

# HIGH DESERT COMMERCIAL PARK

A PART OF THE SE 1/4 OF SECTION 31, T1N, R1W, UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Martin Azcarraga and Donna L. Azcarraga, are the real owners of that property located in part of the Southeast Quarter (SE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado described in Book 3804 at Pages 443-444 and being more particularly described from a field survey of the same as follows:

BEGINNING at the Southwest Corner of the Southeast Quarter (SE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado whence the Southeast Corner of the SW 1/4 SE 1/4 of said Section 31 bears S89°55'25"E, a distance of 1319.83 feet, for a basis of bearings with all bearings contained herein relative thereto; thence N00°06'09"E, a distance of 1976.01 feet along the West line of the SE 1/4 of said Section 31 to a point on the centerline of the Independent Ranchman's Ditch; thence along said centerline the following three (3) courses:

(1) S24°33'30"E, a distance of 723.14 feet to the Northwest Corner of Arrowest Commercial Subdivision;  
(2) S29°51'01"E, a distance of 723.99 feet (also being the Westerly line of the Arrowest Commercial Subdivision);  
(3) S31°01'00"E, a distance of 42.01 feet (also being the Westerly line of the Arrowest Commercial Subdivision), to the intersection with the West line of the NE 1/4 SW 1/4 SE 1/4 of said Section 31; thence S00°06'18"W, a distance of 39.18 feet along the West line of said NE 1/4 SW 1/4 SE 1/4; thence S89°56'09"E, a distance of 23.56 feet along the South line of said NE 1/4 SW 1/4 SE 1/4 to the centerline of the Independent Ranchman's Ditch; thence S30°55'45"E, a distance of 343.27 feet along the centerline of said ditch being the Westerly line of Arrowest Commercial Subdivision; thence N89°56'15"W, a distance of 260.41 feet; thence S00°03'45"W, a distance of 365.00 feet, to the South line of the SW 1/4 SE 1/4 of Section 31; thence N89°55'25"W, a distance of 600.32 feet, along the South line of the SW 1/4 SE 1/4 of Section 31 to the POINT OF BEGINNING.

Containing 19.955 acres as described.

That said owners have caused the real property to be laid out and platted as HIGH DESERT COMMERCIAL PARK, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of HIGH DESERT COMMERCIAL PARK as follows:

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

Tracts A, B and C are granted to the High Desert Commercial Property Owners Association, Inc. and Tract B and C are dedicated to the City of Grand Junction, as Multipurpose Easements.

Tract D is granted to the High Desert Commercial Property Owners Association, Inc. for Drainage, Utility, and Trail Easement, and dedicated to the City of Grand Junction for Drainage and Utility Easement.

All Irrigation and Drainage easements are granted to the High Desert Commercial Property Owners Association, Inc., except the Drainage Easement across Tract A to the City of Grand Junction as a perpetual 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 the drainage/detention easement areas. The High Desert Commercial Property Owners Association, Inc., is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Utility Easements are dedicated 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 utility providers and appurtenant facilities.

All Multipurpose Easements are 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, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles an hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Independent Ranchman's Ditch to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

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.

Owners hereby declares there are no lienholders of record to herein described real property.

IN WITNESS WHEREOF, said owners, Martin Azcarraga and Donna L. Azcarraga, have caused their names to be hereunto subscribed this 16<sup>th</sup> day of June, A.D., 2006

Martin Azcarraga  
Martin Azcarraga

Donna L. Azcarraga  
Donna L. Azcarraga

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Martin Azcarraga this 16<sup>th</sup> day of June, A.D., 2006

Witness my hand and official seal:

Notary Public Amanda Froman

My Commission Expires 2-1-10

## NOTARY PUBLIC CERTIFICATION

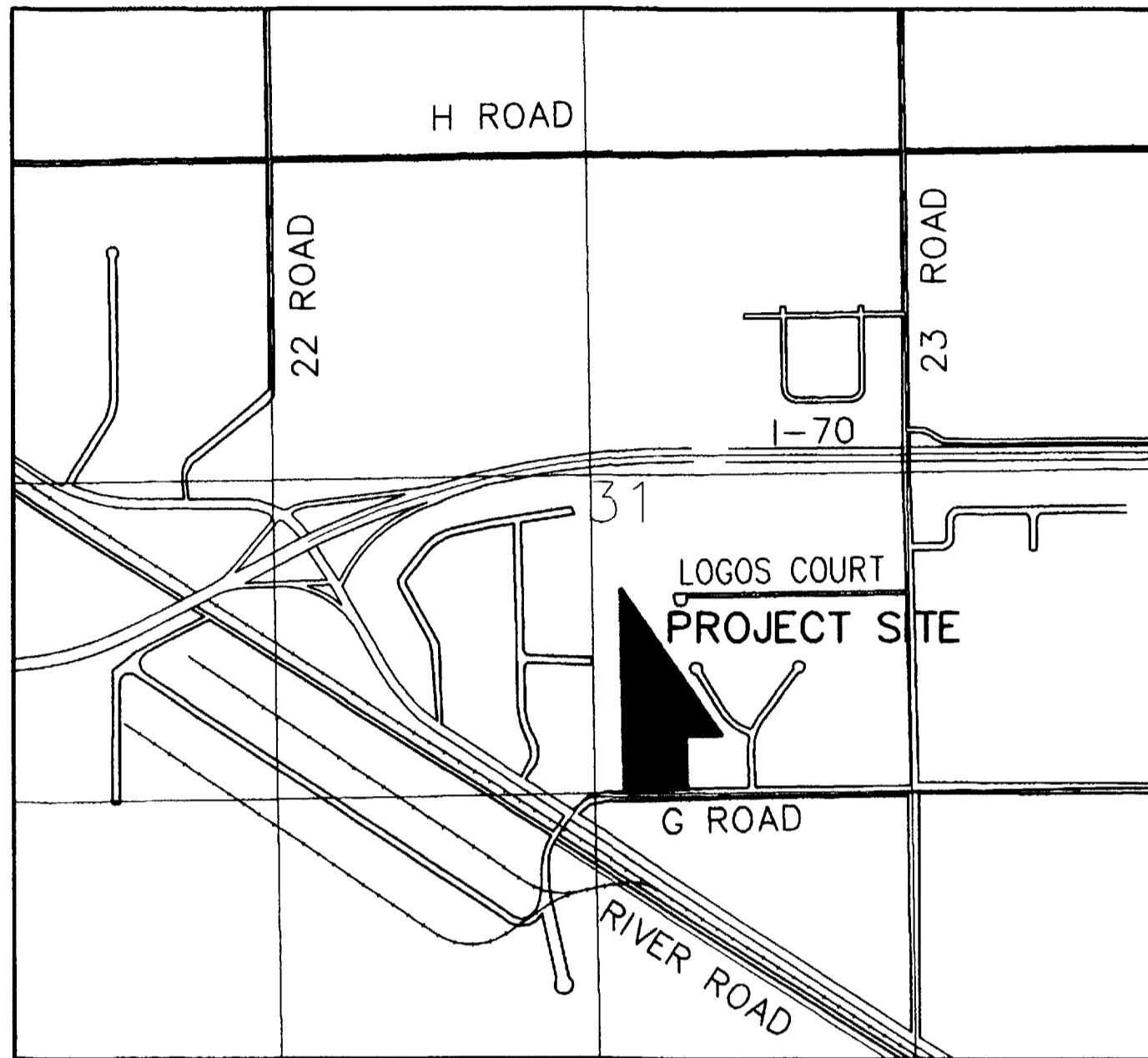
STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Martin Azcarraga and Donna L. Azcarraga this 16<sup>th</sup> day of June, A.D., 2006

Witness my hand and official seal:

Notary Public Amanda Froman

My Commission Expires 2-1-10



VICINITY MAP  
NOT TO SCALE

## SPECIFIC NOTES:

1. Tract A (drainage detention) granted to the High Desert Commercial Property Owners Association, Inc.
2. Tracts B & C (14' Multipurpose and Landscape Tracts) granted to the High Desert Commercial Property Owners Association, Inc.  
14' Multipurpose Easements dedicated to the City of Grand Junction, Colorado.
3. 40' G Road right-of-way dedicated to City of Grand Junction.

## TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Abstract and 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 Martin Azcarraga and Donna L. Azcarraga; 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: July 7, 2006 by: Debra S. Blanchette, Title Officer  
Name And Title  
for: Abstract and Title Co. of Mesa County, Inc. (Name Of Title Company)

## GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book \_\_\_\_\_, Page \_\_\_\_\_, Mesa County Records.

Basis of bearings is derived from GPS observations based upon the Mesa County Survey Information Management System, Local Coordinate System. The South line of the SW 1/4 SE 1/4 of Section 31 bears S89°55'25"E, a distance of 1319.83 feet.

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 information provided by Abstract & Title Co. of Mesa County, Policy No. A520061529, dated November 22, 2005.

