

# OMRC SUBDIVISION

## Part of the NW1/4 SE1/4 Section 25

### Township 1 South, Range 1 West, Ute Meridian

### City of Grand Junction, Mesa County, Colorado

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That New Regatta, LLC, is the owner of that real property located in the Northwest Quarter Southeast Quarter (NW1/4 SE1/4) Section 25, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Warranty Deed Book 4019, Page 073, Mesa County records.)

Commencing at the Northwest corner of the NW1/4 SE1/4 Section 25, Township 1 South, Range 1 West of the Ute Meridian, Whence the Northeast Corner NW1/4 SE1/4 of said Section 25 bears S 89°57'00"E, a distance of 1321.33 feet for a basis of bearings with all bearings contained herein, relative thereto; thence S 00°02'00"E, along the West line of said NW1/4 SE1/4, a distance of 40.00 feet to the South Right-Of-Way line of Mesa County Road B1/2 and the True Point of Beginning; thence S 00°02'00"E, along the West line of said NW1/4 SE1/4, a distance of 253.30 feet to the North Right-Of-Way line of Colorado Highway 50; thence S 89°23'00"E, along said Right-Of-Way line a distance of 28.11 feet; thence S 65°05'30"E, along said Right-Of-Way line a distance of 200.50 feet; thence S 89°29'00"E, along said Right-Of-Way line a distance of 324.40 feet to the Southwest corner of Lot 3, Orchard Mesa Center Subdivision as recorded in Plat Book 17, Page 96, Mesa County Records; thence N 00°03'00"E, along the west line of said Lot 3, distance of 132.95 feet to the Northwest corner of said Lot 3; thence S 89°57'00"E, along the North Line of said Lot 3, a distance of 185.00 feet to the Northeast corner of Lot 3; thence N 00°03'00"E, along the west line of Orchard Mesa Center Subdivision, a distance of 92.94 feet, to the South line of Lot 3, TBIF Minor Subdivision as recorded in Plat Book 18, Page 65, Mesa County Records; thence N 89°57'00"W along said South line of Lot 3, TBIF Minor Subdivision, a distance of 48.00 feet to the Southwest corner of said Lot 3; thence N 00°03'00"E, along the West line of TBIF Minor Subdivision a distance of 235.00 feet, to the South Right-Of-Way line of Mesa County Road B1/2; thence N 89°57'00"W along said south Right-Of-Way line a distance of 649.53 feet and the Point of Beginning.

The above described parcel contains 5.386 Acres.

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 OMRC SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

Tract A is granted to the Orchard Mesa Shoppes POA, Inc. hereby platted for the purpose of the Property Association uses, including, but not limited to, landscaping, fencing, signage, utilities, irrigation, drainage, and other uses as it sees fit.

A Drainage Easement over Tract A is 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 owners' 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, 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 & 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 reasonable ingress and egress to and from the easement.

The owners do hereby state that there are no lien holders of record.

IN WITNESS WHEREOF, said owner, New Regatta, LLC, has caused their name to be hereunto subscribed this 26 day of September, A.D. 2007.

by: [Signature] (title) manager  
for: New Regatta, LLC

#### NOTARY PUBLIC'S CERTIFICATION

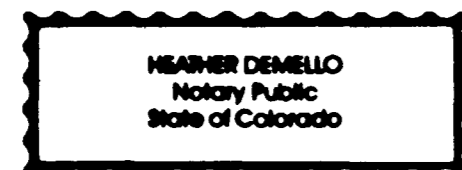
STATE OF Colorado }  
COUNTY OF Arapahoe }

The foregoing instrument was acknowledged before me by Donald P. Cook, (title)

