Wells Fargo Bank, has caused its name to be hereunto subscribed this

13 day of February A.D., 2002.

Thomas W. Espeland  
Wells Fargo Bank

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 13th day of Feb A.D., 2002 by Thomas W. Espeland.

My commission expires: May 22, 2005  
WITNESS MY HAND AND OFFICIAL SEAL.

Elizabeth Wilhelms  
Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

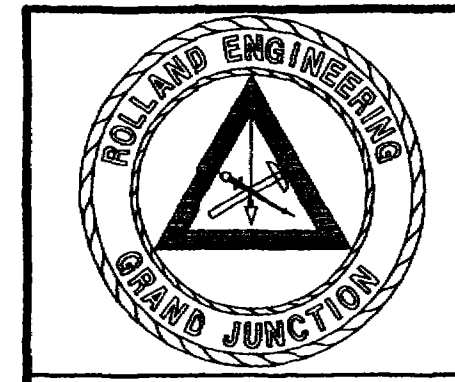
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, and is duly recorded as Reception Number \_\_\_\_\_ in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ through \_\_\_\_\_ inclusive. Drawer No. \_\_\_\_\_

Clerk and Recorder Deputy Fees

No Covenants, Conditions and Restrictions established.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL  
Approved this 21 day of FEBRUARY A.D. 2002

Mayor Cindy Gross Martz City Manager David Vanley



ROLLAND ENGINEERING  
405 Ridgeway Blvd  
Grand Jct., CO 81503  
(970) 243-8300

File Name: D:\1106\1106PLAT.DWG

**LOMA ENTERPRISES LLC SIMPLE SUBDIVISION**

IN SW1/4 NW1/4 OF SECTION 5 IN T1S, R1W, OF THE UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY COLORADO

Designed	Checked	RAM	Proj#	Sheet
Drawn	Date	12/19/01	1106	1 of 1