

# GRAND WHITE ETKIN SUBDIVISION REPLAT OF LOT 1 CH FOUR COMMERCIAL PARK, FILING NO. 1

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Grand White Etkin Res L.L.C., an Indiana Limited Liability Company, is the owner of that real property located in part of the NE1/4 Section 36, T1N, R1W, Ute Meridian and NW1/4 Section 31, T1N, R1E, Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Special Warranty Deed Book 3667, Page 213.)

A Replat of: LOT 1, CH FOUR COMMERCIAL PARK, FILING NO. 1, as recorded in Plat Book 12, Page 394, Mesa County, Colorado records, EXCEPT for right-of-way for Horizon Drive granted to the City of Grand Junction in Book 1437, Page 952 of the Mesa County records.

Said lot containing an area of 5.476 Acres more or less, as shown.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots and tracts, as shown hereon, and designated the same as GRAND WHITE ETKIN SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

**Tract A** is granted to the Owners of Lot 1 shown hereon, for perpetual use as: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwater, as required by the plat of CH FOUR COMMERCIAL PARK, FILING NO. 1, as recorded in Plat Book 12, Page 394, Mesa County, Colorado records.

**Tract A** is dedicated to the City of Grand Junction, Colorado as a perpetual drainage easement for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to said detention and drainage easement areas. The owner(s) and/or the property owners association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities and appurtenances.

All Multipurpose Easements granted 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 Pedestrian Access Easements dedicated to the City of Grand Junction as perpetual easements for ingress and egress and use by the public for the purpose of walking, running, bicycling, and other non-motorized forms of transportation for commuting and recreational purposes.

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.

**OWNERS hereby declare there are no lienholders to herein described real property.**

IN WITNESS WHEREOF, said owners, Grand White Etkin Res L.L.C., an Indiana Limited Liability Company, has caused their names to be hereunto subscribed this 26 day of August, A.D. 2005.

by: Carl S. Hren title: PROJECT MANAGER  
for: Grand White Etkin Res L.L.C., an Indiana Limited Liability Company

## NOTARY PUBLIC'S CERTIFICATE

STATE OF Ohio }  
COUNTY OF Cuyahoga } ss

The foregoing instrument was acknowledged before me by Carl S. Hren (title) Project Manager for Grand White Etkin Res L.L.C., an Indiana Limited Liability Company this 26 day of August, A.D., 2005. Witness my hand and official seal:

Darren C. Wilson  
Notary Public

My Commission Expires DARREN C. WILSON  
Notary Public, State of Ohio, City, Cty.  
My commission expires June 14, 2006



## TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Abstract & Title Co. of Mesa County, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to Grand White Etkin Res. L.L.C.; 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: 8/24/05 by: Deborah S. Blunckette, Title Officer  
Name And Title  
for: Abstract & Title Co. of Mesa County  
Name Of Title Company

## FOR CITY USE ONLY

Associated Recorded Documents	Book	Page	Type
	393	616-617	Bargain & Sale deed
	393	618-627	Reciprocal Easement

## GENERAL NOTES

Basis of bearings is the East Line of the NE1/4 Section 36, Township 1 North, Range 1 West, of the Ute Meridian, as shown on the plat of CH FOUR COMMERCIAL PARK, FILING NO. 1, as recorded in Plat Book 12, Page 394, Mesa County Colorado records, which bears North 00 degrees 00 minutes 16 seconds West, a distance of 1319.83 feet, based on GPS observation of the Mesa County Geodetic Control Network.

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

Easement and Title Information provided by Abstract and Title Company of Mesa County, Inc., Policy No. A52-0020546, dated May 11, 2005 at 7:00 am.

A Reciprocal Easement Agreement recorded in Book 393, Page 618-627 Mesa County records includes the Sign Easements as shown on this plat, and easements for ingress/egress, utilities, drainage, detention, and shared parking as defined in the Easement Agreement.

## CITY OF GRAND JUNCTION APPROVAL

This plat of GRAND WHITE ETKIN SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16 day of September, 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 2:59 o'clock P.M., Sept, 2 A.D., 2005, and was duly recorded in Book 393

Page No. 615 Reception No. 2273428 Drawer No. RR-31 Fees: 11.00

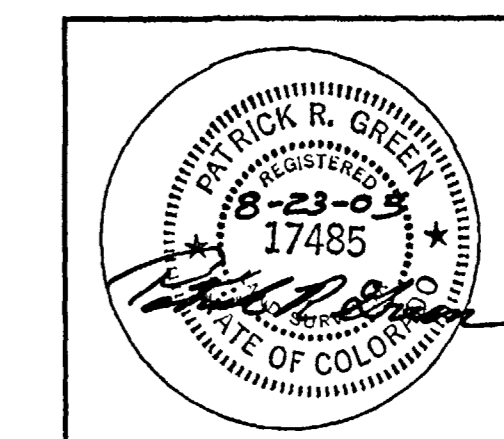
Clerk and Recorder

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

## SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of GRAND WHITE ETKIN SUBDIVISION, 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.

