

# POWER ROAD SUBDIVISION

## A REPLAT OF LOT 1 AND LOT 2 BRACH'S COMMERCIAL SUBDIVISION

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, McCallum Family LLC, Chris S. McCallum, LLP and Monument Park and Store LLC are the owners of that real property located in the SE 1/4 of Section 16, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 1 and Lot 2, Brach's Commercial Subdivision as recorded in Book 3897 at Page 199 of the records of said Mesa County. Said lots contains 5.11 acres more or less:

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as POWER ROAD SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Utility Easements shown hereon is hereby granted to the owner of Lot 1 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.

Ingress/Egress Easement shown hereon is hereby granted to the owner of Lot 1 as a perpetual easement for ingress and egress purposes for the use of said Lot 1 owner(s), their guest(s), and invitee(s), and also for the use by the public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

All Drainage Easements shown hereon are dedicated to the City of Grand Junction as perpetual easements 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 owner(s) and/or the property owner's association, if one exists is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Tracts/Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, 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.

Monument Park & Store LLC

McCallum Family LLC and Chris S. McCallum, LLP

*David Brach*  
ANN  
By: David Brach, Manager

*Chris S. McCallum*  
By: Chris S. McCallum, Partner

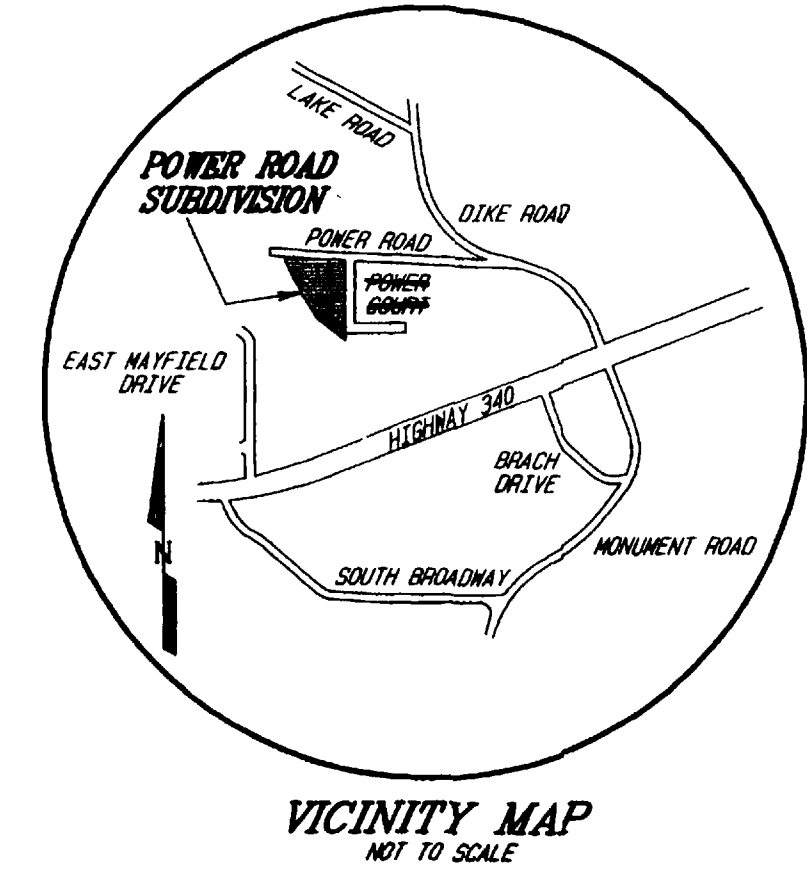
### TITLE CERTIFICATION

State of Colorado  
County of Mesa

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 Monument Park & Store LLC and McCallum Family LLC and Chris S. McCallum, LLP; that the current taxes have been paid; that all mortgages not satisfied or released of record or 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: 11-30-06

By: *Jonathan Bennie*  
Title Examiner

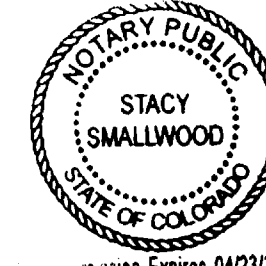


### LIENHOLDERS RATIFICATION OF PLAT

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 agree that its security interest which is recorded in Book 3897 at Pages 199 - 202 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. \*4111 \*749-755

BY: *[Signature]* FOR: Alpine Bank

STATE OF COLORADO }  
COUNTY OF MESA } ss



The foregoing Lienholders Ratification was acknowledged before me this 30<sup>th</sup> day of November A.D., 2006 by

Witness my hand and official seal *Stacy Smallwood*  
Notary Public  
Address 225 N. 5th St, Grand Jct, CO  
My commission expires 4-23-10

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

40' Ingress/Egress and Utility Easement conveyed to the Owner of Lot 1 in Book 4844 at Pages 504

### CITY APPROVAL

This plat of POWER ROAD SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 26 day of December, 2006.

