

# SANDERS SUBDIVISION

## A REPLAT OF LOTS 1-3, BLOCK 1, INTERSTATE COMMERCIAL PARK TWO, S½ NW¼ SW¼ SECTION 32, T1N, R1W, U.M., CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Sanders Warehouse Partnership, are the owners of that real property situated in the S½ NW¼ SW¼ of Section 32, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Lots 1, 2 and 3 in Block 1 of Interstate Commercial Park Two, as shown on Plat recorded in Plat Book 18, Pages 288 and 289, Mesa County records.

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

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

All Multipurpose Easements are 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 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 prevent reasonable ingress and egress to and from the easement.

Owner hereby declare there are no lienholders of record for herein described real property.

IN WITNESS WHEREOF, said owner, Michelle Sanders, General Partner, has caused their name to be hereunto subscribed this 16th day of May, A.D. 2006

by: Michelle M. Sanders for: Sanders Warehouse Partnership  
Michelle M. Sanders General Partner

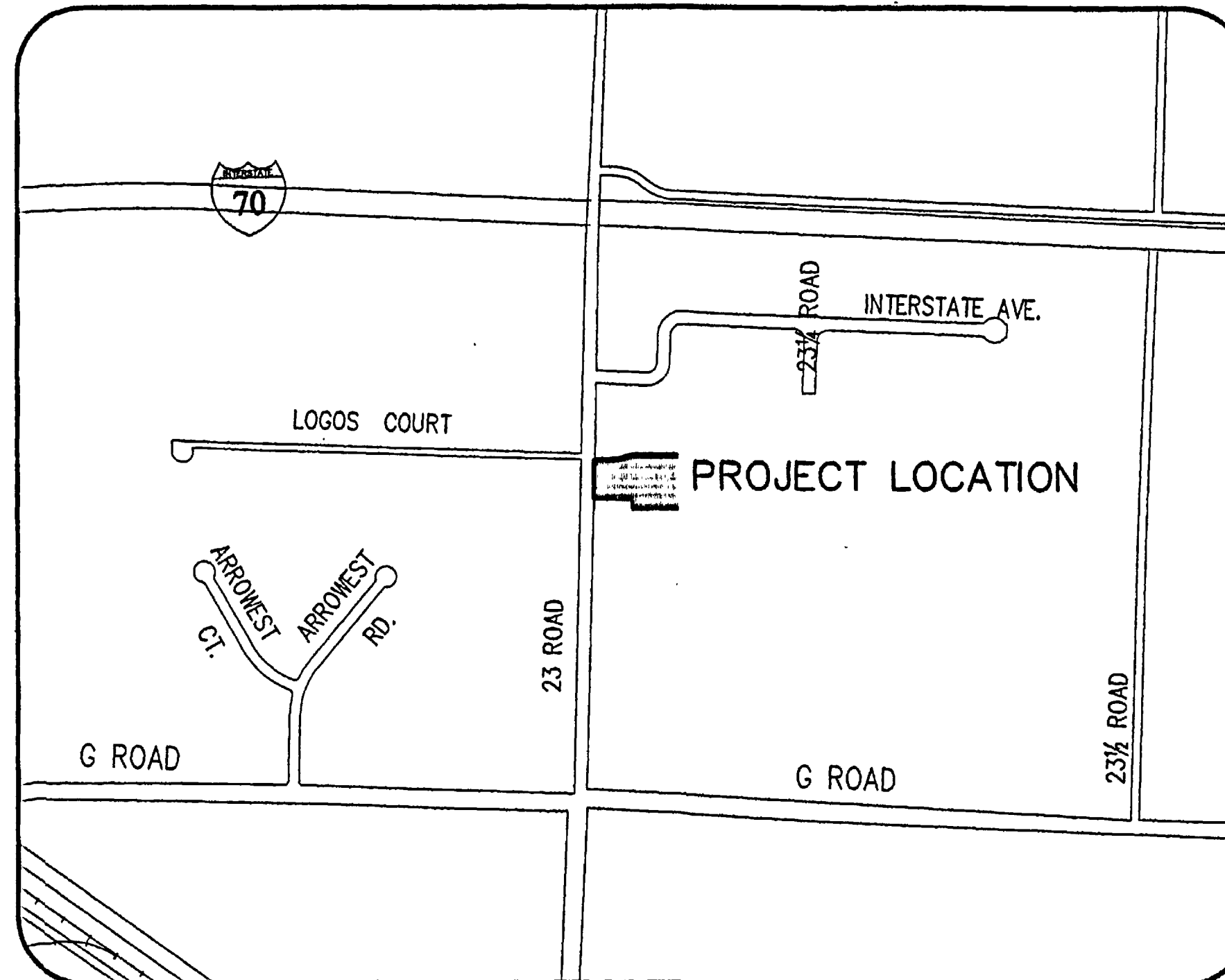
**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Michelle M. Sanders, General Partner, for Sanders Warehouse Partnership, this 16th day of May, A.D., 2006  
Witness my hand and official seal:

