

# JBB SUBDIVISION

## REPLAT OF PARCELS LYING IN LOT 13 AND LOT 16, BLOCK 5, FAIRMOUNT SUBDIVISION, GRAND JUNCTION, MESA COUNTY, COLORADO

### LEGAL DESCRIPTION

That the undersigned, JBB Corporation, A Colorado Corporation is the owner of that real property as described in Book 3943 at Pages 161 through 29 in the records of the Mesa County Clerk and Recorder's office, being more particularly described as follows:

The South 115 feet of Lot 13, Block 5, Fairmount Subdivision, Section 12, Township 1 South, Range 1 West, Ute Meridian.

Lot 13, Block 5, Fairmount Subdivision, Section 12, Township 1 South, Range 1 West, Ute Meridian, EXCEPT the South 115 feet thereof, and ALSO EXCEPT the North 75 feet of the West 230 feet thereof;

AND ALSO

Lot 16, Block 5, Fairmount Subdivision, Section 12, Township 1 South, Range 1 West, Ute Meridian, EXCEPT the East 180 feet of the South 150 feet thereof, and ALSO EXCEPT the East 120 feet of the North 130 feet of the South 280 feet thereof.

That said owner has caused the said real property to be laid out and surveyed as JBB 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:

Commencing at a Grand Junction City Monument at 12th Street and Walnut Avenue whence the Mesa County Survey Marker at 12th and Bookcliff Avenue bears N00°03'21"E a distance of 659.39 feet, with all bearings contained herein relative thereto; thence N53°16'22"E 49.94 feet to the Southwest corner of Lot 13, Block 5, Fairmount Subdivision and the Point of Beginning; thence along the South line of Lot 13 and Lot 16 of said Block 5 and the North right of way of Walnut Avenue S89°48'31"E 408.26 feet; thence leaving said South line of Lot 13 and Lot 16, Block 5 and the said North right of way N00°12'22"E 150.00 feet; thence S89°48'31"E 60.00 feet; thence N00°12'22"E 130.00 feet; thence S89°48'31"E 120.00 feet to a point on the West right of way of 13th Street; thence along said West right of way N00°12'22"E 20.45 feet to the Northeast corner of Lot 16, said Block 5; thence leaving said West right of way and along the North line of Lot 13 and Lot 16 of said Block 5 N89°52'39"W 359.04 feet; thence S00°03'21"W 75.00 feet; thence N89°52'39"W 230.00 feet to a point on the East right of way of 12th Street and point on the West line of said Lot 13, Block 5; thence along said right of way and West line of Lot 13, Block 5 S00°03'21"W 224.74 feet to the Point of Beginning. Containing 2.68 acres as described.

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

All Utility Easements to the City of Grand Junction for the use of City-approved; public utilities 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, equivalent other public providers and appurtenant facilities.

All Multi-purpose Easement to the City of Grand Junction for the use of City-approved; utilities and public providers as perpetual easements for the installation, operation and repair of utilities and appurtenances including, but not limited to, electric lines 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 Tracts/Easements include the right of ingress and egress on, along, over, under, 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 said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may 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 9 day of Dec. A.D., 2005.

*J. J. Oard*  
JBB Corporation, A Colorado Corporation  
By: Jurgen Denk

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by *Jurgen Denk* this 9 day of *December*, A.D., 2005.

Witness my hand and official seal

My Commission Expires *11/01/2008*

*Melissa Maledon*  
Notary Public

### LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is 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 3941, Page 29 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 *President*, with the authority of its Board of Directors, this 20 day of *December*, A.D., 2005

By: *David S. Burcell* For: *David S. Burcell*  
(Title) Community Bank of Boone

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by *David S. Burcell* this 20 day of *December*, A.D., 2005.

Witness my hand and official seal

My Commission Expires *8/05/2008*

AMY MOORE  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 08/05/2008

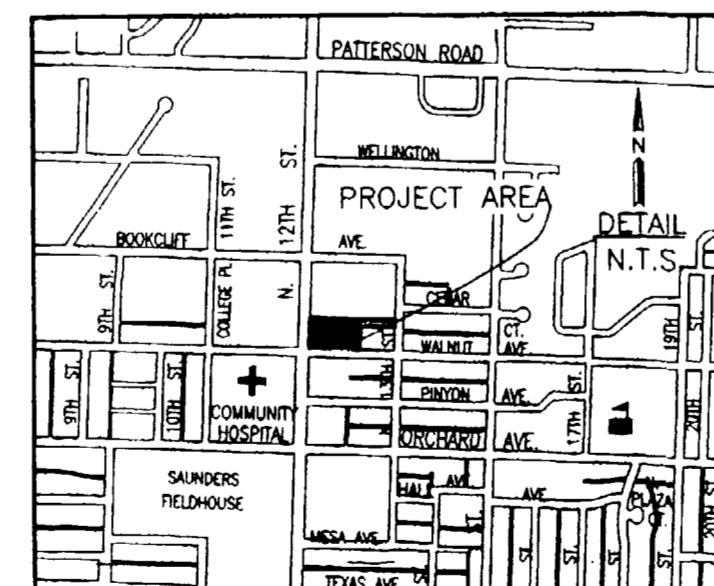
*Amy Moore*  
Notary Public

### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }

We, Abstract & Title Company 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 JBB Corporation, A Colorado Corporation, 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 right-of-ways of record are shown hereon.

