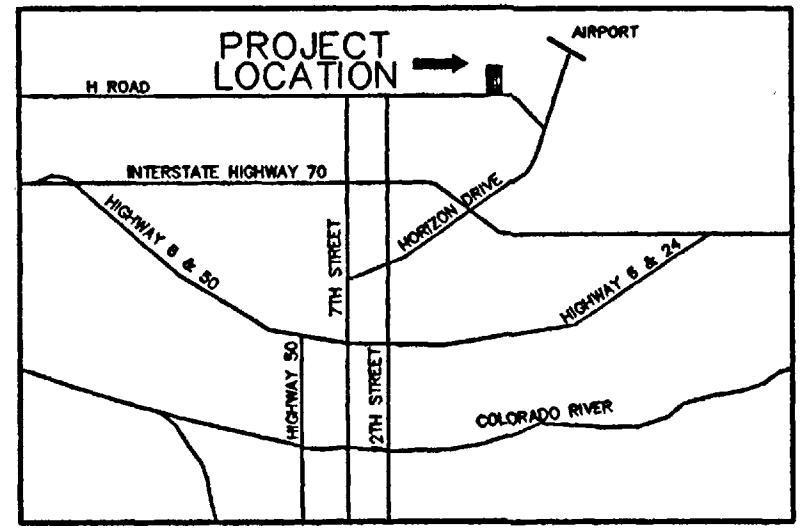


# NORTH CREST INDUSTRIAL PARK FILING NO. TWO



**Centerline Curve Data**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CI	20°32'20"	300.00'	107.54'	106.97'	N08°18'50"W

**AREA SUMMARY**

LOTS	= 10.880 Acres	88.74%
ROAD ROW	= 1.381 Acres	11.26%
TOTAL	= 12.261 Acres	100.00%

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned NORTH CREST DEVELOPMENT LLC, a Colorado Limited Liability Company is the owner of that real property located in a portion of the SE1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Lot 1, Block 2, of NORTH CREST INDUSTRIAL PARK, as recorded in Plat Book 18, Page 283, Mesa County records.

Said parcel containing 12.261 Acres, as described.

That said owner has caused the real property to be laid out and platted as NORTH CREST INDUSTRIAL PARK FILING NO. TWO, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of NORTH CREST INDUSTRIAL PARK FILING NO. TWO as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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

All Drainage Easements granted to the North Crest Industrial Park Subdivision Land Owners Association, its successors and assigns for the installation, operation, maintenance and repair of Drainage facilities. Deed of conveyance recorded at Book 3918, Page 575 subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage & Detention/Retention easements or tracts, the right to dredge; 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, NORTH CREST DEVELOPMENT LLC, a Colorado Limited Liability Company, has caused their name to be hereunto subscribed this 27 day of MAY, A.D. 2005.

*Kay C. Scott, Manager by Gregg L. Cranston, Attorney in Fact*  
for NORTH CREST DEVELOPMENT LLC, a Colorado Limited Liability Company  
by: Kay C. Scott, Manager by Gregg L. Cranston, Attorney in Fact (Book 3885, Page 282, Mesa County records)

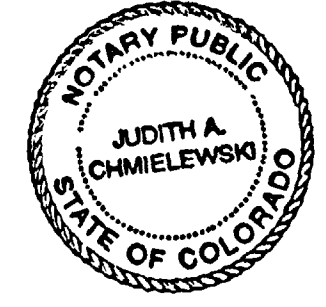
### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me for NORTH CREST DEVELOPMENT LLC, a Colorado Limited Liability Company by Kay C. Scott, Manager by Gregg L. Cranston, Attorney in Fact this 27th day of May, A.D., 2005.

Witness my hand and official seal:

*Judith A. Chamlewski*  
Notary Public



My Commission Expires 6/21/07

### NOTES:

The Declaration of Covenants and Restrictions are recorded at Book 3126, Pages 971 through 989, Mesa County Records.