Christina Sampson  
Notary Public

My Commission Expires 12-10-09



LOCATION MAP  
NOT TO SCALE

**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 4465, Pages 454 through 460, 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 14th day of July, 2006

By: Clay H. Turely (title) President

For: Alpine Bank

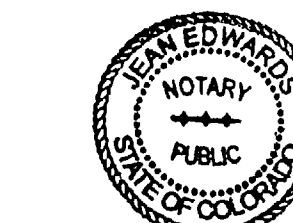
**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Clay Turely (title) President for ALPINE BANK this 14 day of July, A.D., 2006

Witness my hand and official seal:  
Sean Edwards  
Notary Public

My Commission Expires 3/5/08



My Commission Expires 08/05/2008

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat of SANDERS SUBDIVISION and the survey thereof were completed under my direct supervision, 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.

Jeffrey C. Fletcher  
Jeffrey C. Fletcher, Colorado PLS 24953 Dated JUNE 2, 2006

**TITLE CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Transnation Title Insurance 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 Sanders Warehouse Partnership; 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: May 15, 2006 By: Debra V. Blanchette Name and Title  
Site Officer  
for: Transnation Title Insurance Company

**GENERAL NOTES**

Their will be no Declaration of Covenants and Restrictions recorded for this subdivision.

Bearings are based upon GPS observations using the Mesa County SIMS LCS. The West line of the NW 1/4 SW 1/4 of Section 32 bears N00°04'11"E, a distance of 1319.53 feet. Both monuments on this line are Allquot Survey Markers, as shown.

Note: 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 documents (schedules A&B) provided by Transnation Title Insurance Company, Title policy No. A38-00365, dated January 19, 2006.

**FOR CITY USE ONLY**

Associated Recorded Documents  
Book Page Type

**CITY OF GRAND JUNCTION APPROVAL**

This plat of SANDERS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 19 day of July, A.D., 2006

City Manager David A. Varby

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 3:52 o'clock P. M., July 24, A.D., 2006, and was duly recorded in Book 4209 Page No. 471-472  
Reception No. 2329138 Drawer No. SS-55 Fees: 20.00 + 1.00

Clerk and Recorder

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



JEFFREY C. FLETCHER  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. No. 24953

**SANDERS SUBDIVISION**  
A REPLAT OF LOTS 1-3, BLOCK 1  
INTERSTATE COMMERCIAL PARK TWO  
S½ NW¼ SW¼, SECTION 32, T1N, R1W, UM  
GRAND JUNCTION, MESA COUNTY, COLORADO

**HIGH DESERT SURVEYING, LLC**  
2591 B3/4 ROAD  
GRAND JUNCTION, COLORADO 81503  
(970) 254-8649

|                    |                |                |              |          |       |
|--------------------|----------------|----------------|--------------|----------|-------|
| PROJECT NO. 05-188 | SUR. BY: JT/Cf | DRAWN: JCF/rsk | CHECKED: JCF | SHEET: 1 | OF: 2 |
|--------------------|----------------|----------------|--------------|----------|-------|

DATE: March, 2006

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.

# SANDERS SUBDIVISION

NW Corner NW¼ SW¼  
Section 32, T1N, R1W, Ute Meridian  
MCSM #1118

Original Right-of-Way Line

Logos Drive

Right-of-Way  
(Plat Book 12, Page 419)

Additional Right-of-Way  
Dedicated Hereon  
0.031 Acres

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

N89°57'10"W 232.15'

Found 2.5" Alum. Cap  
PLS 18469

$\Delta=18^{\circ}31'28''$   
R=326.00'  
L=105.40'  
Ch=104.94'  
Ch Brg=N80°47'05"E

$\Delta=18^{\circ}31'29''$   
R=235.00'  
L=75.98'  
Ch=75.65'  
Ch Brg=N80°47'05"E