*David Valley*  
City Manager

*[Signature]*  
City Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:42 o'clock A.M., this 27<sup>th</sup> day of December A.D. 2006, and is duly recorded in Book No. 4844 at page 504. Reception No. 43609140, Fee \$ 216, Drawer No. 1116

Deputy

Clerk and Recorder

STATE OF COLORADO )  
County of Mesa ) ss

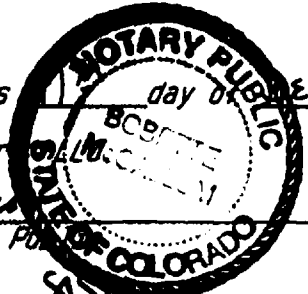
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of December

A.D., 2006 by David Brach, Manager, Monument Park & Store LLC.

Witness my hand and official seal: *Edith McCallum*  
Notary Public

Address: 2471 River Road, Grand Junction, CO

My commission expires: 2-21-10



STATE OF COLORADO )  
County of Mesa ) ss

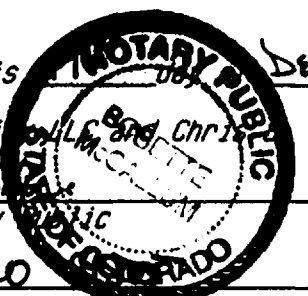
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of December

A.D., 2006 by Chris S. McCallum, Partner, McCallum Family LLC and Chris S. McCallum, LLP.

Witness my hand and official seal: *Edith McCallum*  
Notary Public

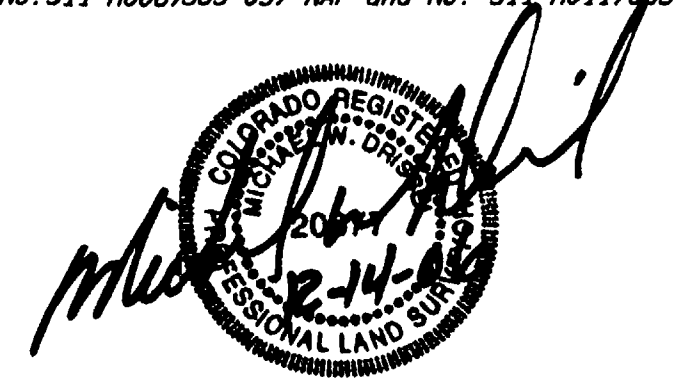
Address: 2471 River Road, Grand Junction, CO

My commission expires: 2-21-10



### SURVEYOR'S STATEMENT

I, Michael M. Drisse, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by First American Heritage Title Company in Title Commitment No. 911-H0081389-097-NAF and No. 911-H0117005-900-610.



