

# GRAND PARK SOUTH

A REPLAT OF LOT 2 GRAND PARK PLAZA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, MARTIN AZCARRAGA and DONNA AZCARRAGA, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2590 at Page 345, of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SW1/4 Section 32, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

LOT 2, GRAND PARK PLAZA, AS RECORDED IN PLAT BOOK 13 PAGE 321 RECEPTION NO. 1398384

That said owners have caused the said real property to be laid out and surveyed as GRAND PARK SOUTH, a subdivision of a part of the City of Grand Junction, State of Colorado.

That said owners do 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 sewer easements to the City of Grand Junction for the use of the public utilities as perpetual sewer line easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including.

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 manmade facilities above or below ground.

Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 3187, Pages 119

Tracts A & B and to the The Grand Park South property owners association for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 3187, Pages 119

All easements, Multi-purpose 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, and in Drainage and Detention/Retention easements, the right to dredge; 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 shall 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 22nd day of October A.D., 2002.

Martin Azcarraga Donna Azcarraga  
MARTIN AZCARRAGA DONNA AZCARRAGA

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

The foregoing instrument was acknowledged before me this 22nd day of October A.D., 2002, by Martin Azcarraga, and Donna Azcarraga.

6-12-2005  
My commission expires: John D. Blewett  
Notary Public

STATE OF COLORADO ) CLERK AND RECORDERS CERTIFICATE  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 12:52 o'clock P. M. this 28th day of October A.D., 2002, and is duly recorded in Plat Book No. 19, Page 150

Reception No. 2083723 Drawer No. MM-98 Fee \$10.00 + A.00

CLERK AND RECORDER BY DEPUTY

## CITY APPROVAL

This plat of GRAND PARK SOUTH, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 20th day of October A.D., 2002.

Salvatore Cindy Evans Martz  
City Manager Mayor

## SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of GRAND PARK SOUTH, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

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

10/22/2002 Date



## GRAND PARK SOUTH

FINAL PLAT		
SITUATED IN THE SW1/4 SW1/4 SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: R. G. CONSULTANTING ENGS.		SURVEYED BY: RM, SB, EG
SCALE: 1 IN = 100 FT		DRAWN BY: MEM
DATE: 10/22/2002	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	ACAD ID: GPS-FIN
		SHEET NO.
		FILE: 99289