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

L=70.87'  
R=227.00'  
 $\Delta=17^{\circ}53'16''$   
C LEN=70.58'  
BRG=N 81°07'14" E

Found 2.5" Alum. Cap  
PLS 18469

L=103.96'  
R=333.00'  
 $\Delta=17^{\circ}53'14''$   
C LEN=103.54'  
BRG=N 81°07'13" E  
NON-TANGENT CURVE

Additional Right-of-Way  
Dedicated Hereon  
0.003 Acres

N55°54'07"E  
18.05'

S89°57'10"E 68.57'

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N00°04'11"E | 6.04'    |
| L2   | N89°56'10"W | 8.91'    |

LOT 1  
144094 sf  
3.308 Acres

Tract A Detention Pond  
Interstate Commercial Park Two  
Plat Book 18, Pages 288 & 289

20' Sewer Easement  
Book 1865, Page 437  
Book 2005, Page 414

10' Drainage Easement  
Book 2976, Page 767  
Book 2978, Page 294

Found #5 Rebar  
Reset 2" Aluminum Cap  
Stamped PLS 24953

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

Found 2.5" Alum. Cap  
PLS 18469

REVISED: 5/11/06

## AREA SUMMARY

|          |               |         |
|----------|---------------|---------|
| LOT 1    | = 3.308 Acres | 98.98%  |
| ROAD ROW | = 0.034 Acres | 1.02%   |
| TOTAL    | = 3.342 Acres | 100.00% |

## ABBREVIATIONS

MCSM = MESA COUNTY SURVEY MARKER  
GPS = GLOBAL POSITIONING SYSTEM  
LCS = LOCAL COORDINATE SYSTEM  
ALUM. = ALUMINUM  
C LEN = CHORD LENGTH  
BRG = BEARING  
PLS = PROFESSIONAL LAND SURVEYOR  
T = TOWNSHIP  
R = RANGE  
L = ARC LENGTH  
R = RADIUS  
 $\Delta$  = DELTA OR CENTRAL ANGLE  
U.M. = UTE MERIDIAN

## LEGEND

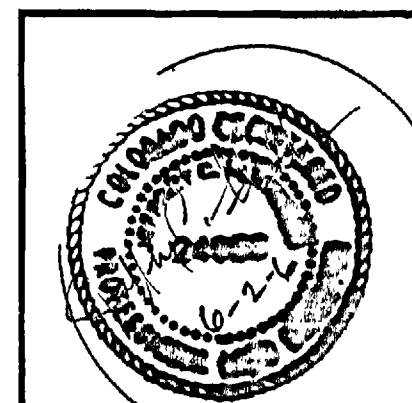
- MESA COUNTY SURVEY MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- FOUND REBAR, AS NOTED
- ALL BOUNDARY CORNERS ARE SET IN CONCRETE

## BASIS OF BEARINGS

Bearings are based upon GPS observations using the Mesa County SIMS LCS. The West line of the NW 1/4 SW 1/4 of Section 32 bears N00°04'11"E, a distance of 1319.53 feet. Both monuments on this line are Allotment Survey Markers, as shown.

## NOTES

- Easement and title documents (schedules A&B) provided by Transnation Title Insurance Company - Title policy No. A38-00365, dated January 19, 2006.
- Existing property corners which were recovered during this survey which were within 0.25 feet  $\pm$  of the calculated position were accepted as being "in position".
- Right of way, whether in fee or easement only, as granted to Grand Junction Drainage District by instrument recorded in Book 1241 at Page 878 does not affect this property



JEFFREY C. FLETCHER  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 24953

## SANDERS SUBDIVISION

A REPLAT OF LOTS 1-3, BLOCK 1  
INTERSTATE COMMERCIAL PARK TWO  
S½ NW¼ SW¼, SECTION 32, T1N, R1W, UM  
GRAND JUNCTION, MESA COUNTY, COLORADO

## HIGH DESERT SURVEYING, LLC

2591 B3/4 ROAD  
GRAND JUNCTION, COLORADO 81503  
(970) 254-8649

| PROJECT NO. | SUR. BY: | DRAWN   | CHECKED | SHEET | OF |
|-------------|----------|---------|---------|-------|----|
| NO. 05-188  | JT/CF    | JCF/rsk | JCF     | 2     | 2  |

DATE: March, 2006

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.