

# PRO-BUILD SUBDIVISION OF PARCELS LOCATED IN NE1/4 SECTION 24, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That Pro-Build Real Estate Holdings, LLC, a Delaware Limited Liability Company is the owner of that real property located in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) and the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 24, Township 1 South, Range 1 West of the Ute Meridian described as Parcels 1 and 2 as described in Book 4425, Page 24 and a single parcel as described in Book 4353, Page 773, Mesa County records and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE¼ NE¼ of Section 24, whence the Northeast corner of said NE¼ NE¼ of Section 24 bears South 89 degrees 58 minutes 56 seconds East, a distance of 1310.90 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00 degrees 01 minutes 17 seconds East, a distance of 30.00 feet, along the common line between the NE¼ NE¼ and the NW¼ NE¼ of Section 24 to a point on the South right-of-way line of Riverside Parkway (D Road), the POINT OF BEGINNING; thence South 00 degrees 01 minutes 17 seconds East, a distance of 631.19 feet, continuing along the common line between the NE¼ NE¼ and the NW¼ NE¼ of Section 24, also being the West line of that parcel of land described in Book 1379, Page 402, Mesa County records; thence South 89 degrees 55 minutes 35 seconds East, a distance of 164.14 feet, along the South line of said parcel; thence North 00 degrees 02 minutes 45 seconds West, a distance of 631.35 feet, along the East line of said parcel, returning to said Riverside Parkway South right-of-way line; thence South 89 degrees 58 minutes 56 seconds East, a distance of 163.88 feet, along said South right-of-way line to the West line of that parcel of land described in Book 4590, Page 66, Mesa County records; thence South 00 degrees 04 minutes 13 seconds East, a distance of 1293.02 feet, along said West line of said parcel, to a point on the South line of said NE¼ NE¼ of Section 24; thence North 89 degrees 52 minutes 14 seconds West, a distance of 328.85 feet, along said South line of said NE¼ NE¼ of Section 24; thence North 89 degrees 51 minutes 37 seconds West, a distance of 163.25 feet, along the South line of the NW¼ NE¼ of Section 24; thence North 00 degrees 16 minutes 12 seconds East, a distance of 56.97 feet, to a point on the approximate centerline of a drainage ditch; thence North 08 degrees 54 minutes 32 seconds West, a distance of 710.81 feet, along said approximate centerline of a drainage ditch; thence North 89 degrees 48 minutes 52 seconds West, a distance of 55.46 feet, to the East line of that parcel as described in Book 4017, Page 424, Mesa County records; thence North 00 degrees 01 minutes 28 seconds East, a distance of 532.74 feet, along said East line of said parcel, returning to said Riverside Parkway South right-of-way line; thence South 89 degrees 58 minutes 31 seconds East, a distance of 327.81 feet, along said South right-of-way line, to the POINT OF BEGINNING.

Said parcel containing an area of 15.104 acres, as described.

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

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

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.

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 and egress to and from the easement.

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

IN WITNESS WHEREOF, said owners, Pro-Build Real Estate Holdings, LLC, a Delaware Limited Liability Company, has caused their name to be hereunto subscribed this 13th day of October, A.D. 2008

by: Timothy A. Bark (title) General Manager  
for: Pro-Build Real Estate Holdings, LLC, a Delaware Limited Liability Company

