

**SES AMERICOM SUBDIVISION**  
**REPLAT OF LOT 2 OF VALLEY WEST, FILING NO. 1**  
**AND LOT 11 OF VALLEY WEST, FILING NO. 3**  
 LOCATED IN THE NE 1/4 OF SECTION 36, T1N, R2W, UTE MERIDIAN  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**DEDICATION:**

Know all men by these presents that SES Americom Colorado, Inc., Larry W. Warnke and Tammy D. Warnke are owners of this real property. Said real property being described as Lot 2 of Valley West, Filing No. 1, recorded at Reception No. 1161732; and Lot 11 of Valley West, Filing No. 3 recorded at Reception No. 1246286 of the Mesa County Clerk and Recorder's Office; being more particularly described as follows:

Considering the Basis of Bearing to be the North line of NE1/4 Section 36, T1N, R2W, Ute Meridian with a bearing of N89°59'40"E; thence commencing at the N1/4 corner of said Section 36, thence S00°01'40"W a distance of 515.12'; thence S89°58'20"E, 40.00' to the true point of beginning which is the northwest corner of said Lot 2; thence S89°58'20"E a distance of 630.00'; thence N32°12'09"E a distance of 548.24'; thence S59°11'20"E a distance of 85.95'; thence S42°05'50"E a distance of 424.71'; thence S45°43'50"E a distance of 134.08'; thence S43°36'40"E a distance of 119.70'; thence S46°23'20"W a distance of 183.96'; thence with a curve turning to the left with an arc length of 165.36', with a radius of 50.00', with a chord bearing of S41°38'36"W, with a chord length of 99.66', thence N89°58'20"W a distance of 630.00'; thence S00°01'40"W a distance of 276.55'; thence N89°58'20"W a distance of 630.00' to a point on the easterly right-of-way of 21 1/2 Road; thence N00°01'40"E along the easterly right-of-way of 21 1/2 Road a distance of 553.14'; which is the point of beginning, having an area of 16.78± acres.

That said owners has caused that real property to be laid out and surveyed as SES AMERICOM SUBDIVISION.

That said owners do hereby dedicate and set apart that real property as labeled on the accompanying plat as follows:

All Multipurpose 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 lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots 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.

That there are no lienholders of record.

IN WITNESS said owner has caused his name to be hereunto subscribed

this 14 day of JANUARY A.D. 2005

Kent Haulman  
 SES Americom Colorado, Inc.  
 Kent Haulman

STATE OF COLORADO )  
 COUNTY OF MESA ) SS

The foregoing instrument was acknowledge before me this 14<sup>th</sup> day of

January A.D. 2005 by Kent Haulman, as Vice-President - Operations, SES Americom Colorado, Inc.

My commission expires 4-08-2007

Joanne Carruthers  
 Notary Public  
 Witness my hand and seal.

IN WITNESS said owners have caused his/her name to be hereunto subscribed

this 14 day of JANUARY A.D. 2005

Larry W. Warnke Tammy D. Warnke  
 Larry W. Warnke Tammy D. Warnke

STATE OF COLORADO )  
 COUNTY OF MESA ) SS

The foregoing instrument was acknowledge before me this 14<sup>th</sup> day of

January A.D. 2005 by Larry W. Warnke and Tammy D. Warnke, as Joint tenants.

My commission expires 4-08-2007

Joanne Carruthers  
 Notary Public  
 Witness my hand and seal.

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA ) SS

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:31 o'clock P.M on this 10<sup>th</sup> day of March A.D. 2005, and was recorded at Reception Number 2242833 Drawer Number QQ-74, Fees \$20.00 + 1.00. Book 3852 Pages 466-467

\_\_\_\_\_  
 Clerk and Recorder Deputy

**CITY OF GRAND JUNCTION APPROVAL**

This plat of SES AMERICOM SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado was approved this 28<sup>th</sup> day of February A.D. 2005

[Signature] Mayor  
[Signature] City Manager

**TITLE CERTIFICATION LOT 1**

We Stewart Title Guaranty Company, a Title Insurance Company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to SES Americom Colorado, 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.