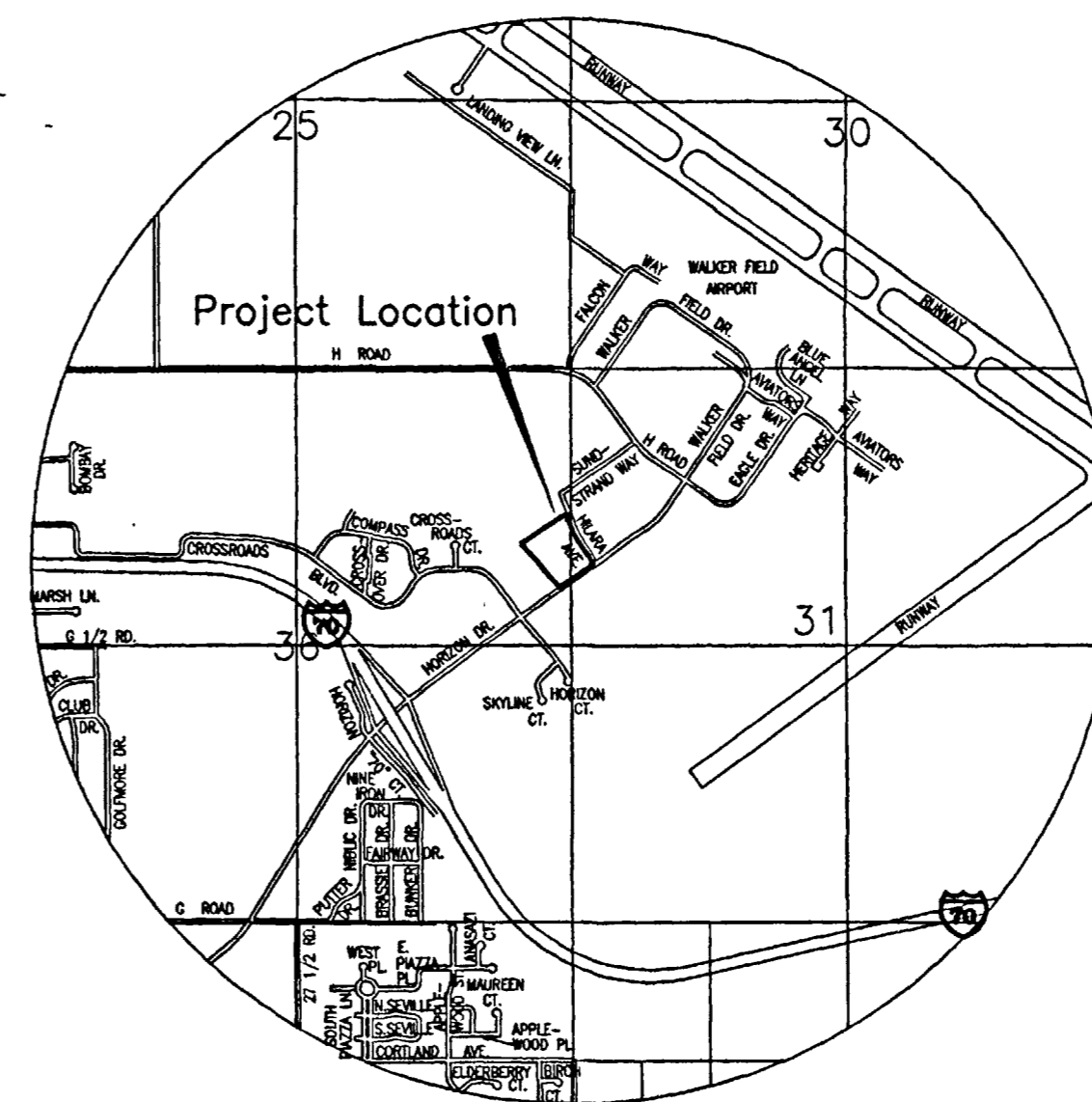
Date certified 8-23-05



**GRAND WHITE ETKIN SUBDIVISION**  
REPLAT OF LOT 1  
CH FOUR COMMERCIAL PARK, FILING NO. 1  
NE1/4 SECTION 36, T1N, R1W, UTE MERIDIAN  
NW1/4 SECTION 31, T1N, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