Bearings are based upon the South line of the SE1/4 SE1/4 of Section 25, which bears North 88 degrees 03 minutes 49 seconds West, a distance of 1317.56 feet, as shown on plat of NORTH CREST INDUSTRIAL PARK recorded in Plat Book 18, Page 283, Mesa County records. Both monuments on this line are Mesa County Survey Markers as shown on the accompanying plat.

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc, Commitment No. 00914133 C, dated Oct. 12, 2004.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

There will be no direct access to H Road from any lots within this subdivision, except by North Crest Drive.

### NOTES REQUIRED BY THE CITY:

- All lots require engineered foundations for primary structures.
- The area within the 65 LDN Noise contour shown hereon shall comply with Table 7.3 in the City of Grand Junction Zoning and Development Code.

### LEGEND

- ▲ ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- ▲ PK NAIL, SET IN PAVING
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- Δ DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Brg CHORD BEARING OF ARC
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- ⊕ INTERSTATE HIGHWAY SYMBOL
- ⊗ STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- PLS SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PROFESSIONAL LAND SURVEYOR NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- ° DEGREES
- ' MINUTES OR FEET
- " INCHES OR SECONDS
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING

### SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of NORTH CREST INDUSTRIAL PARK FILING NO. TWO, 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.

Date certified MAY 25, 2005

### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 3506 Pages 156 through 162, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its \_\_\_\_\_ with the authority of its Board of Directors, this 27th day of MAY, 2005.

By: *Kathleen Belgard* (title) VICE PRESIDENT  
For: BANK OF COLORADO

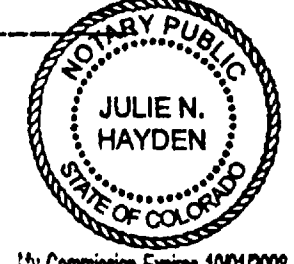
### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by KATHLEEN BELGARD (title) VICE PRESIDENT for BANK OF COLORADO this 27th day of MAY, A.D., 2005.

Witness my hand and official seal:

*Julie N. Hayden*  
Notary Public



My Commission Expires 10-01-2008

### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Abstract and Title Co., 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 North Crest Development LLC; 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: June 3, 2005 by: Donald K. Poin, Title Examiner Name And Title  
for: Abstract and Title Co. Name Of Title Company

### FOR CITY USE ONLY

#### Associated Recorded Documents

Book	Page	Type
3918	584	Release of Drainage Easements
3918	592-594	Amendments to CC&R's

### CITY OF GRAND JUNCTION APPROVAL

This plat of NORTH CREST INDUSTRIAL PARK FILING NO. TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 27th day of May, A.D., 2005.

City Manager *[Signature]*

President of City Council *[Signature]*

### CLERK AND RECORDER'S CERTIFICATE

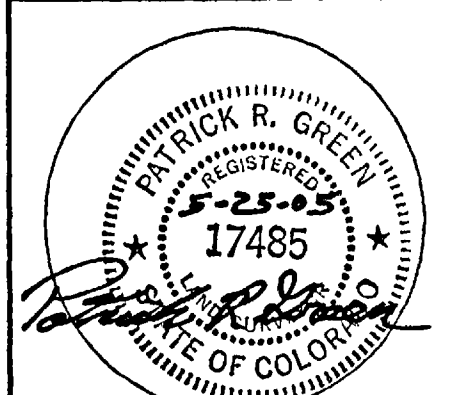
STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:49 o'clock P.M., June 13, A.D., 2005, and was duly recorded in Book 3918,

Page No. 585 Reception No. 2258818 Drawer No. QQ-123 Fees: 10.00+1.00

Clerk and Recorder

By: \_\_\_\_\_  
Deputy



**NORTH CREST INDUSTRIAL PARK FILING NO. TWO**  
SE1/4 SECTION 25  
T1N R1W UTE MERIDIAN  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7TH STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

DATE:	SURVEYED:	DRAWN:	CHECKED:	SHEET:	OF:
Jan, 2005	RAD	RSK	PRG	1	1