

FINAL PLAT  
MARTIN SUBDIVISION

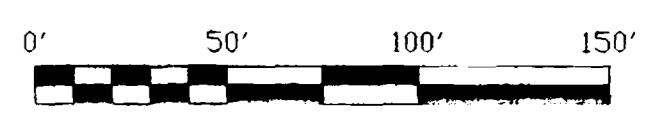
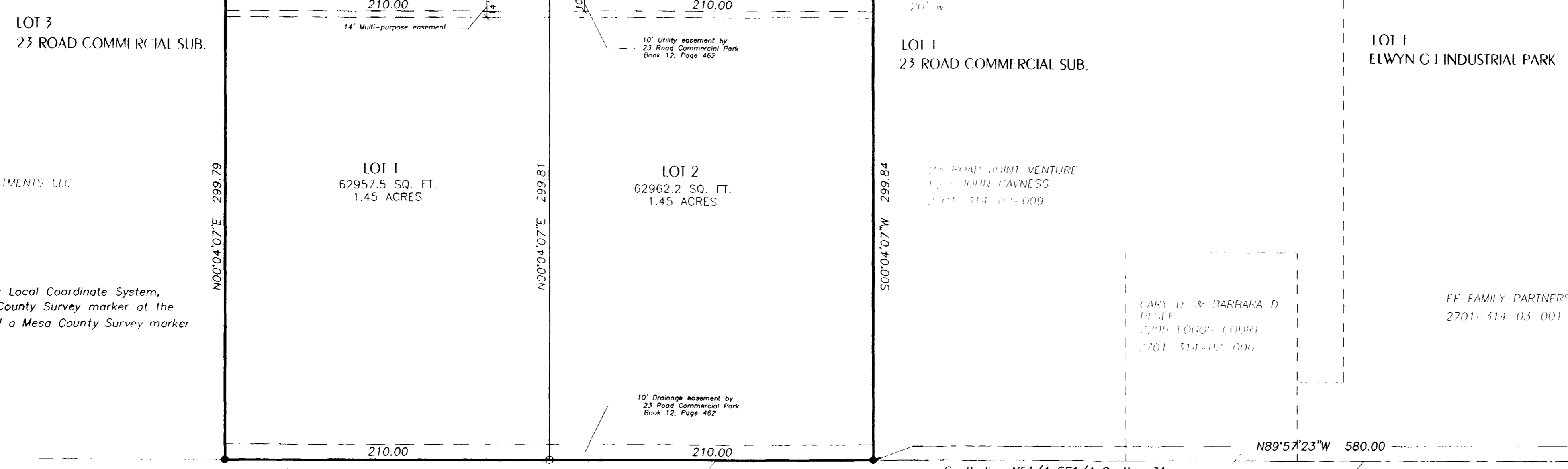
A REPLAT OF LOT 2, 23 ROAD COMMERCIAL SUBDIVISION  
AS RECORDED IN PLAT BOOK 12 AT PAGE 462 - RECEPTION NO. 1276849, MESA COUNTY CLERK AND RECORDER'S OFFICE  
SITUATED IN THE N1/2 SE1/4 SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

FD. MCSM # 1119  
SE CORNER  
N1/2 SE1/4  
SECTION 31  
T1N, R1W, U.M.

DANDY LLC  
2701-514-00-209  
743 23 ROAD

N89°57'45"W 1319.22 North line S1/2 S1/2 NE1/4 SE1/4 Section 31

30' LOGOS COURT 30' RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 12 AT PAGE 467 - RECEPTION NO. 1276849, MESA COUNTY CLERK AND RECORDER'S OFFICE



NOTES:

- 1. Deeds were provided by client.
- 2. A Title search was provided by client (STEWERT TITLE, File #05010245C). A Title Search was not performed by me.

