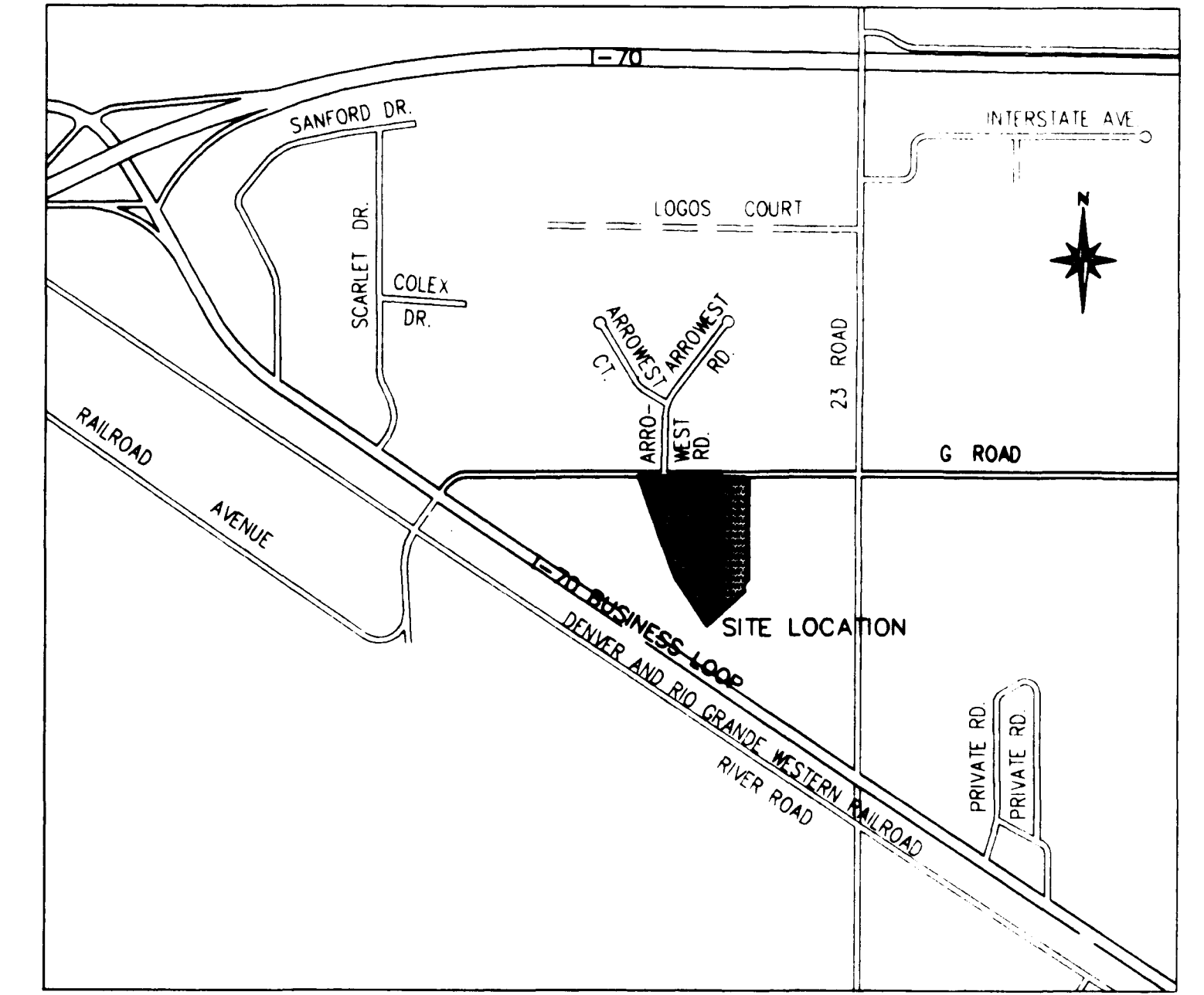


# TUNER SUBDIVISION

A REPLAT OF LOT 1 BLOCK 2 GRAND WEST BUSINESS PARK AS RECORDED IN BOOK 4537 AT PAGES 782 AND 783 SITUATED IN THE NE 1/4 SECTION 6, T1S, R1W, UTE P.M. CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS: That, Grand Mesa Business Center, LLC is the owner of that real property located in the Northeast Quarter of Section 6, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado as described in Book 4587 at Pages 629 thru 631 of the records of the Mesa County Clerk and Recorder's Office. Said parcel being more particularly described as follows:  
Replat of Lot 1 Block 2 GRAND WEST BUSINESS PARK City of Grand Junction, County of Mesa, State of Colorado. as recorded in Book 4537 at Pages 782 and 783 of the Mesa County Clerk and Recorder's office.

### TITLE CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA }ss  
WE, ABSTRACT & 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 VESTED TO GRAND MESA BUSINESS CENTER, LLC; 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 14, 2008 BY: Donald K Davis, Chief Title Examiner  
NAME AND TITLE  
ABSTRACT & TITLE CO. OF MESA COUNTY, INC.

### NOTES:

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY PROVIDED BY ABSTRACT & TITLE CO. OF MESA COUNTY, INC. POLICY NUMBER 00918919.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE1/4 NE1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN, FOUND IN PLACE WERE MESA COUNTY SURVEY MARKERS AT THE BOTH ENDS OF SAID LINE. THE VALUE USED, S89°56'07"E WAS CALCULATED USING PUBLISHED DATA FROM THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM USING GPS ID No. P097 AT THE EAST END AND T0850 AT THE WEST END OF SAID LINE.
3. THE BEARINGS SHOWN HEREON REPRESENT THE RECORDED PLAT OF GRAND WEST BUSINESS PARK SUBDIVISION ROTATED TO THE PUBLISHED DATA OF THE MESA COUNTY LOCAL COORDINATE SYSTEM.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
