

# MERIDIAN PARK REPLAT 2

## A REPLAT OF MERIDIAN PARK REPLAT - Reception No. 1377045

### NW1/4 SE1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Best Buy Homes Colorado, Inc., is the owner of real property situated in the northeast quarter of the southeast quarter of Section 25, Township 1 South, Range 1 West of the Ute Meridian, described in Book 3668 at Page 240 of the records of the Mesa County Clerk and Recorder; and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 and 2 in Meridian Park Replat, a plat on file and recorded in the Office of the Mesa County Clerk and Recorder at Reception No. 1377045.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as MERIDIAN PARK REPLAT 2, in the City of Grand Junction, County of Mesa, State of Colorado:

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed.

BEST BUY HOMES COLORADO, INC.

*Bill E. Dets*  
President

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Bill E. Dets as President of Best Buy Homes Colorado, Inc. this 27 day of September.

Witness my hand and official seal:

My commission expires 6-28-08



**LIENHOLDERS RATIFICATION OF PLAT**

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 agrees that its security interest which is recorded in Book 3715 at Page 15 and modified in Book 3839 at Page 173 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its BANK MANAGER with the authority of its board of directors this 27 day of September, 2006

By: MATT SIMPSON  
Title: BANK MANAGER

For: W. A. H.  
First National Bank of the Rockies

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by MATT SIMPSON BANK MANAGER this 27 day of SEPTEMBER 2006

Witness my hand and official seal:

My commission expires 1-14-2009

R. A. Burns  
Notary Public



**TITLE CERTIFICATION**

We, First American Heritage Title 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 Best Buy Homes Colorado, Inc.; 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: 9-29-2006

By: Jonathan Davis  
FIRST AMERICAN HERITAGE TITLE COMPANY

**DECLARATION OF COVENANTS**

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3714 at Page 531 et al.

**CITY APPROVAL**

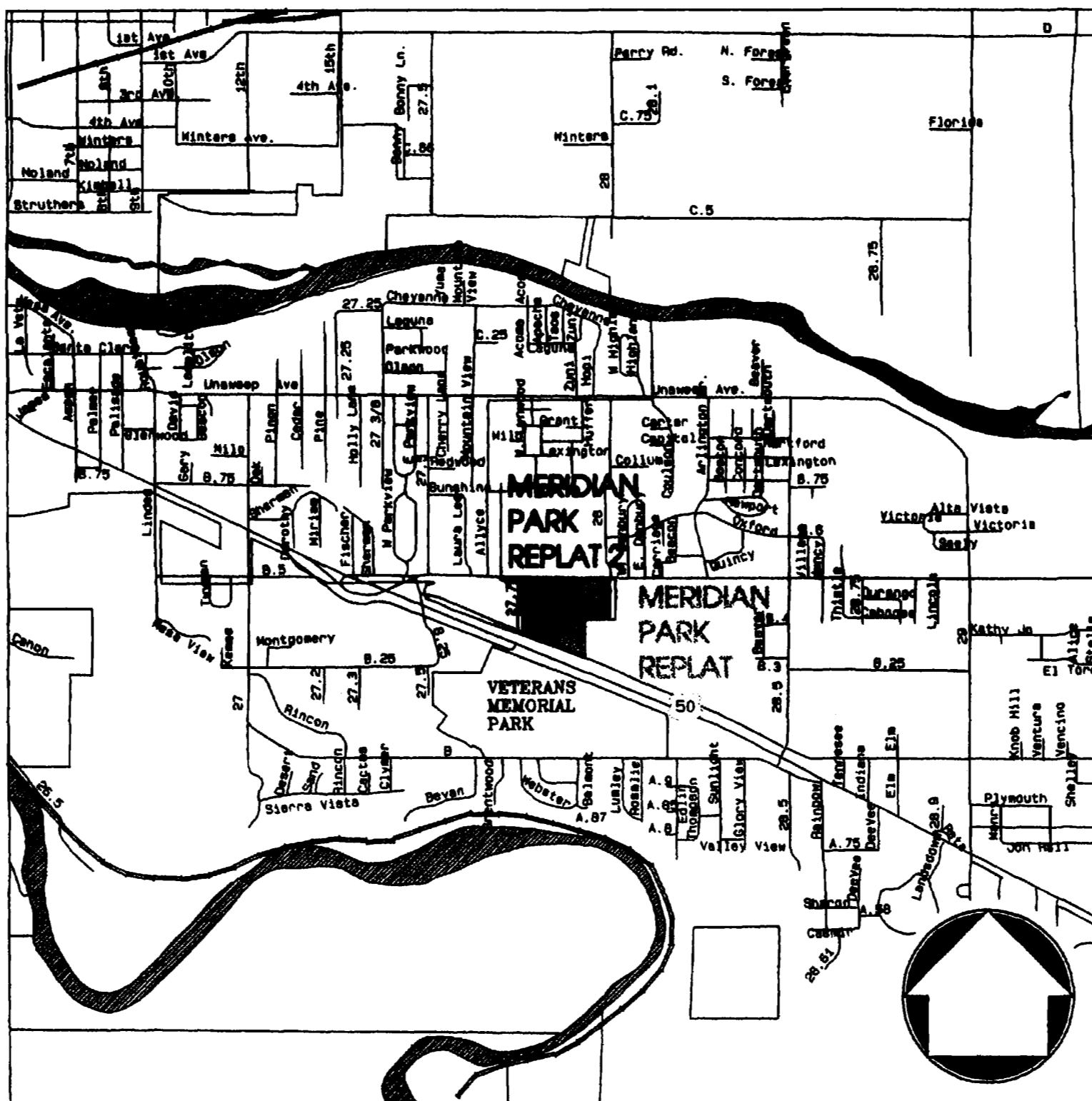
This plat of MERIDIAN PARK REPLAT 2, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 25 day of October, 2006.