### POWER ROAD SUBDIVISION

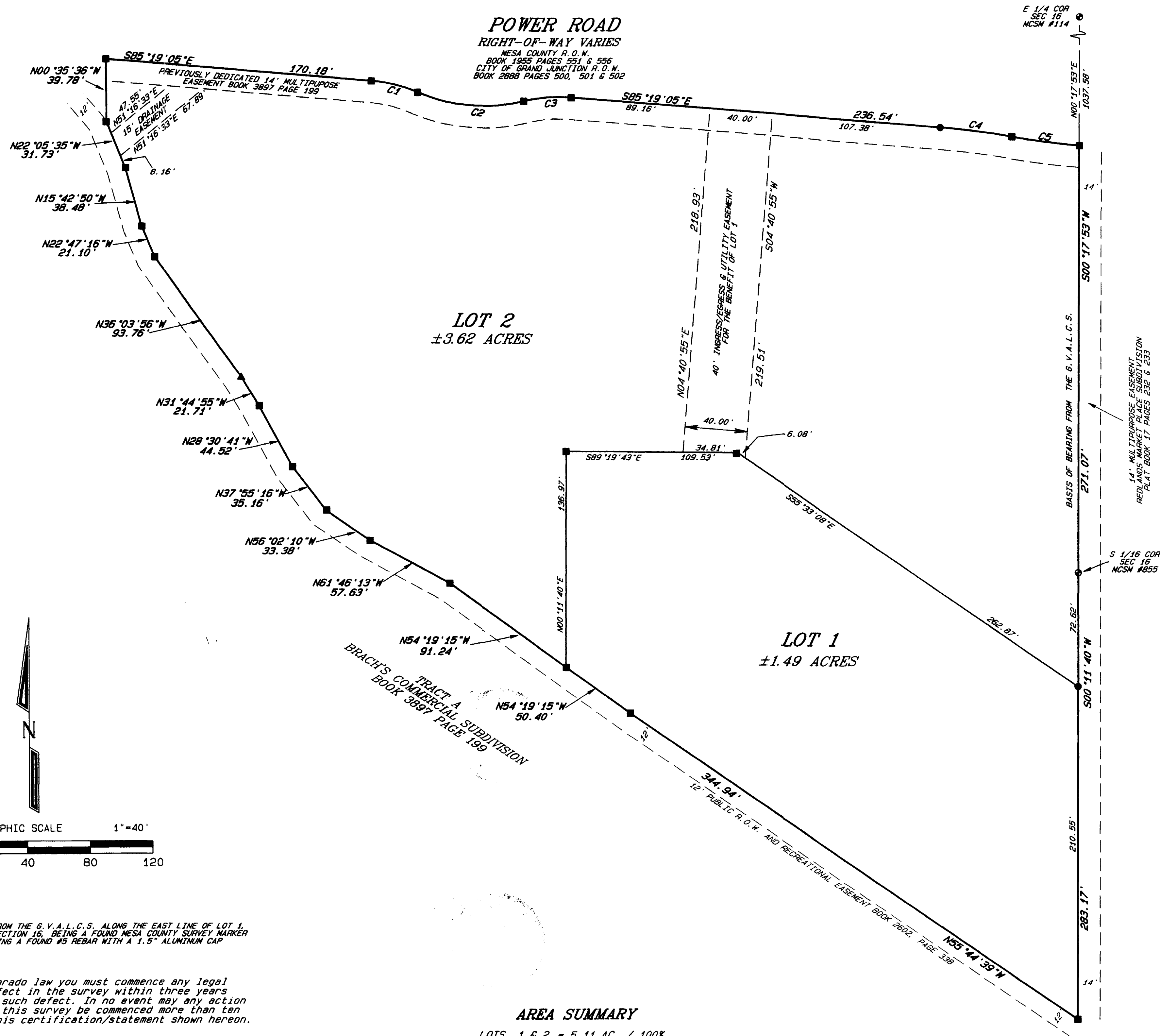
LOCATED IN THE  
SE 1/4 SEC. 16, T.1S., R.1W., U.M.

D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 269-06-48  
Drawn By TMODEL Date NOV. 2006 Sheet 1 OF 2

# POWER ROAD SUBDIVISION

## A REPLAT OF LOT 1 AND LOT 2 BRACH'S COMMERCIAL SUBDIVISION



CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	18°39'39"	30.62'	94.00'	30.48'	N75°59'11"W
C2	37°19'33"	69.05'	106.00'	67.84'	S85°19'05"E
C3	18°39'39"	30.62'	94.00'	30.48'	S85°21'01"W
C4	5°20'15"	45.97'	493.42'	45.95'	N82°38'57"W
C5	4°53'50"	43.30'	506.58'	43.29'	S82°25'40"E

### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- FOUND #5 REBAR W/1.5" ALUMINUM CAP  
STAMPED LS #784517485
- ▲ SET 2" ALUMINUM CAP STAMPED D H SURVEYS  
LS 37049 ON FOUND #5 REBAR
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED  
D H SURVEY LS 37049
- G.V.A.L.C.S. = GRAND VALLEY AREA  
LOCAL COORDINATE SYSTEM
- F.F. = FINISHED FLOOR
- TYP. = TYPICAL
- MCSM = MESA COUNTY SURVEY MARKER
- R.O.W. = RIGHT-OF-WAY



BASIS OF BEARING N00°17'35"E FROM THE G.V.A.L.C.S. ALONG THE EAST LINE OF LOT 1, BETWEEN THE S 1/16 CORNER OF SECTION 16, BEING A FOUND MESA COUNTY SURVEY MARKER AND THE NE CORNER OF LOT 1, BEING A FOUND #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED LS 17845.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

**AREA SUMMARY**

LOTS 1 & 2	= 5.11 AC. / 100%
TOTAL	= 5.11 AC. / 100%

**POWER ROAD SUBDIVISION**  
LOCATED IN THE  
**SE**  
**SW 1/4 SEC. 16, T.1S., R.1W., U.M.**

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	269-06-48
Drawn By	TMODEL	Date	NOV. 2006	Sheet	2 OF 2