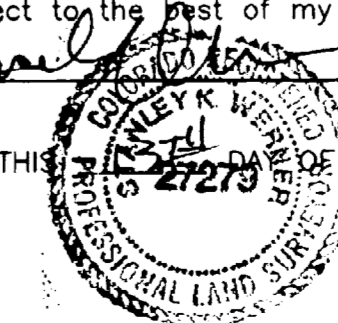
Date: *12-13-05* By: *Debra V. Blanchette*



### SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during April 2005, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Stanley K. Werner P.L.S. 27279  
CERTIFIED THIS *20th* day of *December*, 2005.



### CITY APPROVAL

This plat of JBB SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this *10th* day of *December*, 2006

*Allyson*  
City Manager

*Ben Hill*  
Mayor

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at *3:56* o'clock *P.*M., *January 13th*, A.D., 2006, and was duly recorded in Book No. *4076* Page No. *95-96* *420.00 + 1.00*

Reception No. *2296554* Clerk and Recorder

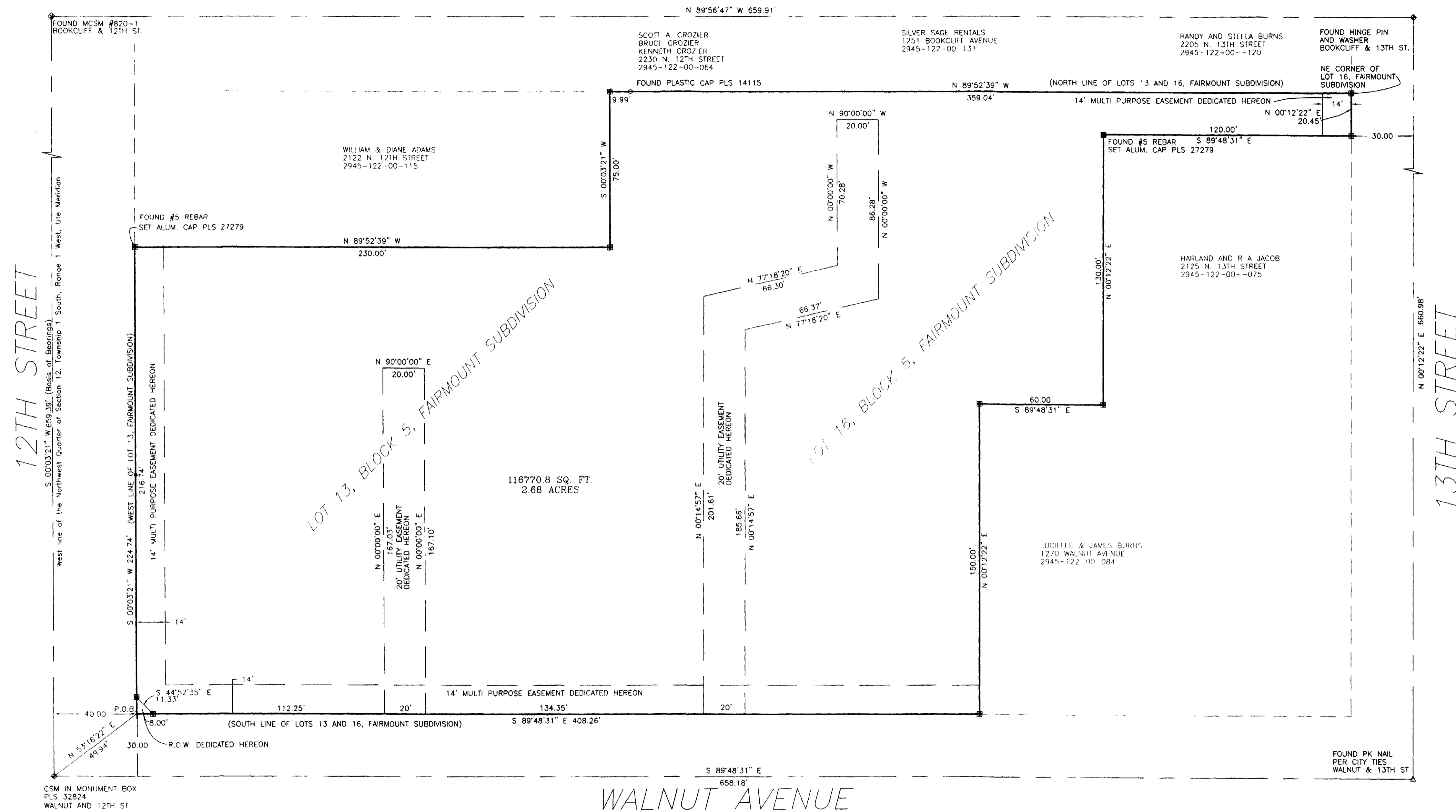
Drawer No. *RR-96* By: \_\_\_\_\_ Deputy