David Varley City Manager  
[Signature] Mayor

**CLERK AND RECORDER'S CERTIFICATE**

This plat was filed for record in the Office of the Mesa County Clerk and Recorder at 12:33 o'clock P.m., on the 16th day of November, 2006, and is duly recorded at Reception No. 2349163.  
Drawer No. 55-120 Fees: 10.00+1.00 Book 4194 Page 672

Clerk and Recorder of Mesa County



VICINITY MAP 1" = 2000'

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	93.62'	274.00'	19°34'33"	N80°10'26"E	93.16'
C2	54.07'	274.00'	11°18'24"	N64°43'57"E	53.98'
C3	224.36'	186.39'	68°57'58"	N13°05'42"E	211.05'
C4	34.03'	186.39'	10°27'42"	N52°48'32"E	33.99'

**LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT**

- N, NORTH
- E, EAST
- S, SOUTH
- W, WEST
- A, ARC LENGTH OF CURVE
- R, RADIUS OF CURVE
- DELTA, INTERIOR/DEFLECTION ANGLE OF CURVE
- CHORD, BEARINGS OF LONG CHORD OF CURVE
- Lc, LENGTH OF LONG CHORD OF CURVE
- NO., NUMBER
- T., TOWNSHIP
- R., RANGE
- R.O.N., RIGHT-OF-WAY
- PLS., PROFESSIONAL LAND SURVEYOR

**LEGEND**

- found Mesa County Survey Marker
- found PLSS aluminum monument
- found aluminum monument as noted
- found rebar and cap as noted
- set 24" #5 rebar/aluminum cap PLS 18480

**BASIS OF BEARINGS**

The bearings hereon are grid bearings of the Mesa County SIMS/LCS determined by GPS observation on a Mesa County Survey Marker brass cap for the east quarter corner of Section 25 and a Mesa County Survey Marker brass cap for the center quarter corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian. The bearing of the line between these two monuments is North 84°54'41" West.