## FOR CITY USE ONLY

Associated Recorded Documents  
Book Page Type

Book	Page	Type

## CITY OF GRAND JUNCTION APPROVAL

This plat of High Desert Commercial Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 25 day of SEPTEMBER, A.D., 2006

City Manager David Voolky

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 1:52 o'clock P.M., 16<sup>th</sup> December, A.D., 2006 and was duly recorded in Book 4811  
Page No. 299 Reception No. 0264699 Drawer No. SS 180 Fees: 51.00

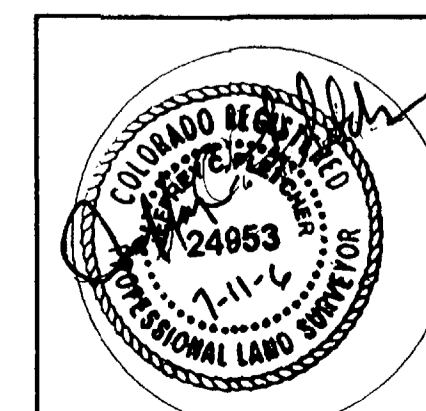
\_\_\_\_\_  
Clerk and Recorder

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

## SURVEYOR'S CERTIFICATION

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of HIGH DESERT COMMERCIAL PARK, 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 July 11, 2006



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

**HIGH DESERT COMMERCIAL PARK**  
A PART OF THE SE 1/4 OF  
SECTION 31, T1N, R1W, U.M.  
MESA COUNTY, COLORADO

## HIGH DESERT SURVEYING, LLC

2591 B 3/4 Road, Grand Junction, Colorado  
Tel: 970-254-8649, Fax: 970-255-7047

PROJECT NO	SUR. BY:	DRAWN	CHECKED	SHEET	OF
05-194	JT/ES	JCF/rsk	JCF	1	2

DATE: Dec. 2005

01319501.tif

FP-2006-050

# HIGH DESERT COMMERCIAL PARK

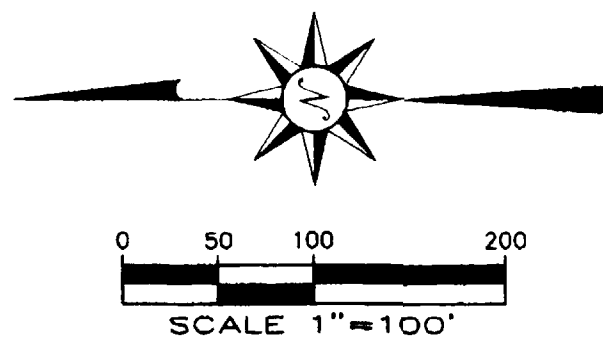
A PART OF THE SE 1/4 OF SECTION 31, T1N, R1W, UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LINE TABLE

LINE	BEARING	DISTANCE
L5	N 44°58'15" W	19.80'
L6	S 45°03'45" W	18.79'
L7	S 44°56'15" E	1.51'
L8	S 45°03'45" W	1.49'
L9	N 00°03'45" E	14.00'
L10	N 00°06'09" E	14.00'
L11	S 00°03'45" W	40.00'
L15	N 00°06'09" E	30.00'
L17	S 24°22'07" E	186.63'
L18	S 24°22'07" E	208.11'
L19	S 25°13'27" E	245.87'
L20	S 29°13'26" E	219.86'
L21	N 29°16'44" W	182.20'
L22	N 31°08'33" W	110.61'
L23	N 29°58'21" W	187.57'
L24	N 30°49'44" W	181.60'
L25	N 31°02'27" W	160.40'
L26	N 30°48'00" W	106.34'
L27	S 24°22'07" E	140.37'
L28	S 24°22'07" E	208.19'
L29	S 25°15'27" E	246.04'
L30	N 29°15'04" W	220.67'
L31	N 29°16'44" W	182.35'
L32	N 31°08'33" W	110.68'
L33	S 29°59'21" E	187.54'
L34	S 30°49'44" E	181.71'
L35	N 31°02'27" W	180.39'
L36	N 30°48'00" W	99.15'
L37	N 00°06'09" E	90.20'
L38	S 00°06'09" W	28.86'
L39	N 89°56'15" W	40.52'
L40	N 89°56'15" W	13.97'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	86°11'08"	180.00'	270.76'	245.95'	S43°01'49" E
C2	86°11'08"	156.00'	234.68'	213.15'	N43°01'49" W
C3	16°10'09"	204.00'	57.57'	57.38'	N78°02'18" W
C4	05°37'10"	204.00'	20.01'	20.00'	N67°08'38" W
C5	64°23'48"	204.00'	229.28'	217.40'	S32°08'09" E