5. BLANKET EASEMENT AND EXCEPTION INFORMATION:  
A. RESERVATION OF RIGHT OF PROPRIETOR OF ANY PENETRATING VEIN OR LODGE TO EXTRACT ORE, IN U.S. PATENT RECORDED APRIL 20, 1891 IN BOOK 11 AT PAGE 92.  
B. RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, AS GRANTED TO THE GRAND VALLEY DRAINAGE DISTRICT BY INSTRUMENT RECORDED MARCH 15, 1918 IN BOOK 220 AT PAGE 267, RECEPTION NO. 143315  
C. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN EASEMENT AND AGREEMENT RECORDED JUNE 24, 1980 IN BOOK 1263 AT PAGE 224, RECEPTION NO. 1227231.  
D. RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, AS GRANTED TO GRAND JUNCTION WEST WATER AND SANITATION DISTRICT BY INSTRUMENT RECORDED DECEMBER 17, 1981 IN BOOK 1348 AT PAGE 259, RECEPTION NO. 1277757.  
E. SUBDIVISION IMPROVEMENTS AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED JUNE 18, 1982 IN BOOK 1378 AT PAGE 159, RECEPTION NO. 1277757.  
F. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION OF THE BOARD OF THE GRAND JUNCTION WEST WATER AND SANITATION DISTRICT REGARDING TAP PURCHASE AGREEMENTS RECORDED AUGUST 24, 1982 IN BOOK 1388 AT PAGE 182  
G. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ORDINANCE NO. 3862 RECORDED JULY 26, 2006 IN BOOK 4211 AT PAGE 319, RECEPTION NO. 2329696.  
H. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS (INCLUDING COMMON EXPENSES, FEES AND COSTS UNDER THE COMMON INTEREST OWNERSHIP ACT), AND RESTRICTIONS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT DELETING AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, AS SET FORTH IN DECLARATION FOR GRAND WEST BUSINESS PARK, RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 786, RECEPTION NO. 2408168.
6. ALL MEASUREMENTS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET.

