

CALDWELL II SUBDIVISION

A REPLAT OF LOTS 4, 5, AND 6 CALDWELL SUBDIVISION (Book 3918 Pages 159-160)

PART OF SE1/4 SECTION 5, T1S, R1W, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

NE Corner
SE1/4 SW1/4
Section 5
T1S, R1W, UM
MCSM No. 1282-1

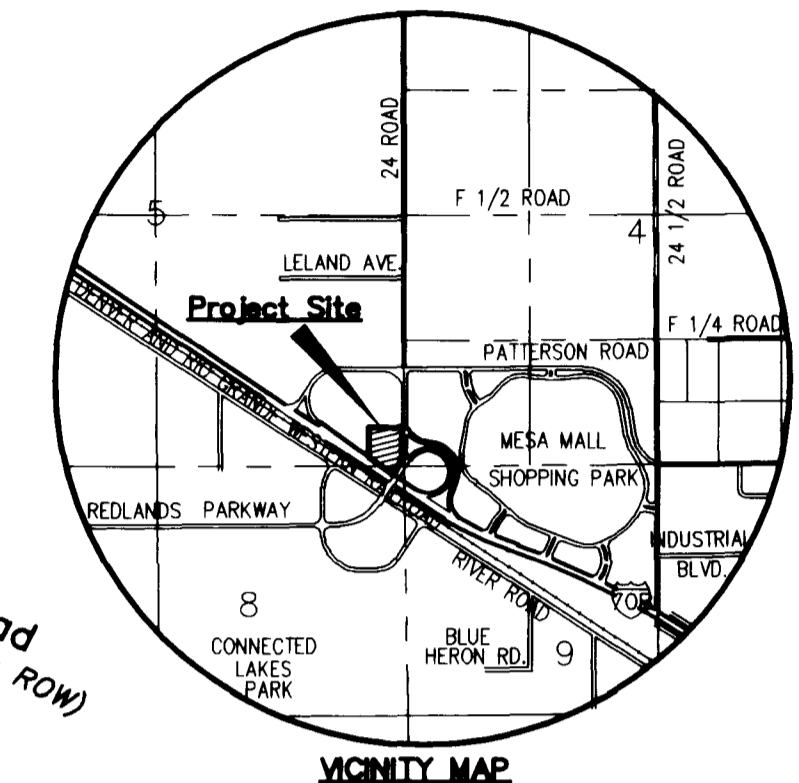
SE Corner
Section 5
T1S, R1W, UM
MCSM No. 4-3