CV Section 31  
T1N, R1W, UM  
Found Aluminum Cap  
LS 18480

West Line SE 1/4 Section 31, T1N, R1W, UM

2701-313-11-002 Vacant Land

2701-313-11-003 Commercial

2701-313-11-971 Commercial

2701-313-11-005 Commercial

2701-313-11-007 Commercial

2701-313-09-003 Commercial

2701-313-09-014 Commercial

2701-313-09-011 Commercial

2701-313-09-012 Commercial

Davis/Boggs Subdivision  
Plat Book 17, Page 273

Nunes Minor Sub.  
Plat Book 17, Page 273

Harutun Subdivision  
Plat Book 16, Page 50

NOTES

1. Tract A (drainage/detention) granted to the High Desert Commercial Property Owners Association, Inc. and as a perpetual easement to the City of Grand Junction.
2. Tracts B & C (14' Multipurpose and Landscape Tracts) granted to the High Desert Commercial Property Owners Association, Inc. and 14' Multipurpose Easements dedicated to the City of Grand Junction, Colorado.
3. Tract D granted to the High Desert Commercial Property Owners Association, Inc. for Drainage, Utility, and Trail Easement, and dedicated to the City of Grand Junction for Drainage and Utility Easement.
4. 40' G Road right-of-way dedicated to City of Grand Junction.
5. Easement and Title information provided by Abstract & Title Co. of Mesa County. Policy No. A520061529, dated November 22, 2005.
6. Property corners found to be within 0.25' are accepted as being "in position".
7. Basis of bearings is derived from GPS observations based upon the Mesa County Survey Information Management System, Local Coordinate System. The South line of the SW 1/4 SE 1/4 of Section 31 bears S89°55'25"E, a distance of 1319.83 feet.

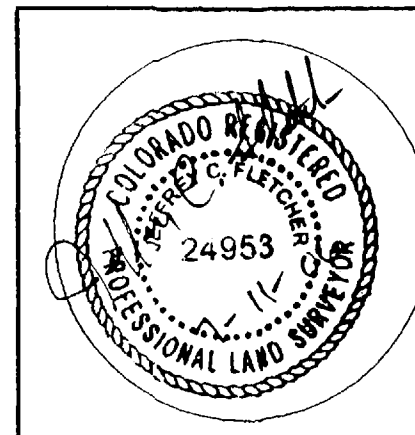
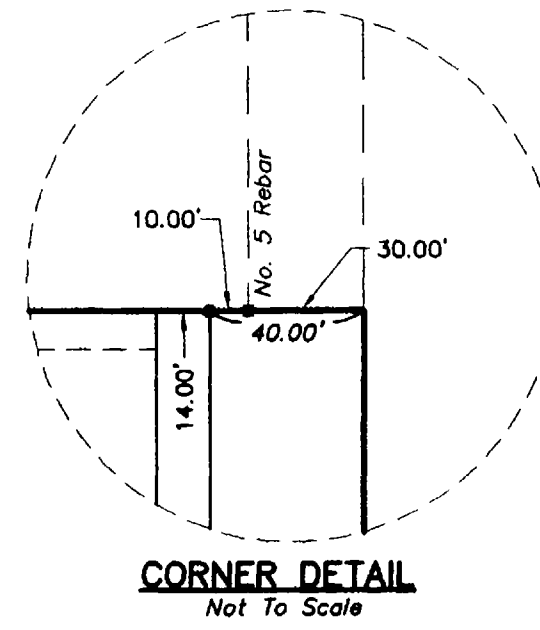
NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

AREA SUMMARY

LOTS	= 16.801 Acres	84.20%
TRACTS	= 1.202 Acres	6.02%
ROAD ROW	= 1.952 Acres	9.78%
TOTAL	= 19.955 Acres	100.00%

LEGEND

- ALUQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- CALCULATED POSITION - FALLS IN CENTERLINE OF DITCH
- 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
- DELTA ANGLE OF ARC
- RADIUS OF ARC
- LENGTH OF ARC
- CHORD DISTANCE OF ARC
- CHORD BEARING OF ARC
- EQUAL SYMBOL
- PERCENT SYMBOL
- AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- UNITED STATES
- NOT TO SCALE
- COLORADO REVISED STATUTES
- SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PROFESSIONAL LAND SURVEYOR
- NUMBER
- LIMITED LIABILITY COMPANY
- ANNO DOMINI
- MORE OR LESS
- DEGREES (ANGULAR)
- MINUTES (ANGULAR) OR FEET (LINEAR)
- SECONDS (ANGULAR) OR INCHES (LINEAR)
- MESA COUNTY SURVEY MARKER
- BUREAU OF LAND MANAGEMENT
- RIGHT-OF-WAY
- COLORADO DEPARTMENT OF TRANSPORTATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- CENTERLINE
- GLOBAL POSITIONING SYSTEM
- WESTERLY
- NUMBER
- LAND SURVEYOR
- SUBDIVISION
- LIMITS OF TRAIL EASEMENT



**HIGH DESERT COMMERCIAL PARK**  
A PART OF THE SE 1/4 OF SECTION 31, T1N, R1W, U.M.  
MESA COUNTY, COLORADO

**HIGH DESERT SURVEYING, LLC**  
2591 B 3/4 Road, Grand Junction, Colorado  
Tel: 970-254-8649, Fax: 970-255-7047

PROJECT NO. 05-194	SUR. BY: JT/ES	DRAWN: JCF/rsk	CHECKED: JCF	SHEET: 2	OF: 2
DATE: Dec. 2005					

FP-2006-050

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