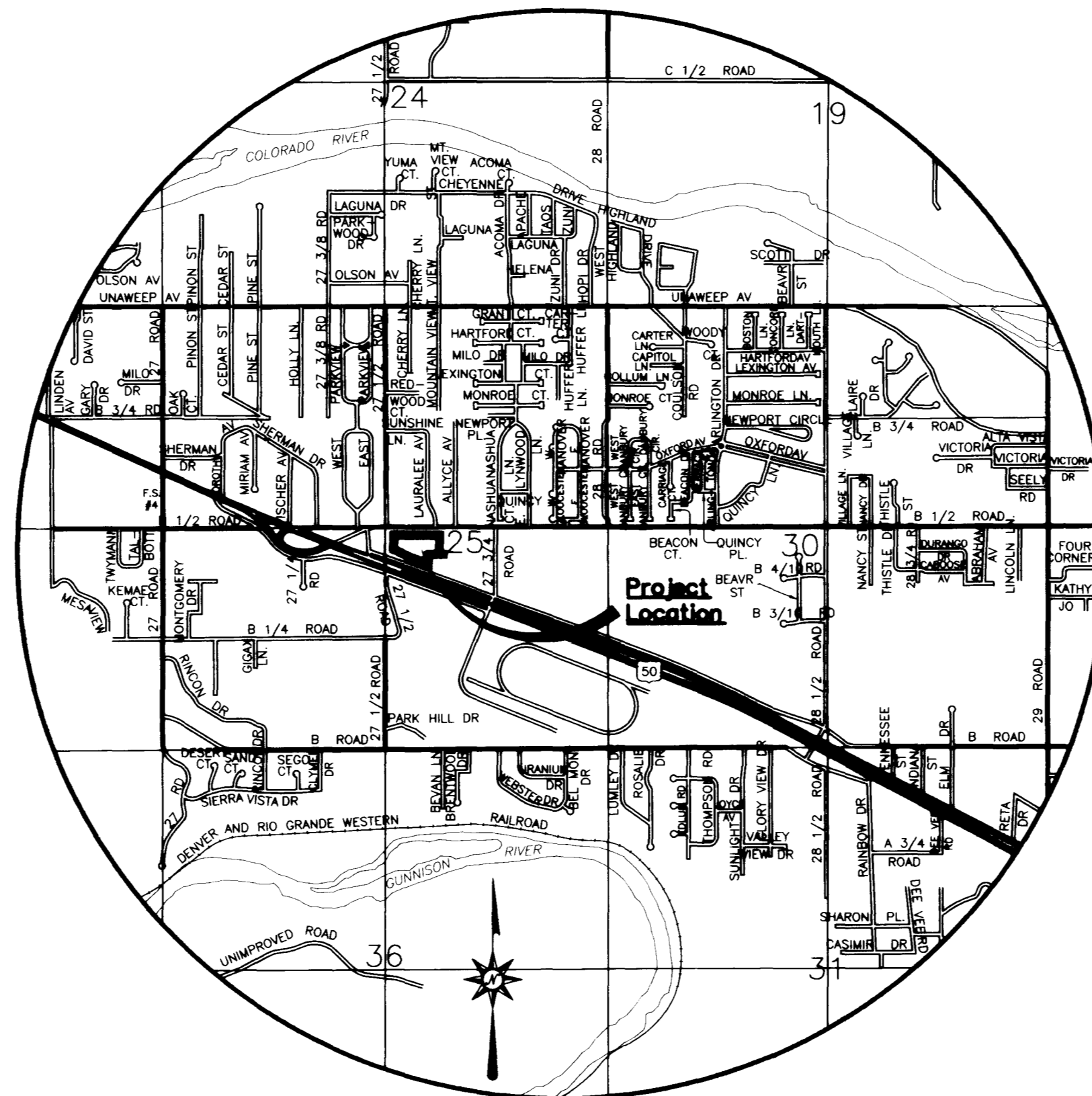
Manager for New Regatta, LLC  
this 26 day of September, A.D. 2007.