Stewart Title Guaranty Company

By: [Signature] VP of Operations  
 Title Examiners signature

Printed Name Alice E. Heinecke

EXECUTED this February 1<sup>st</sup> day of \_\_\_\_\_, 2005.

**TITLE CERTIFICATION LOT 2**

We Stewart Title Guaranty Company, a Title Insurance Company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to LARRY W. WARNKE AND TAMMY D. WARNKE; 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.

Stewart Title Guaranty Company

By: [Signature] VP of Operations  
 Title Examiners signature

Printed Name Alice E. Heinecke

EXECUTED this 1<sup>st</sup> day of February, 2005.

**SURVEYOR'S CERTIFICATE**

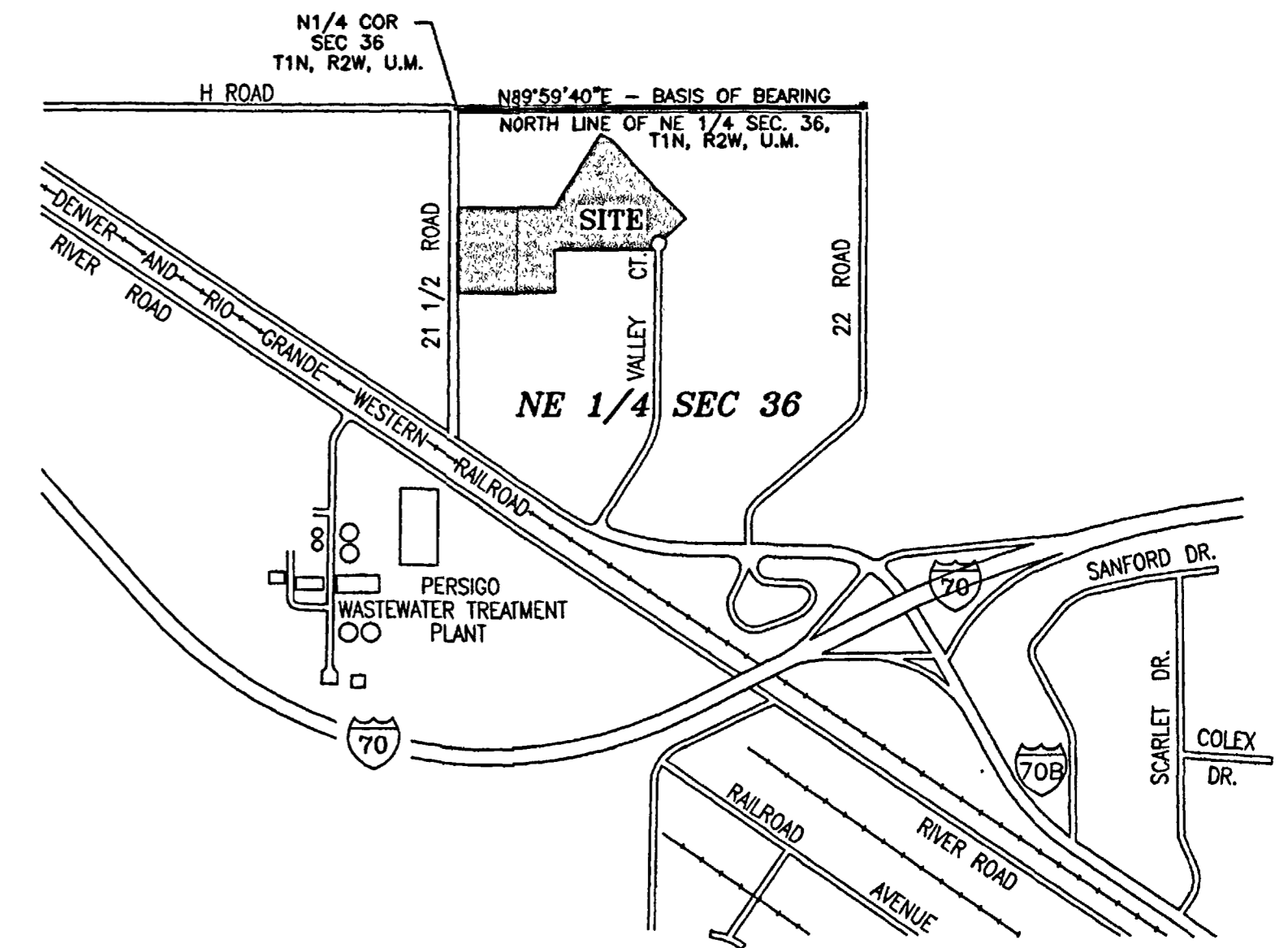
I Richard L. Atkins, do hereby certify that the accompanying plat of SES AMERICOM SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