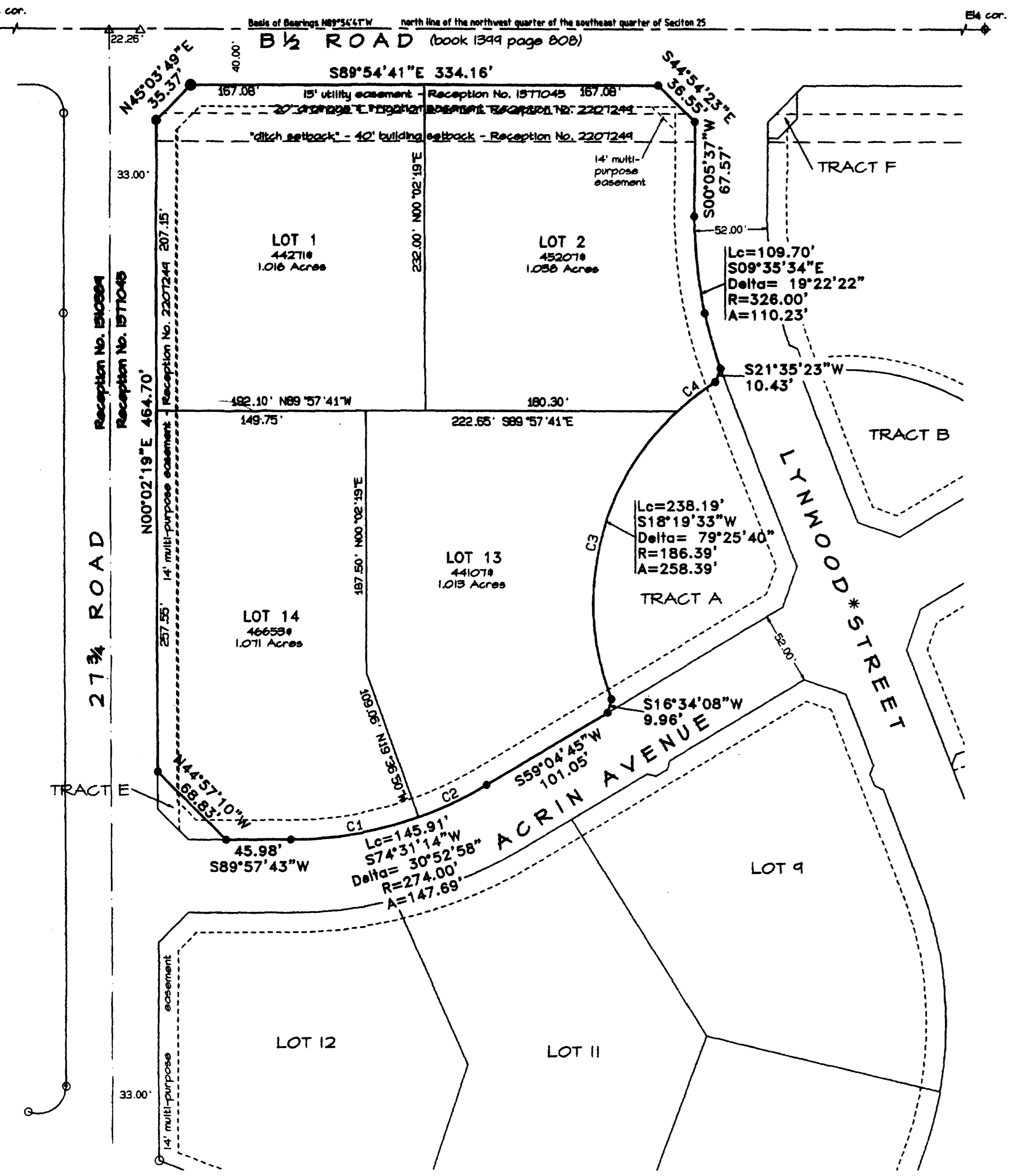
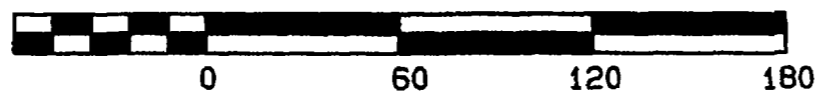
**SURVEYOR'S STATEMENT**

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Meridian Park Replat 2, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson, Colorado PLS 18480



GRAPHIC SCALE 1"=60'



**Planning Department required notes:**  
A design level soils investigation should be performed to provide foundation recommendations prior to building construction on a lot specific basis.  
Until such time that the open drain ditch along the north boundary of this plat is plied or removed no structures suitable for occupation shall be constructed north of the "ditch setback" line shown hereon.  
All lots hereon are subject to pedestrian and vehicular cross-access easements as provided for in the Covenants, Conditions and Restrictions for Meridian Park Replat as recorded in Book 3714 at Page 531 et al.  
All lots hereon are subject to stormwater discharge easements as provided for in the Covenants, Conditions and Restrictions for Meridian Park Replat as recorded and referenced above.

**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.

## MERIDIAN PARK REPLAT 2

Meridian Park Sub.  
Best Buy Homes Colorado, Inc.

SE 1/4 Section 25, Township 1 South, Range 1 West, Ute Meridian

### THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0268 sunking\068 Replat Meridian\-068.pro

Drawn: kst    Checked: drs    Sep 19, 2006    Sheet 1 of 1

AREA SUMMARY		
LOTS	4.138 acres	100%
TOTAL	4.138 acres	100%

AFFIDAVIT OF CORRECTION

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )

I, Kenneth Scott Thompson, state that the following corrections are made to the plat known as MERIDIAN PARK REPLAT 2.

Said plat having been prepared by me and as platted and recorded November 16, 2006 in the Mesa County Clerk and Recorder's Office at Reception No. 2349163.

1. In the third line of the title header the reference to *Reception No. 1377045* should be corrected to **Reception No. 2207249**.
2. In the second line of the property description under the Certificate of Ownership and Dedication the reference to *Reception No. 1377045* should be corrected to **Reception No. 2207249**



SUBSCRIBED TO AND SWORN TO

before me this 6<sup>th</sup> day of November,  
2007

Notary Public  
My commission expires 10/07/2010