Witness my hand and official seal:

[Signature]  
Notary Public



My Commission Expires 10/2/10



VICINITY MAP  
Not to Scale

#### TITLE CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA }

We, STEWART TITLE OF GRAND JUNCTION, 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 NEW REGATTA LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record not 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: 10/01/2007 by: Karin Farley, Senior Title Ex.  
for: Stewart Title of Grand Junction  
Name Of Title Company

#### GENERAL NOTES

Basis of Bearings is the North line of the NW1/4 SE1/4 of Section 25 which bears North 89 degrees 57 minutes 00 seconds East, 1321.33 feet, established by observation of the MCGPS control network. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

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 Stewart Title Guaranty Company of Mesa County, Commitment No. 200600306 - C2, dated March 23, 2006.

#### FOR CITY USE ONLY

##### Associated Recorded Documents

Book	Page	Type
4591	340	CC&R's (covenants)
4591	373	Recording Memorandum

#### CITY OF GRAND JUNCTION APPROVAL

This plat of OMRC SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 26 day of October, A.D. 2007.

City Manager: [Signature]

President of City Council: [Signature]

#### CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 11:21 o'clock A.M., January 25th, A.D. 2008 and was duly recorded in Book 4591, Page No. 299, Reception No. 2421387, Drawer No. VV-54, Fees: 20.10

[Signature]  
Clerk and Recorder

By: [Signature]  
Deputy

#### SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of OMRC SUBDIVISION, 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 1<sup>st</sup> day of October, 2007

**OMRC SUBDIVISION**  
NW1/4 SE1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS + SURVEYORS + PLANNERS  
328 MAIN STREET, SUITE 100  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ.: 206034.40	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: August, 2007	RAD/CCR	SLB	PRG	1	2

PATRICK R. GREEN  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 17485

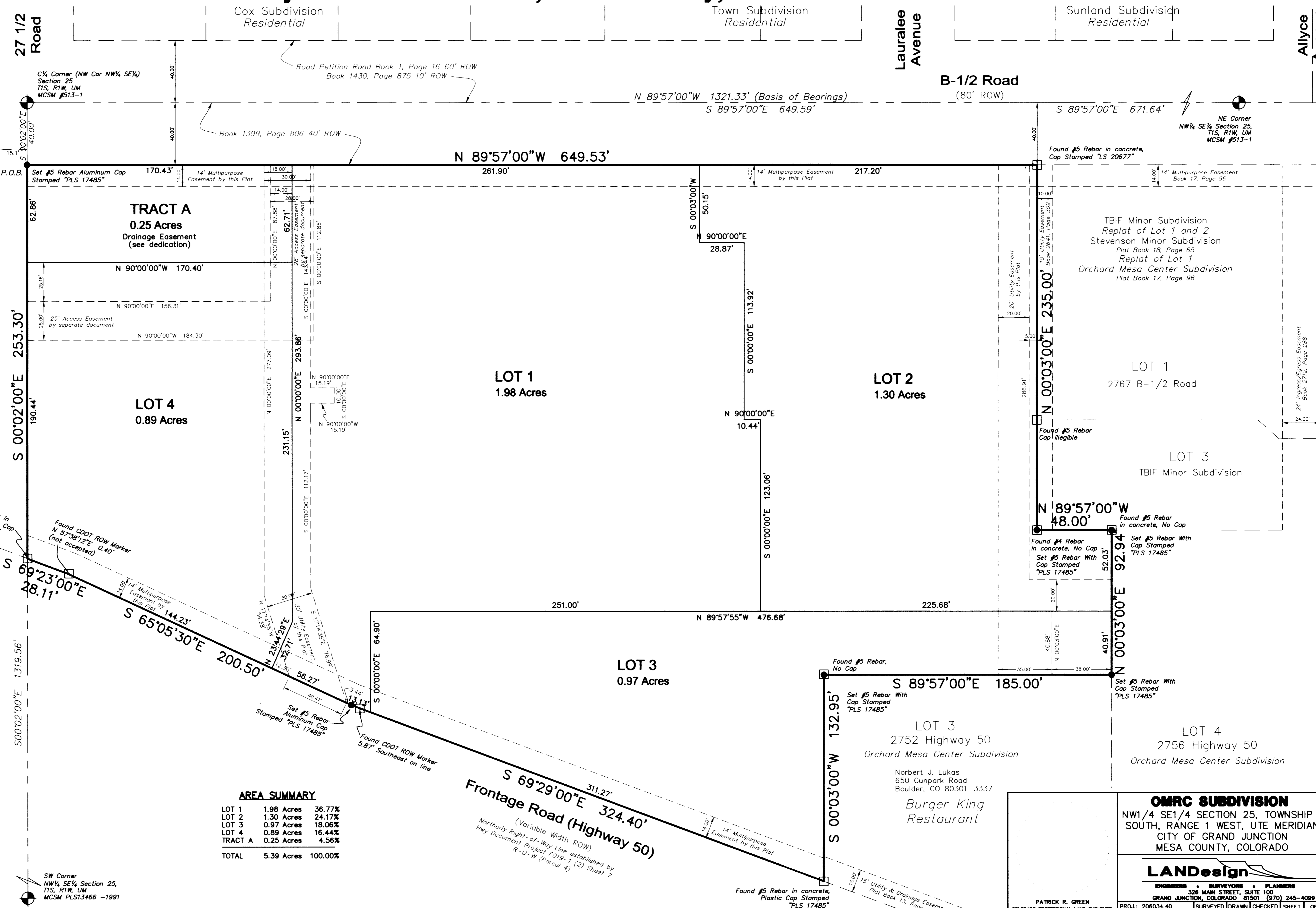
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