[Signature]  
 Richard L. Atkins  
 P.E./P.L.S. No. 12291

Basis of Bearing : A bearing of N89°59'40"E which is between the found Mesa County Brass Caps of the N1/4 corner and the NE corner of Section 36, T1N, R2W, Ute Meridian also being the North line of NE 1/4 said Section 36.

**ADDITIONAL RECORDED DOCUMENTS:**

1. Reservations and exceptions in Patents, or Acts reserved in United States Patent recorded September 9, 1890 in Book 11 at Page 49.
2. Memorandum Agreement recorded September 14, 1979 in Book 1218 at Page 940.
3. Letter recorded December 14, 1988 in Book 1722 at Page 543.
4. Letter recorded December 14, 1988 in Book 1722 at Page 544.
5. Declaration of Covenants, Conditions and Restrictions recorded January 21, 1981 in Book 1294 at Page 801.
6. Letter recorded January 21, 1981 in Book 1294 at Page 804.
7. Declaration of Covenants, Conditions and Restrictions recorded May 30, 1978 in Book 1151 at Page 410 and all amendments thereto.
8. Letter recorded May 3, 1978 in Book 1151 at Page 415.
9. Power of Attorney and Annexation Agreement recorded December 13, 1978 in Book 1177 at Page 536.
10. Note(s) as shown on the Plat of Valley West, Filing No. One.
11. Note(s) as shown on the Plat of Valley West, Filing No. Three.
12. Instrument recorded January 21, 1981 in Book 1294 at Page 801.
13. Letter recorded January 21, 1981 in Book 1294 at Page 804.
14. Easement and Agreement between Grand Junction Drainage District and Mustang, Inc. C/O E & H Industrial Supplies, Inc. as shown by instrument recorded October 23, 1998 in Book 2503 at Page 777.



**LOCATION MAP**  
 NTS

**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.  
 Property pins that were found were accepted within 0.25'±.

<b>SES AMERICOM SUBDIVISION</b>	
REPLAT OF LOT 2 OF VALLEY WEST, FILING NO. 1, LOT 11 OF VALLEY WEST, FILING NO. 3 LOCATED IN THE NE 1/4 OF SECTION 36, T1N, R2W, U.M. CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
<b>ATKINS AND ASSOCIATES, INC.</b>	
518 28 ROAD, SUITE B-105, P.O. BOX 2702 GRAND JUNCTION, CO 81502 PH. (970) 245-6630 FAX (970) 245-2355	DRAWN BY DDC DATE 1/07/05 JOB NO. 04013 SHEET 1 OF 2

N1/4 COR  
SEC 36  
T1N, R2W, U.M.  
MCSM 143-1

N 89°59'40" E 2640.69' - BASIS OF BEARING  
NORTH LINE NE1/4 SEC 36

NE COR  
SEC 36  
T1N, R2W, U.M.  
MCSM 89

# SES AMERICOM SUBDIVISION

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CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