Said Owners state that all lien holders appear hereon.  
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 TUNER SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 15<sup>th</sup> day of July, A.D. 2008.  
by: Robert V. Turner  
ROBERT V. TURNER, member  
for Grand Mesa Business Center, LLC

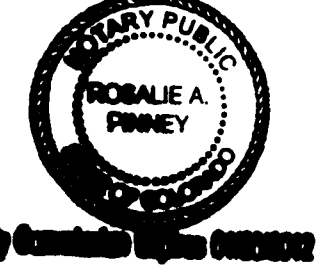
### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }ss  
I hereby certify that this instrument was filed in my office at 4:37 o'clock P.M. August 6<sup>th</sup> A.D. 2008, and was duly recorded in Book 4709  
Page No. 57037704 Reception No. 2452053 Drawer No. WW-16 Fees: 20<sup>00</sup> 10<sup>00</sup>  
Janice Rich  
Clerk and Recorder  
Ginny Baughman  
Deputy

### CITY APPROVAL

This plat of TUNER Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted of the 15<sup>th</sup> day of JULY, 2008  
Jim Matkovich City Manager  
Craig Palmer City Mayor

NOTARY PUBLIC CERTIFICATION  
STATE OF COLORADO }  
COUNTY OF MESA }ss  
The foregoing instrument was acknowledged before me by Robert V. Turner, member of Grand Mesa Business Center, LLC this 15<sup>th</sup> day of July, A.D. 2008.  
Witness my hand and official seal  
Notary Public Paul A. Fin  
My Commission Expires 1/20/2012



LIENHOLDER RATIFICATION  
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 4587 AT PAGE 632 OF THE 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 SIGNED BY ITS Secretary, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17<sup>th</sup> DAY OF JULY  
BY: Thomas W. Espinoza, SVP FOR: Academy Bank, N.A.  
TITLE: Academy Bank, N.A.

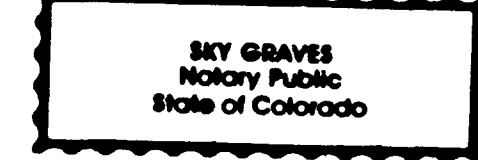
NOTARY PUBLIC CERTIFICATION  
STATE OF COLORADO }  
COUNTY OF MESA }ss  
The foregoing instrument was acknowledged before me by Thomas W. Espinoza this 17<sup>th</sup> day of July, A.D. 2008.  
Witness my hand and official seal  
Notary Public Amanda Nesbitt  
My Commission Expires 9-12-11

Amanda Nesbitt  
Notary Public  
State Of Colorado  
My Commission Expires 9-12-11

LIENHOLDER RATIFICATION  
THE UNDERSIGNED, HEREBY CERTIFIES THAT THEY ARE 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 4588 AT PAGE 103 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID INDIVIDUALS HAVE CAUSED THESE PRESENTS TO SIGNED, THIS 17<sup>th</sup> DAY OF July  
Kathleen P. Enders  
Kathleen P. Enders  
BY: Ronald L. Enders  
Ronald L. Enders

NOTARY PUBLIC CERTIFICATION  
STATE OF COLORADO }  
COUNTY OF MESA }ss  
The foregoing instrument was acknowledged before me by Ronald L. Enders and Kathleen P. Enders this 17<sup>th</sup> day of July, A.D. 2008.  
Witness my hand and official seal  
Notary Public My Commission Expires  
My Commission Expires 09/07/2011