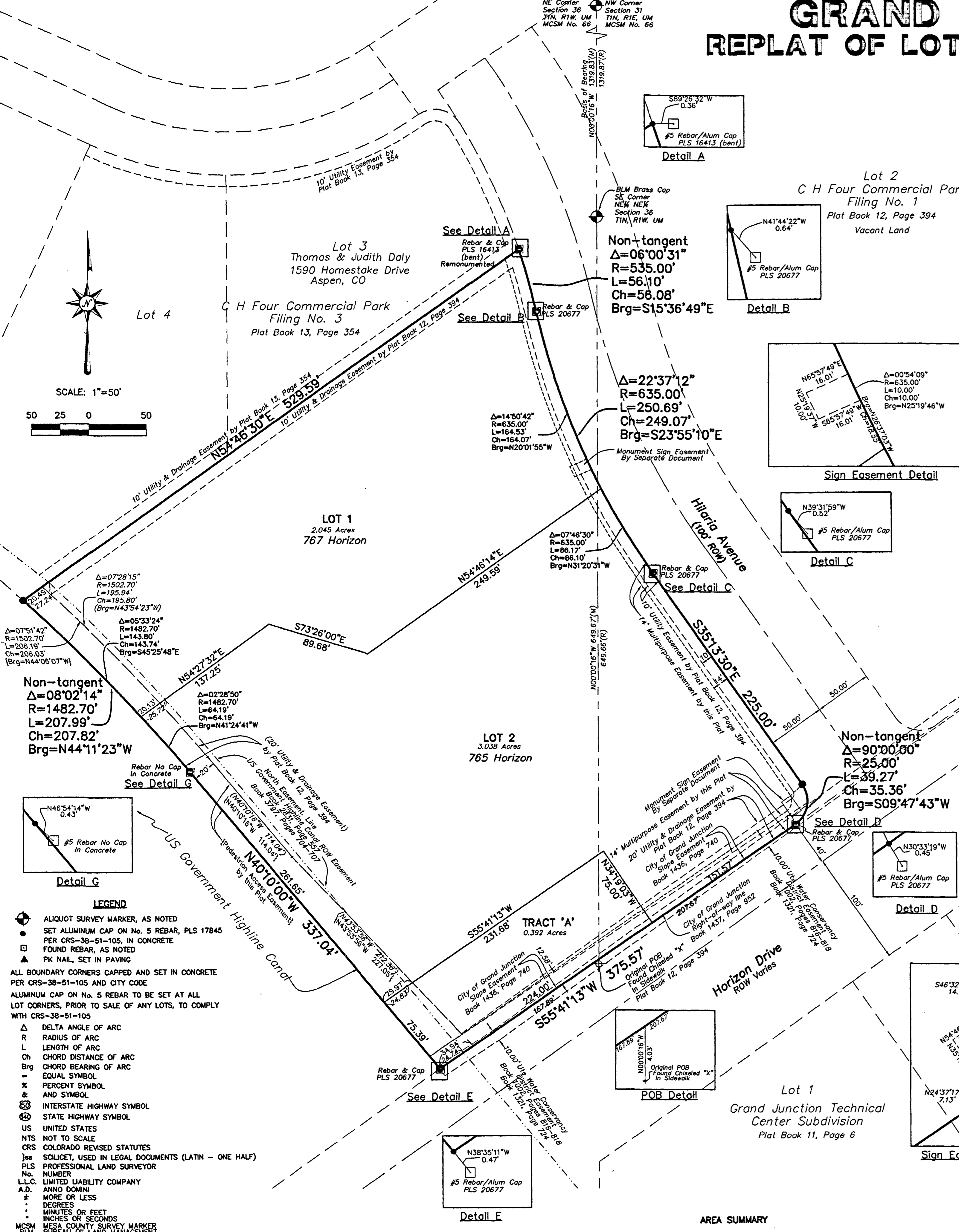
**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2003-131 SURVEYED DRAWN CHECKED SHEET OF  
DATE: July, 2005 RAD/LED RSK PRG 1 1



Vicinity Map

AREA SUMMARY		
LOTS	= 5.084 Acres	92.84%
TRACTS	= 0.392 Acres	7.16%
TOTAL	= 5.476 Acres	100.00%



- 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
  - ▲ ALL BOUNDARY CORNERS CAPPED AND SET IN CONCRETE PER CRS-38-51-105 AND CITY CODE
  - ▲ 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
  - Ⓢ SCHEDULE, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
  - PLS PROFESSIONAL LAND SURVEYOR
  - No. NUMBER
  - L.L.C. LIMITED LIABILITY COMPANY
  - A.D. ANNO DOMINI
  - MORE OR LESS
  - ± DEGREES
  - ′ MINUTES OR FEET
  - ″ INCHES OR SECONDS
  - MCSA MESA COUNTY SURVEY MARKER
  - BLM BUREAU OF LAND MANAGEMENT
  - ROW RIGHT-OF-WAY

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.