Prepared for: JBB Corporation, A Colorado Corporation  
Golden, Colorado

<b>JBB SUBDIVISION</b> LOCATED IN THE NW1/4, SEC. 12, T.15., R.1W., UTE MERIDIAN, A REPLAT OF PARCELS LOCATED IN LOTS 13 & 16, BLOCK 5, FAIRMOUNT SUBDIVISION, GRAND JUNCTION, MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: DJ/ES	DRAWN BY: SW
JOB NO. 05-53	SHEET 1 OF 2
REVISED DATE: December 6, 2005	

# JBB SUBDIVISION

## REPLAT OF PARCELS LYING IN LOT 13 AND LOT 16, BLOCK 5, FAIRMOUNT SUBDIVISION, GRAND JUNCTION, MESA COUNTY, COLORADO



### NOTES

1) The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observations on a City Survey Monument at 12th and Walnut Avenue and a Mesa County Survey Marker at 12th and Bookcliff. The bearing of this line is N00°03'21"E a distance of 659.39 feet.

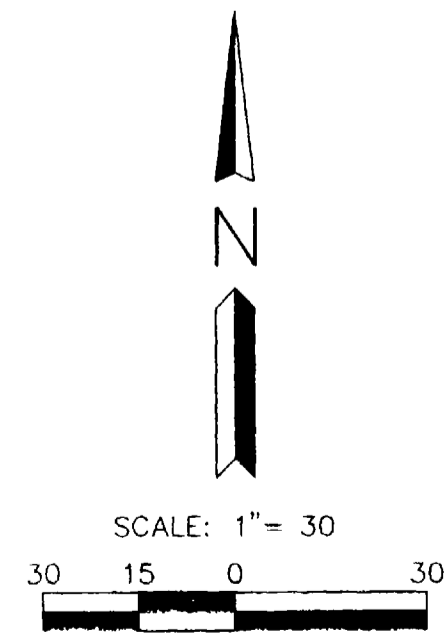
2) This survey was based on an Abstract & Title Co. of Mesa County, Inc. Policy No. A52-0074483. Date: July 18, 2005.

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

### LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- ⊙ CITY OF GRAND JUNCTION SURVEY MONUMENT
- FOUND REBAR, AS NOTED
- ▣ SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
- △ FOUND P.K. NAIL FOR MARKER, AS DESCRIBED
- FOUND ALUM. CAP. PLS 27279
- \*— EXISTING FENCE
- \*— RIGHT OF WAY
- \*— POINT OF BEGINNING
- \*— CITY SURVEY MARKER
- \*— MESA COUNTY SURVEY MARKER
- \*— ALUMINUM
- \*— PROFESSIONAL LAND SURVEYOR
- \*— PARKER-KALON
- \*— SURVEY INFORMATION MANAGEMENT SYSTEM, LOCAL COORDINATE SYSTEM

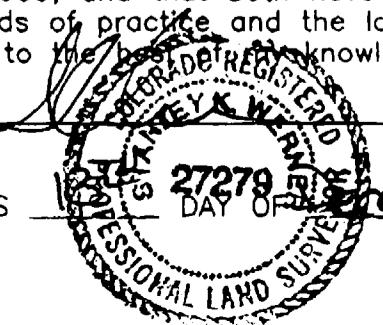
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



### SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during April 2005, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Stanley K. Werner



P.L.S. 27279

CERTIFIED THIS 27th DAY OF APRIL, 2005.

Prepared for: JBB Corporation, A Colorado Corporation  
Golden, Colorado

<b>JBB SUBDIVISION</b> LOCATED IN THE NW1/4, SEC. 12, T.1S., R.1W., UTE MERIDIAN, A REPLAT OF PARCELS LOCATED IN LOTS 13 & 16, BLOCK 5, FAIRMOUNT SUBDIVISION, GRAND JUNCTION, MESA COUNTY, COLORADO	
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SUR. BY: DJ/ES	DRAWN BY: SW
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