LAND USE SUMMARY

LOTS	11.95 ACRES	100%
TRACTS	0.00 ACRES	0%
DEDICATED ROW	0.00 ACRES	0%
TOTAL	11.95 ACRES	100%

### SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable laws and regulations of the State of Colorado.



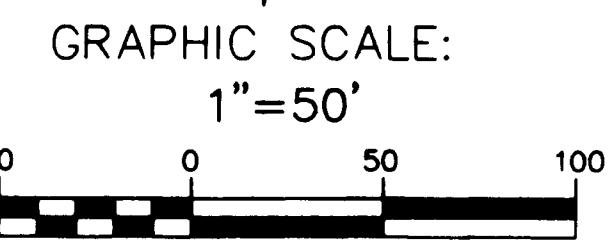
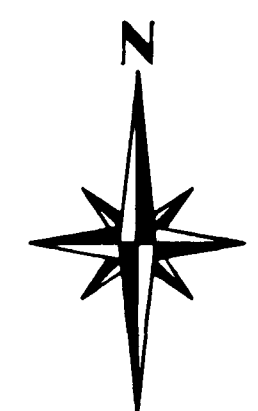
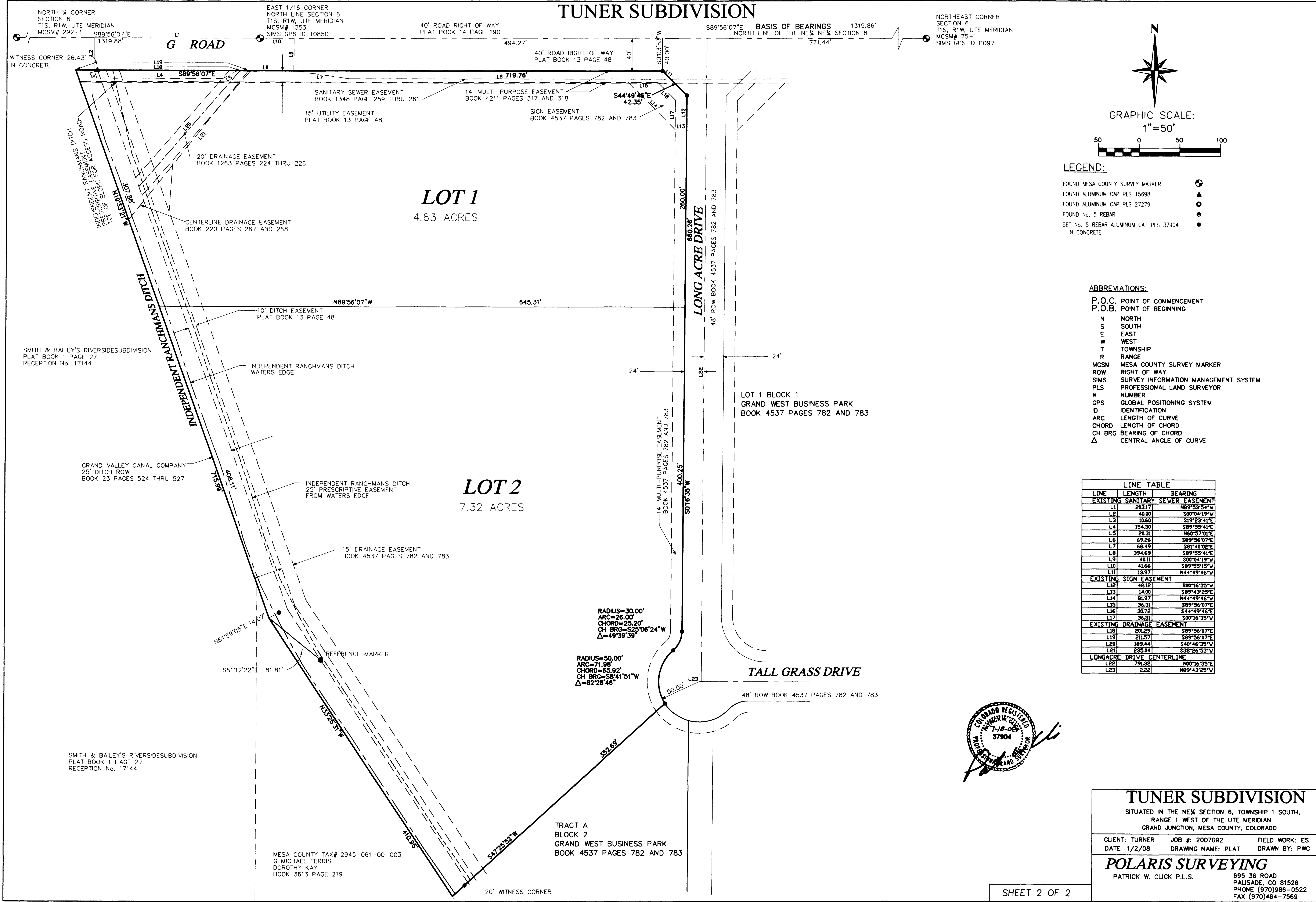
PATRICK W. CLICK DATE JULY 18, 2008  
COLORADO REGISTERED LAND SURVEYOR PLS #37904

### FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type

**TUNER SUBDIVISION**  
SITUATED IN THE NE 1/4 SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO  
CLIENT: TURNER JOB #: 2007092 FIELD WORK: ES  
DATE: 1/2/08 DRAWING NAME: PLAT DRAWN BY: PWC  
**POLARIS SURVEYING**  
PATRICK W. CLICK P.L.S. 695 36 ROAD PALISADE, CO 81526 PHONE (970)986-0522 FAX (970)464-7569

# TUNER SUBDIVISION



- LEGEND:**
- FOUND MESA COUNTY SURVEY MARKER
  - FOUND ALUMINUM CAP PLS 15698
  - FOUND ALUMINUM CAP PLS 27279
  - FOUND No. 5 REBAR
  - SET No. 5 REBAR ALUMINUM CAP PLS 37904 IN CONCRETE

- ABBREVIATIONS:**
- P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - T TOWNSHIP
  - R RANGE
  - MCSM MESA COUNTY SURVEY MARKER
  - ROW RIGHT OF WAY
  - SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
  - PLS PROFESSIONAL LAND SURVEYOR
  - # NUMBER
  - GPS GLOBAL POSITIONING SYSTEM
  - ID IDENTIFICATION
  - ARC LENGTH OF CURVE
  - CHORD LENGTH OF CHORD
  - CH BRG BEARING OF CHORD
  - Δ CENTRAL ANGLE OF CURVE

LINE TABLE		
LINE	LENGTH	BEARING
<b>EXISTING SANITARY SEWER EASEMENT</b>		
L1	2031.71	N89°33'34"W
L2	40.00	S00°04'19"W
L3	10.60	S19°23'41"E
L4	154.30	S89°55'41"E
L5	20.31	N60°57'01"E
L6	69.26	S89°56'07"E
L7	68.49	S81°40'02"E
L8	394.69	S89°55'41"E
L9	40.11	S00°04'19"W
L10	41.66	S89°55'13"W
L11	13.97	N44°49'46"W
<b>EXISTING SIGN EASEMENT</b>		
L12	42.12	S00°16'35"W
L13	14.00	S89°43'25"E
L14	81.97	N44°49'46"W
L15	36.31	S89°56'07"E
L16	30.72	S44°49'46"E
L17	36.31	S00°16'35"W
<b>EXISTING DRAINAGE EASEMENT</b>		
L18	201.29	S89°56'07"E
L19	211.57	S89°56'07"E
L20	189.44	S40°46'35"W
L21	235.04	S38°26'53"W
<b>LONGACRE DRIVE CENTERLINE</b>		
L22	791.32	N00°16'35"E
L23	2.22	N89°43'25"W



**TUNER SUBDIVISION**  
 SITUATED IN THE NE¼ SECTION 6, TOWNSHIP 1 SOUTH,  
 RANGE 1 WEST OF THE UTE MERIDIAN  
 GRAND COUNTY, MESA COUNTY, COLORADO

CLIENT: TURNER JOB #: 2007092 FIELD WORK: ES  
 DATE: 1/2/08 DRAWING NAME: PLAT DRAWN BY: PWC

**POLARIS SURVEYING**  
 PATRICK W. CLICK P.L.S. 695 36 ROAD  
 PALISADE, CO 81526  
 PHONE (970)986-0522  
 FAX (970)464-7569