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## AREA SUMMARY

ROADS = 2.69 ACRES = 09.26%  
TRACTS = 1.32 ACRES = 04.54 %  
LOTS = 25.05 ACRES = 86.20%  
TOTAL = 29.06 ACRES = 100%

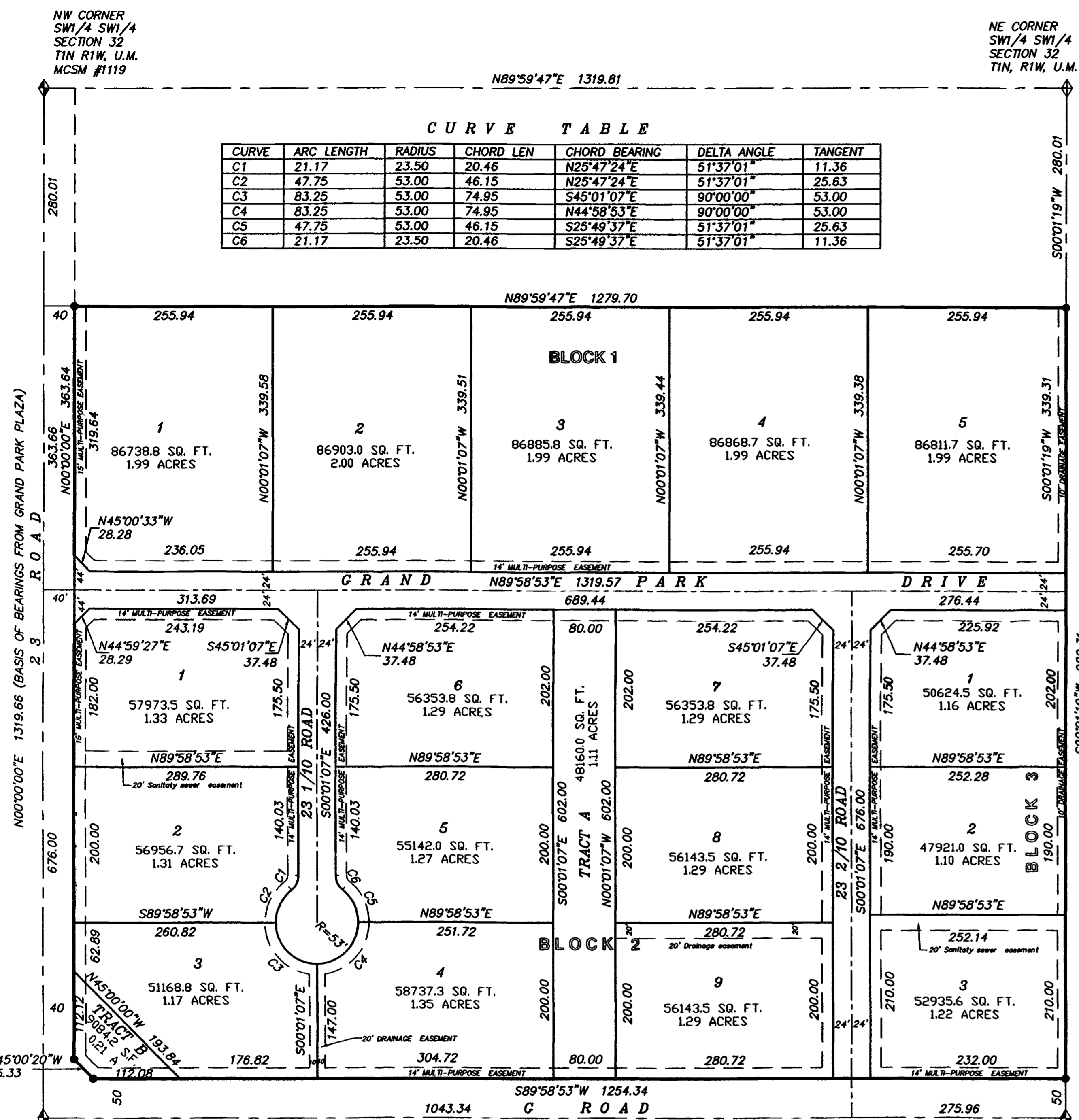
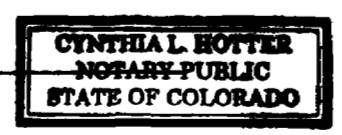
## ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of GRAND PARK SOUTH.

GRAND VALLEY NATIONAL BANK  
STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 22nd day of October A.D., 2002, by John Fredrick  
BY: JOHN-FREDRICK, President  
BRUCE SKALICKY, SENIOR VICE PRES.

My commission expires: 1-12-06  
Cynthia L. Hoffer  
Notary Public



NW CORNER SW1/4 SW1/4 SECTION 32 TIN R1W, U.M. MCSM #1119  
NE CORNER SW1/4 SW1/4 SECTION 32 TIN, R1W, U.M.

## LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY Q.E.D. SURVEYING L.S. 16413 (SET IN CONC.)
  - FOUND MESA COUNTY SURVEY MONUMENT
  - FOUND 3" SURVEY MONUMENT SET BY Q.E.D. SURVEYING L.S. 16413 (SET IN CONC.)
  - 5/8" RE-BAR W/PLASTIC CAP L.S. 16413 TO BE SET PRIOR TO SALE OF LOT
- A Traffic Study may be required, by the City of Grand Junction, for each lot at the time of Site Plan Review. Any lot development triggering improvements to 23 or G Road will be required to build the improvements, regardless of traffic generated by earlier lot development.
  - Lots adjacent to 23 Road and G Road will be required to provide Right-of-way landscaping in accordance with the City of Grand Junction's Zoning and Development Code requirements.