# OMRC SUBDIVISION

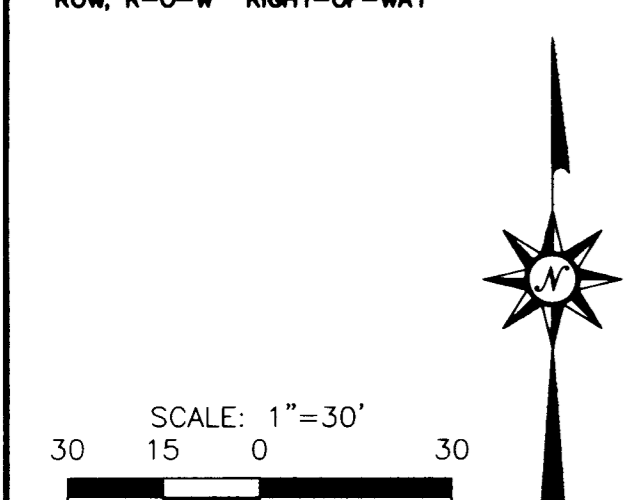
## Part of the NW1/4 SE1/4 Section 25

### Township 1 South, Range 1 West, Ute Meridian

### City of Grand Junction, Mesa County, Colorado



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
  - PK NAIL, SET IN PAVING
  - 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
  - MCSM MESA COUNTY SURVEY MARKER
  - BLM BUREAU OF LAND MANAGEMENT
  - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
  - POB POINT OF BEGINNING
  - ROW, R-O-W RIGHT-OF-WAY



**AREA SUMMARY**

LOT 1	1.98 Acres	36.77%
LOT 2	1.30 Acres	24.17%
LOT 3	0.97 Acres	18.06%
LOT 4	0.89 Acres	16.44%
TRACT A	0.25 Acres	4.56%
<b>TOTAL</b>	<b>5.39 Acres</b>	<b>100.00%</b>

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 NW1/4 SE1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN  
 CITY OF GRAND JUNCTION  
 MESA COUNTY, COLORADO

**LANDesign**  
 ENGINEERS • SURVEYORS • PLANNERS  
 326 MAIN STREET, SUITE 100  
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN  
 COLORADO PROFESSIONAL LAND SURVEYOR  
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PROJ.: 206034.40  
 DATE: August, 2007

SURVEYED	DRAWN	CHECKED	SHEET	OF
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