LIST OF ABBREVIATIONS

SQ. FT.	SQUARE FEET
T	TOWNSHIP
R	RANGE
W	WEST
E	EAST
N	NORTH
S	SOUTH
LS	LICENSED SURVEYOR
MCSM	MESA COUNTY SURVEY MARKER
UM	UTE MERIDIAN
FD	FOUND
RE-BAR	REINFORCING BAR

LEGEND & NOTES

- FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
- FOUND SURVEY MONUMENT NO. 5 RE-BAR L.S. 14113
- SET NO.5 REBAR W/CAP L.S. 30111 (PERIMETER SET IN CONCRETE)
- Denotes Aliquot Lines for Section 31

BASIS OF BEARING STATEMENT

Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey marker at the SE corner N1/2 SE1/4 Section 31, T1N, R1W, U.M. and a Mesa County Survey marker set for the E1/4 Corner Section 31, T1N, R1W, U.M.

The measured bearing of this line is N00°04'07"E

LOT 9  
MOVAR BIT AND TOOL COMPANY  
2701-514-01-009  
718 ARROWEST COURT

LOT 13  
KNOW ALL MEN BY THESE PRESENTS

That the undersigned, ERNEST A. MARTIN and VIRGINIA I. MARTIN are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 3955 at Page 562 of the Mesa County Clerk and Recorders Office, and being situated in Section 31, 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 in, 23 ROAD COMMERCIAL SUBDIVISION, as recorded in Plat Book 12 at Page 462, Reception No. 1276849 of the Mesa County Clerk and Recorder's Office.

That said owner has caused the said real property to be laid out and surveyed as MARTIN SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. All Multi-purpose easements are hereby dedicated 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, irrigation lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

2. All Tracts/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 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 lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 6th day of

January A.D., 2006

Ernest A. Martin

ERNEST A. MARTIN

Virginia I. Martin

VIRGINIA I. MARTIN

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

The foregoing instrument was acknowledged before me this 6th day of January A.D., 2006, by Ernest A. Martin & Virginia I. Martin

Gi Moon  
My commission expires: 12/1/2008

2448 F Road, Ged Jet Co Buss  
Notary Public  
Address

ENCUMBRANCE'S RATIFICATION AND APPROVAL

The undersigned, hereby certifies that it is a holder of a security interest upon the property 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 which is recorded in Book 3955, Page 643 of the 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 Vice President with the authority of its board of directors, this 6th day of January, 2006

Gi Moon - Vice President

By: Vice President

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

The foregoing Lien holders Ratification was acknowledged before me this 6th day of January A.D., 2006, by Gi Moon - Vice President - weststar Bank

03/01/2009  
My commission expires:

Biladee Rickard  
Notary Public

CITY APPROVAL

This plat of MARTIN SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 6th day of January A.D. 2006.

City Manager

Mayor Pro-Tem

CITY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 3:27 o'clock P.M. this 9th day of January A.D., 2006, and is duly recorded in Book No. 4273, Page 362  
Reception No. 2295436 Drawer No. RR-91 Fees: \$ 10.00 + 1.00

TITLE CERTIFICATION

STATE OF COLORADO  
COUNTY OF MESA  
We, ABSTRACT & TITLE CO. OF MESA COUNTY, INC., 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 ERNEST A. & VIRGINIA I. MARTIN; 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: 01-03-06

By: Debra V. Blanchette  
Title Officer  
Abstract & Title Co. of Mesa County, Inc.