### LEGEND

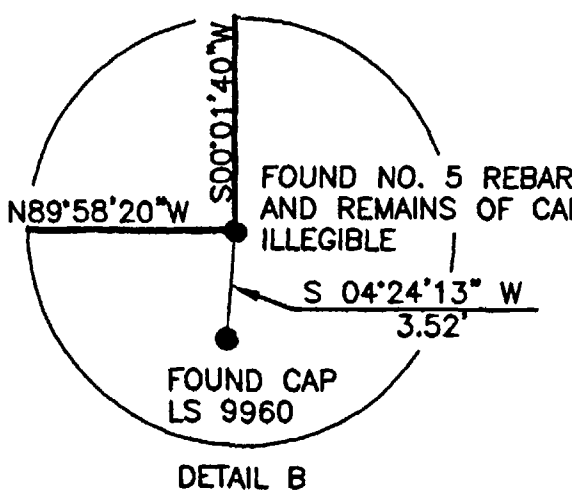
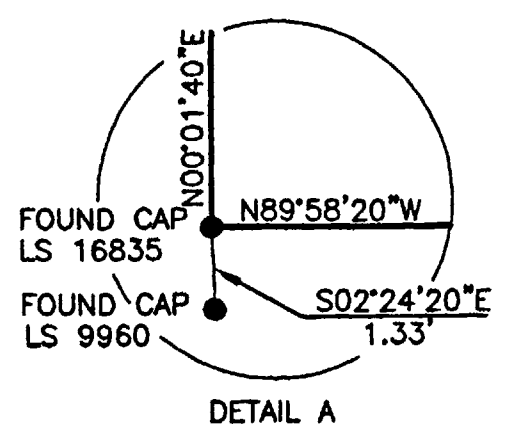
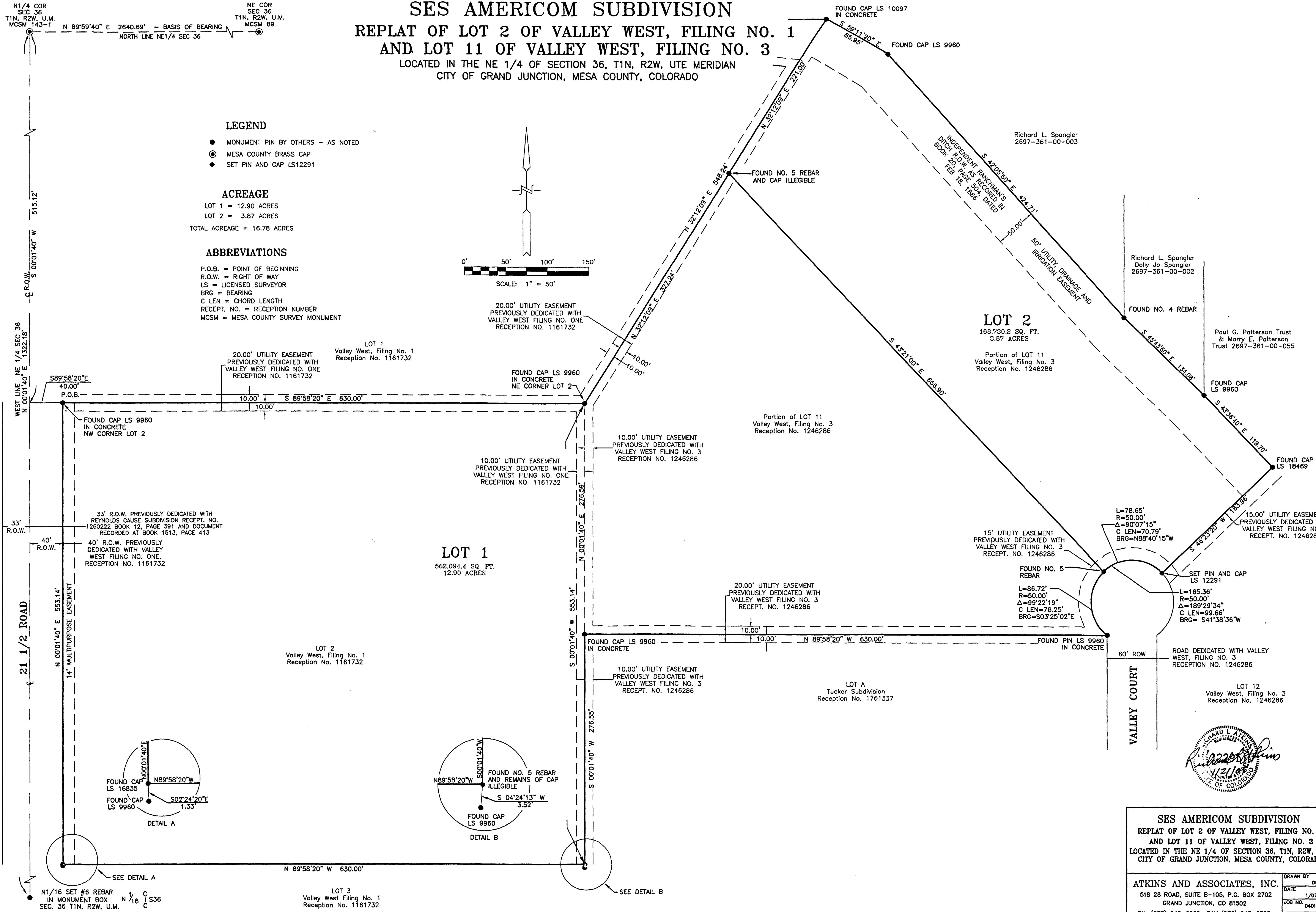
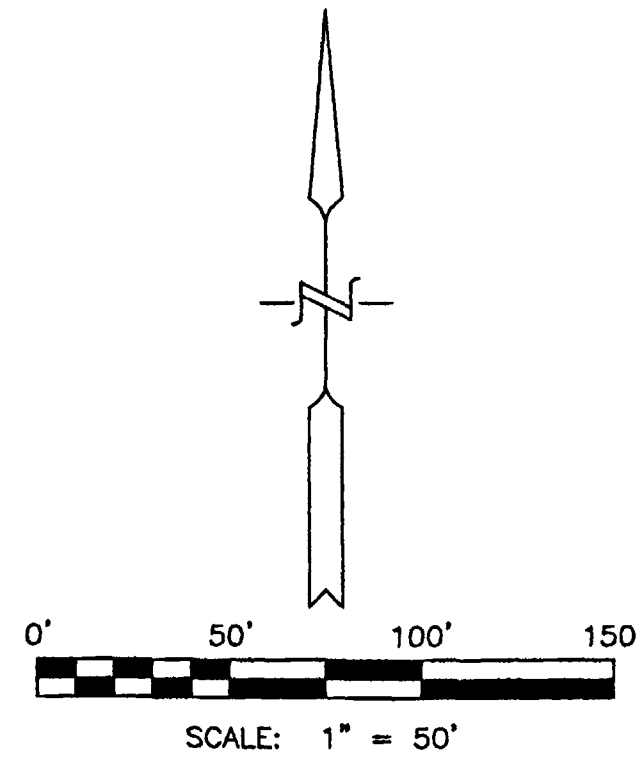
- MONUMENT PIN BY OTHERS - AS NOTED
- ⊙ MESA COUNTY BRASS CAP
- ◆ SET PIN AND CAP LS12291

### ACREAGE

LOT 1 = 12.90 ACRES  
LOT 2 = 3.87 ACRES  
TOTAL ACREAGE = 16.78 ACRES

### ABBREVIATIONS

P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT OF WAY  
LS = LICENSED SURVEYOR  
BRG = BEARING  
C LEN = CHORD LENGTH  
RECEPT. NO. = RECEPTION NUMBER  
MCSM = MESA COUNTY SURVEY MONUMENT



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ATKINS AND ASSOCIATES, INC.	DRAWN BY DDC
518 28 ROAD, SUITE B-105, P.O. BOX 2702 GRAND JUNCTION, CO 81502	DATE 1/07/05
PH. (970) 245-6630 FAX (970) 245-2355	JOB NO. 04013
	SHEET 2 OF 2