

# EIGHTY-FOUR LUMBER SIMPLE SUBDIVISION

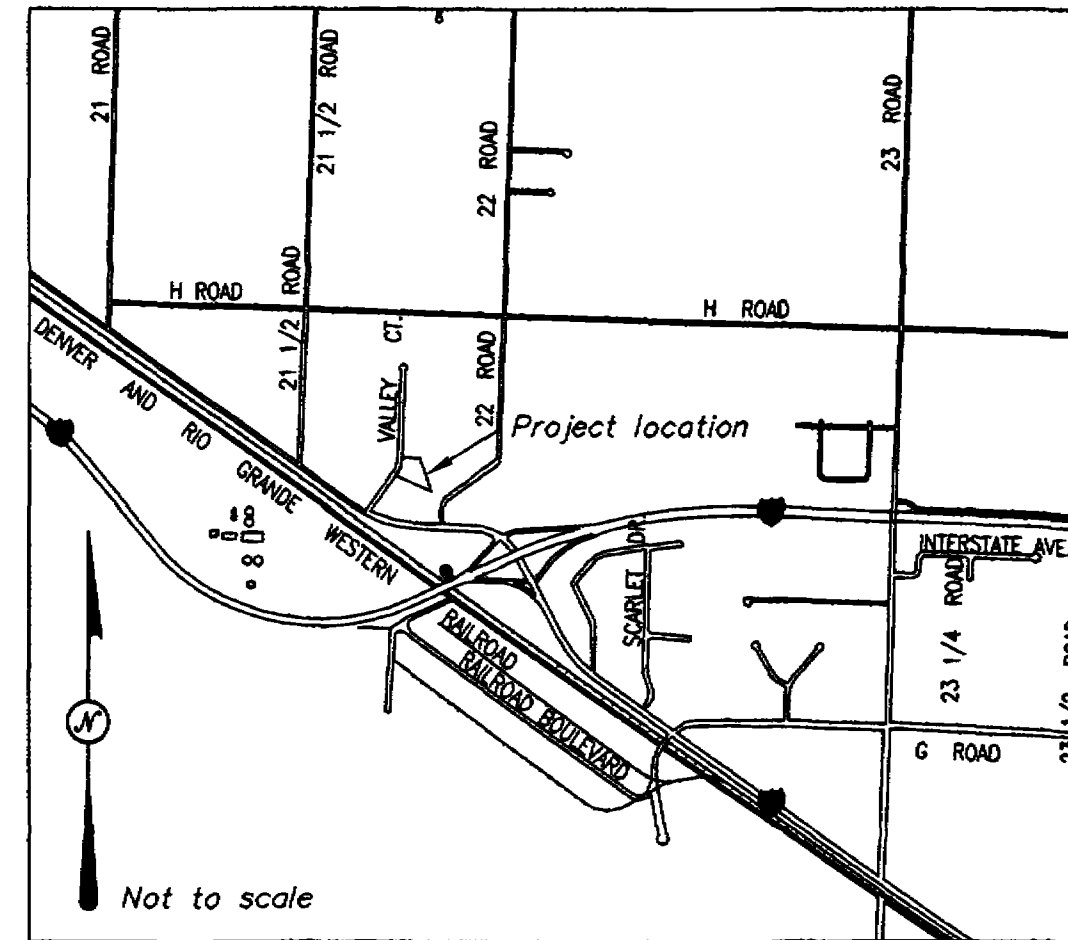
(A REPLAT OF LOTS 13-A AND 13-B, IBX SUBDIVISION,  
LOCATED IN THE NE 1/4 SECTION 36, T 1 N, R 2 W, U.M.)

Lot 19, Valley West Subdivision Filing No.3  
Plat Book 12, Page 347  
Ballard Land & Livestock, LLC  
Book 3128, Page 270/271

Lot 17, Valley West Subdivision Filing No.3  
Plat Book 12, Page 347  
David N. and Myrna L. Dodd  
Book 1760, Page 593

Lot 8, Valley West Subdivision Filing No.3  
Plat Book 12, Page 347  
Thunderbird Enterprises, LLC  
Book 3151, Page 72

Lot 13-C, IBX Subdivision  
Plat Book 15, Page 99  
Reed Miller, LLC  
Book 2373, Page 845



VICINITY MAP

FOUND #5 REBAR/PLASTIC CAP  
PLS 9960, IN CONCRETE

N 89°58'20" W  
310.00'

20' MULTI-PURPOSE EASEMENT

FOUND #5 REBAR/PLASTIC CAP  
PLS 9960, IN CONCRETE

20' MULTI-PURPOSE EASEMENT

VALLEY COURT

20' MULTI-PURPOSE EASEMENT

L=268.28'  
R=481.28'  
Δ=331°19'20"  
C LEN=264.51'  
BRG=S 18°41'21" W

FOUND #5 REBAR/1.5" ALUM. CAP  
PLS 18469, IN CONCRETE

S 32°27'00" W  
70.00'

FOUND #5 REBAR/1.5" ALUM. CAP  
PLS 18469, IN CONCRETE

S 68°12'14" E  
693.22'

FOUND #5 REBAR/1.5" ALUM. CAP  
PLS 18469, IN CONCRETE

N 18°25'10" W 627.25'

84 Lumber, LLC  
Book 1029, Page 633

INGRESS, EGRESS &  
UTILITY EASEMENT  
FOR LOTS 13, 14  
PLAT BOOK 12, PAGE 167

S 70°27'50" W  
50.00'

N 58°09'15" W  
103.50'

FOUND #5 REBAR/1.5" ALUM. CAP  
PLS 18469 FOR W.C., IN CONCRETE

S 30°02'40" E  
1320.00'