SURVEYOR'S CERTIFICATE

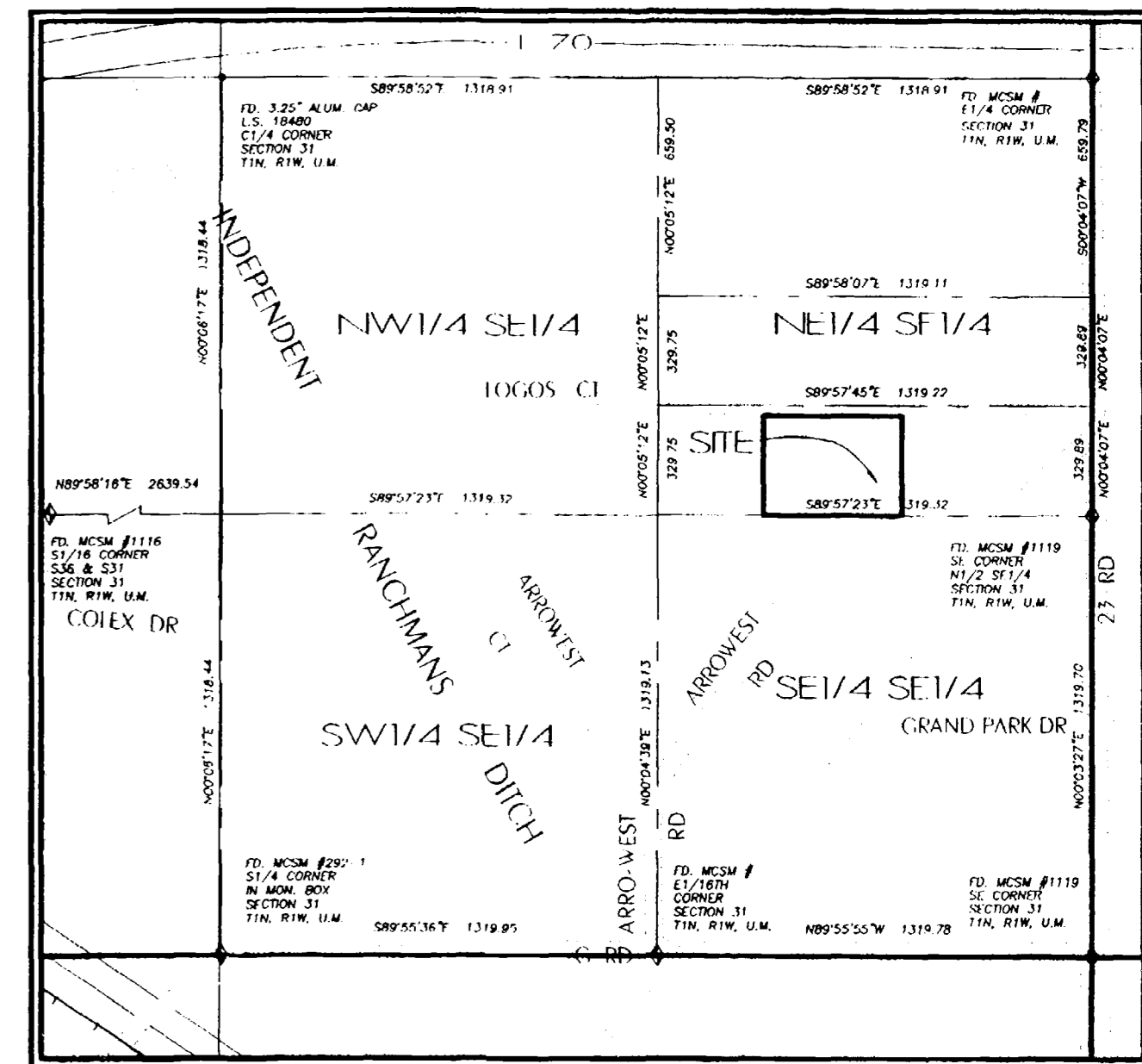
I, David Max Morris, certify that the accompanying plat of MARTIN SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms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



David Max Morris, O.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 30111

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.



VICINITY MAP  
1 IN = 500 FT

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MARTIN SUBDIVISION

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CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

FOR: MARTIN	Surveying Western Colorado Since 1979	SURVEYED BY: SB
ACAD ID: Martin FIN	Q.E.D. SURVEYING SYSTEMS, Inc.	DRAWN BY: MEM
SCALE: 1" = 50'	1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	CHECKED BY: DMM
DATE: 11/2/05		SHEET NO. 1 OF 1
		FILE: 2005-154