SCALE: 1"=40' U.S. SURVEY FEET
40 20 0 40

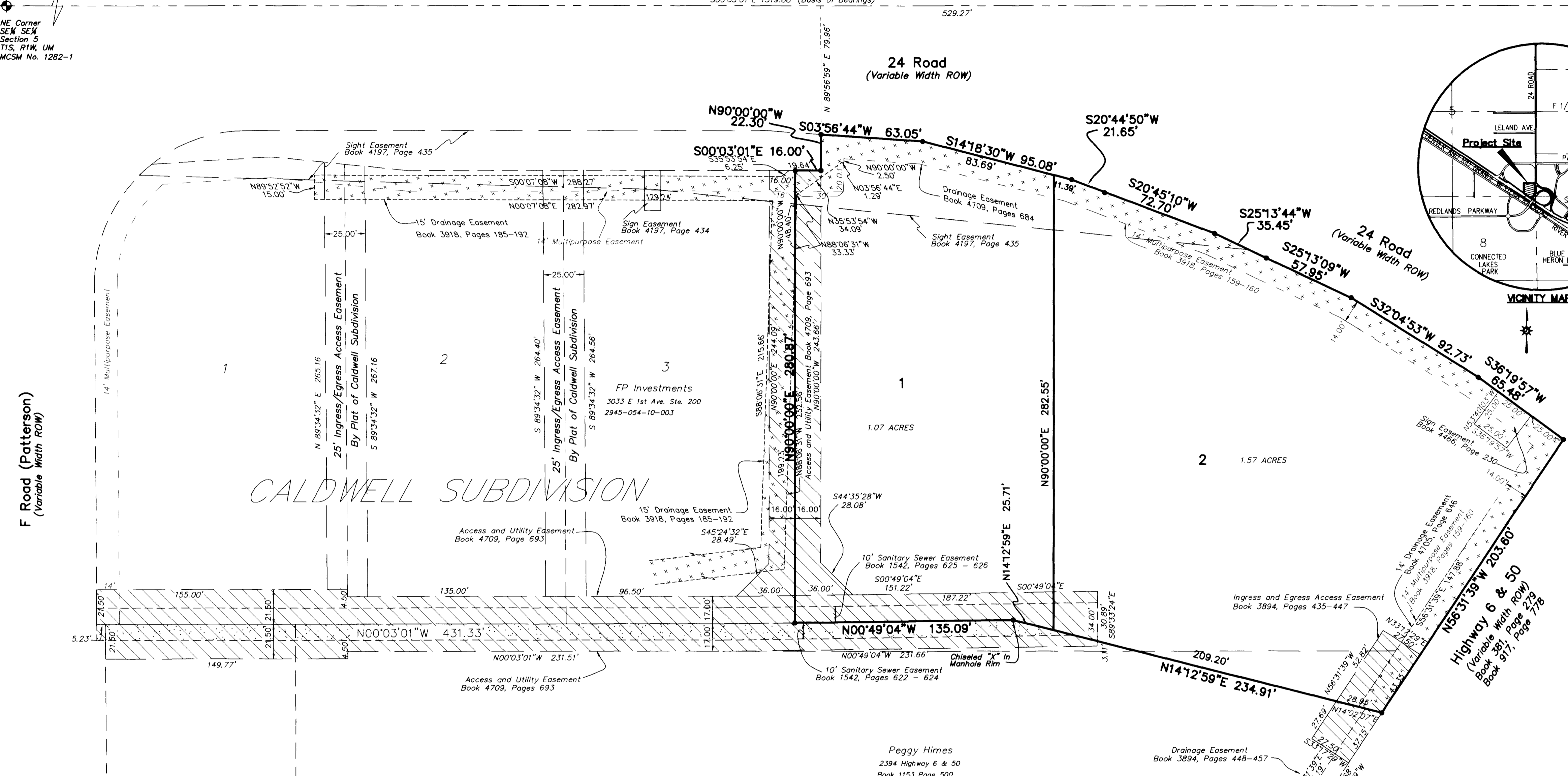
LEGEND

- ALLOT QUOT SURVEY MARKER, AS NOTED
 - SET 2" ALUMINUM CAP ON NO. 5 REBAR, PLS 17845
 - 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
- Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg BORD BEARING OF ARC
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - PLS PROFESSIONAL LAND SURVEYOR
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT



AREA SUMMARY

LOTS =	2,644 Acres	100.00%
TOTAL =	2,644 Acres	100.00%



FOR CITY USE ONLY

Associated Recorded Documents	Book	Page	Type

CITY OF GRAND JUNCTION APPROVAL

This plat of CALDWELL II SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23rd day of September, A.D. 2008.

City Manager [Signature]
President of City Council [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:48 o'clock P.M., Sept 29, A.D., 2008, and was duly recorded in Book 4733 Page No. 84, Reception No. 2459356
Drawer No. WW-39 Fees: 10.00 + 1.00

Janice Rich
Clerk and Recorder
Helen Cross
Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That FP Investments, LLC, a Colorado Limited Liability Corporation, is the owner of those parcels of land located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 5, Township 1 South, Range 1 West, of the Ute Meridian described as CALDWELL II SUBDIVISION, a replat of part of CALDWELL SUBDIVISION, as recorded at Book 3918, Page 159, Mesa County, Colorado, records, being more particularly described as follows:
Lots 4, 5 and 6 Caldwell Subdivision.
Sold lots containing an area of 2,644 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 CALDWELL II SUBDIVISION, a replat of part of CALDWELL SUBDIVISION, a part of the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

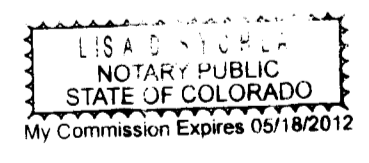
- All Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm 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 Drainage Easements 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 thereon. 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 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 to and from the easement.

All IN WITNESS WHEREOF, said owners, FP Investments, LLC, a Colorado Limited Liability Corporation, has caused their names to be hereunto subscribed this 17th day of September, A.D. 2008.
By: [Signature]
TITLE: EVP, General Counsel

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me by John F. Knaeckel (title) EVP - General Counsel of FP Investments, LLC, a Colorado Limited Liability Corporation, this 17th day of September, A.D., 2008.
Witness my hand and official seal:

[Signature]
Notary Public
My Commission Expires 5-18-2012



TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA)
We, LAND TITLE GUARANTEE COMPANY-GJ, 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 in FP INVESTMENTS, 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: September 24, 2008 by: Patrick A. Green, Karen A. Cream, L.L. Title Examiner
* 2007 Title

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.

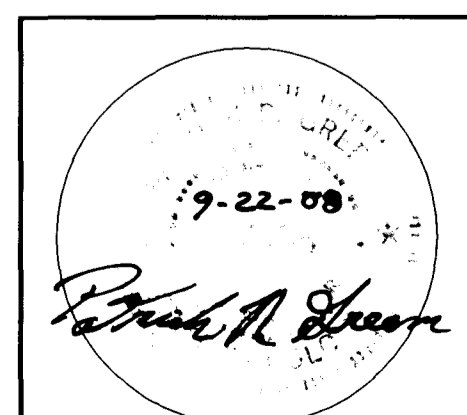
GENERAL NOTES

- A portion of the access and utility easement crossing lot 6 to lot 5 Caldwell Subdivision was vacated by Book 4709, Page 893 Mesa County Records.
- Base of bearings is the East Line of the Southeast Quarter of Section 5, Township 1 South, Range 1 West, of the Ute Meridian, which bears North 00 degrees 03 minutes 01 seconds West, a distance of 1319.88 feet, based on observation of the MCGPS control network.
- Easement and title documents (schedules A & B) provided by Land Title guarantee Company, Order No. GJCS5006647, dated Sept. 10, 2008. No research was performed by surveyor pertaining to easement and title documents.
- Existing property corners which were recovered during this survey which were within ±0.25 feet of the calculated position were accepted as being "in position."
- According to the Federal Emergency Management Agency Flood Insurance Map No. Community Panel Number 080115 0460 B of the Flood Insurance Rate Map of the City of Grand Junction, Colorado, dated July 15, 1992 which defines Zone AO (inside of the 100 year flood zone) and Zone X (inside the 500 year flood zone) places the land described on this map of survey is situated within a federally designated Special Flood Hazard Area and may require a special permit for construction.

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of CALDWELL II SUBDIVISION, a replat of part of CALDWELL 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 SEPT 22, 2008



CALDWELL II SUBDIVISION
A REPLAT OF LOTS 4, 5, AND 6
CALDWELL SUBDIVISION
SE1/4 SE1/4, SECTION 5, T1S, R1W, U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
325 Main St., Ste 100
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2007-55	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Mar., 2008	RAD/LED	LED	PRG	1	1

RECORDED NOTE: FOR YOUR QUALITY DOCUMENT PRODUCTION FROM REPRODUCTION