FOUND #5 REBAR/1.5" ALUM. CAP  
PLS 18469 FOR W.C., IN CONCRETE

N 17°57'20" E  
92.60'

FOUND #5 REBAR/1.5" ALUM. CAP  
PLS 18469 FOR W.C., IN CONCRETE

S 68°59'30" W  
103.23'

FOUND #5 REBAR/1.5" ALUM. CAP  
PLS 18469 FOR W.C., IN CONCRETE

S 89°52'48" W  
603.74'

FOUND MCSM # 1114  
FOR N1/16 CORNER SEC. 36/ SEC. 31

PERMIO WASH  
BOOK 230, PAGE 11

S 48°09'30" W  
103.23'

US I-70 RIGHT-OF-WAY  
BK 946, PG 549-551

FOUND MCSM # 1115  
FOR E1/4 CORNER SEC. 36,  
T 1 N, R 2 W, UTE MERIDIAN

LOT 1  
200472.1 SQ. FT.  
4.60 ACRES



SCALE: 1" = 50'  
50 25 0 50

**NOTES**

In the event that Lot 1, 84 Lumber Simple Subdivision is sold independent of Lot 14, Valley West Subdivision Filing No. Two, the initial purchaser of said Lot 1 will bring Lot 1 into compliance with the current parking code as of the date of purchase.

Easement and Title Information provided by Lawyers Title Insurance Corporation, Case No. ALTC-16042.

Basis of bearings assume the East line of the SE1/4 NE1/4 of Section 36 to bear S 00°02'40" E 1320.86 feet, this bearing is as shown on the plat of Valley West Filing No. 2. Both monuments on this line are Mesa County Survey Markers.

**LEGEND**

- MESA COUNTY SURVEY MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 IN CONCRETE
- CALCULATED POSITION
- FOUND REBAR, AS NOTED
- ALUM. = ALUMINUM
- W.C. = WITNESS CORNER
- T = TOWNSHIP
- R = RANGE
- U.M. = UTE MERIDIAN
- PLS = PROFESSIONAL LAND SURVEYOR

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 CERTIFICATION SHOWN HEREON.

**DEDICATION**

That the undersigned Pierce Hardy Limited Partnership is the owner of that real property situated in the Northeast Quarter (NE 1/4) of Section 36, Township 1 North, Range 2 West, Ute Meridian, Mesa County, State of Colorado, being Lots 13-A and 13-B, IBX Subdivision as recorded in Book 15, at Page 99, of the official records of the Clerk and Recorders Office of Mesa County, Colorado.

That said owner has caused the real property to be laid out and platted as EIGHTY-FOUR LUMBER SIMPLE SUBDIVISION, a Replat of Lots 13-A and 13-B of IBX SUBDIVISION, a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart that real property as shown and labeled as the accompanying plat of EIGHTY-FOUR LUMBER SIMPLE SUBDIVISION as follows. There are no lien holders on this property.

IN WITNESS WHEREOF, said owner, has caused his name to be hereunto subscribed this 20 day of SEPTEMBER, 2003 A.D.

by: Christina A. Toras  
Christina A. Toras  
Asst. Vice President

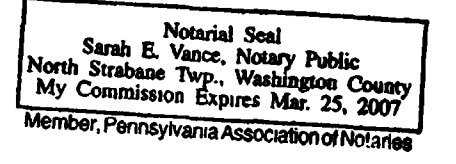
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF WASHINGTON

On this \_\_\_\_\_ day of \_\_\_\_\_, 2003, before me, a notary public, the undersigned officer, personally appeared Christina A. Toras, who acknowledged herself to be the Asst. Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Peter Jon Co. by herself as Asst. Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Pierce Hardy Limited Partnership  
By: Peter Jon Co., General Partner  
By: Christina A. Toras  
Asst. Vice President

Jason C. Toras Commission Expires March 25, 2007  
NOTARY PUBLIC



**TITLE CERTIFICATION**

STATE OF COLORADO  
COUNTY OF MESA

We, AMERICAN LAND TITLE title insurance company, as duly licensed in the State of Colorado, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to 84 Lumber, Inc.; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: SEPTEMBER 30, 2003 By: Heidi Hinson Papp  
Name and Title  
AMERICAN LAND TITLE  
Name of Title Company

**CITY OF GRAND JUNCTION APPROVAL**

This plat of EIGHTY-FOUR LUMBER SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 30 day of SEPTEMBER, A.D., 2003.

Henry R. Butler Mayor  
[Signature] City Manager

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA } ss  
I hereby certify that this instrument was filed in my office at 4:21 o'clock P.M., October 14, A.D., 2003, and was duly recorded in Plat Book No. 20 Page No. 34

2153765  
Reception No. \_\_\_\_\_ Clerk and Recorder  
00-67 By: \_\_\_\_\_ Deputy

**SURVEYOR'S CERTIFICATION**

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of EIGHTY-FOUR LUMBER SIMPLE SUB.a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of 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.

Jeffrey C. Fletcher  
JEFFREY C. FLETCHER COLORADO PLS 24953

EIGHTY-FOUR LUMBER SIMPLE SUB.  
A REPLAT OF LOTS 13-A AND 13-B, IBX  
SUBDIVISION, NE1/4 SEC. 36, T1N, R2W, U.1  
CITY OF GRAND JUNCTION, COLORAD

HIGH DESERT SURVEYING, LLC  
2881 B 3/4 ROAD  
GRAND JUNCTION, COLORADO 81503  
TEL: 970-254-9649, FAX: 970-255-7047

PROJECT NO. 03-17	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: 02/28/03	BE/FB	JCF	1	1