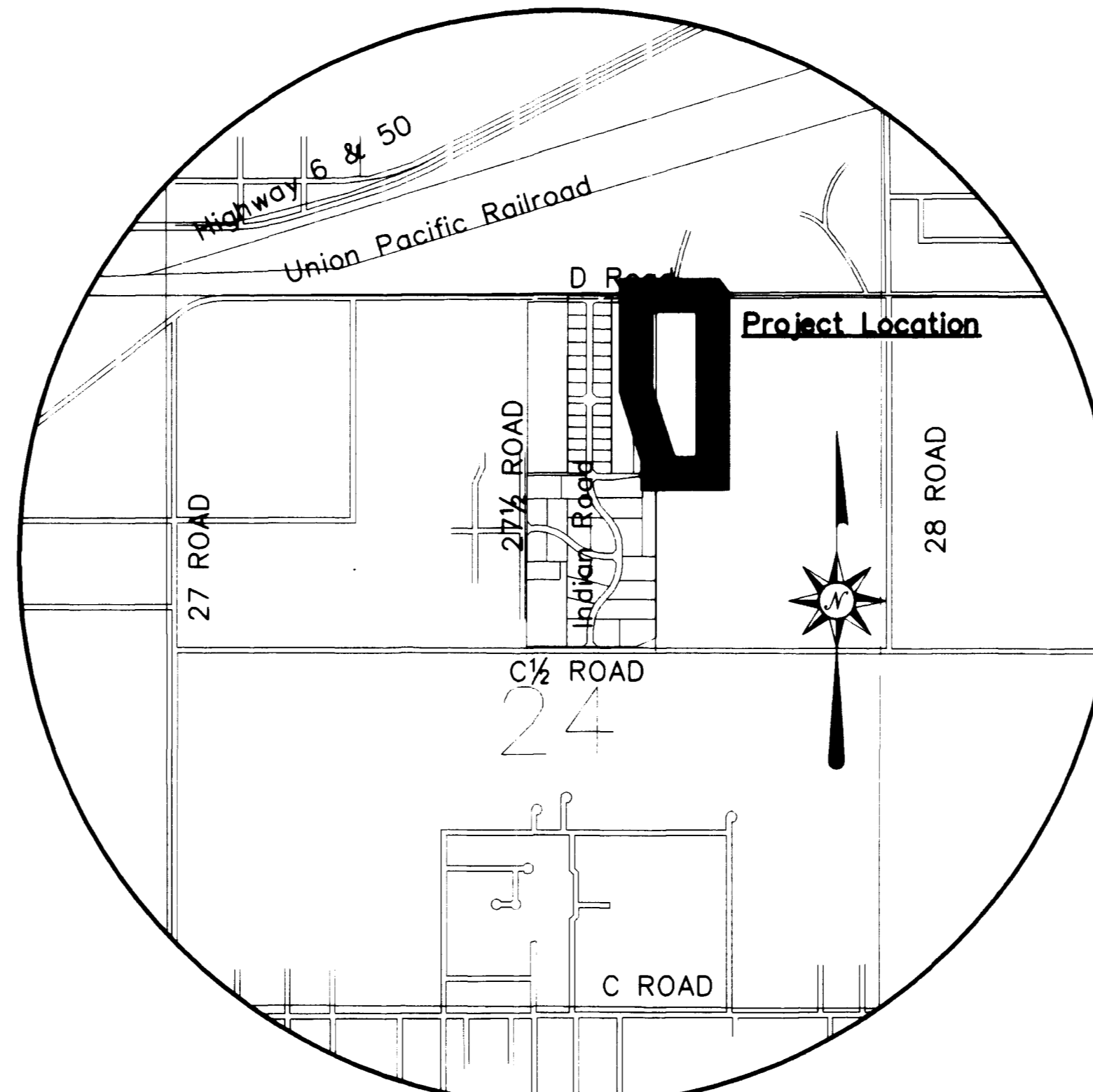
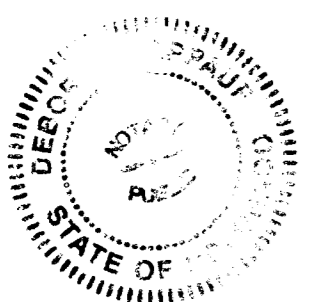
**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO ) ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Timothy Bark  
(title) General Manager for Pro-Build Real Estate Holdings, LLC, a Delaware Limited Liability Company  
this 13th day of October, A.D., 2008  
Witness my hand and official seal:

Albano Haggerty  
Notary Public

My Commission Expires 1/5/2011



VICINITY MAP  
NOT TO SCALE

**LEGEND**

- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- ▲ SET ALUMINUM DISK AND SPIKE, PLS 27279
- 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
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- & AND SYMBOL
- Ⓜ INTERSTATE HIGHWAY SYMBOL
- Ⓢ STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- ℙ SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- ° DEGREES (ANGULAR)
- ' MINUTES (ANGULAR) OR FEET (LINEAR)
- " SECONDS (ANGULAR) OR INCHES (LINEAR)
- MESA COUNTY SURVEY MARKER
- MCSM BUREAU OF LAND MANAGEMENT
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- CALCULATED POSITION, UNABLE TO SET OR REFERENCE
- 20'WC-E● SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- 20=Distance WC=Witness Corner -E=Direction to True Corner

**SURVEYOR'S CERTIFICATION**

I, Stanley K. Werner, do hereby certify that the accompanying plat of PRO-BUILD 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 OCTOBER 23, 2008

**TITLE CERTIFICATION**

STATE OF COLORADO ) ss  
COUNTY OF MESA

We, LAND TITLE GUARANTEE 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 PRO-BUILD REAL ESTATE HOLDINGS, LLC, A 2; 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: OCTOBER 22, 2008 by: LDW LAWRENCE D. VENT EXAMINER  
Name And Title

for: LAND TITLE GUARANTEE COMPANY  
Name Of Title Company

**GENERAL NOTES**

Basis of bearings is the North line of the NE¼ NE¼ of Section 24 which bears South 89 degrees 58 minutes 56 seconds East, a distance of 1310.90 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".

All lineal units shown hereon in U.S. Survey feet.

Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Policy No. GJC65002050-6, dated November 27, 2006 and Policy No. GJC65002205-4, dated November 27, 2006.

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

**FOR CITY USE ONLY**

**Associated Recorded Documents**

Book	Page	Type
4738	890	Drainage Easement to Grand Valley Drainage District
---	---	Variable Width Drainage Easement to the Use of Lot 2

**CITY OF GRAND JUNCTION APPROVAL**

This plat of PRO-BUILD SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23 day of October, A.D., 2008

City Manager Erin Kadial

Mayor Craig Palmer

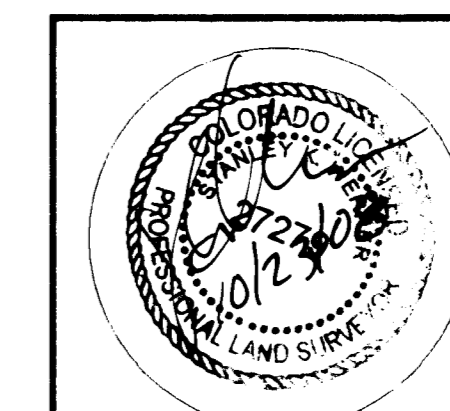
**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO ) ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:14 o'clock P.M.,  
October 31st, A.D., 2008, and was duly recorded in Book 4748 Page(s) No. 377+378  
Reception No. 2463880 Drawer No. WW-57 Fees: \$200.00

Janice Rich  
Clerk and Recorder

By: Ginny Baughman  
Deputy



**PRO-BUILD SUBDIVISION**  
IN THE NE¼ SECTION 24  
T1S, R1W, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

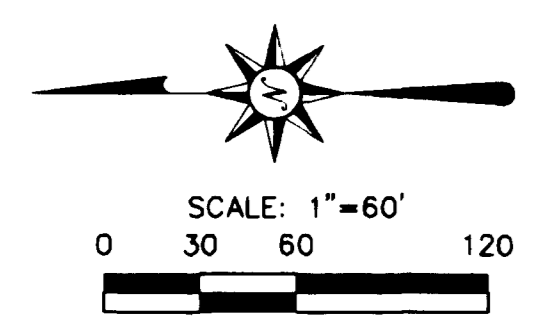
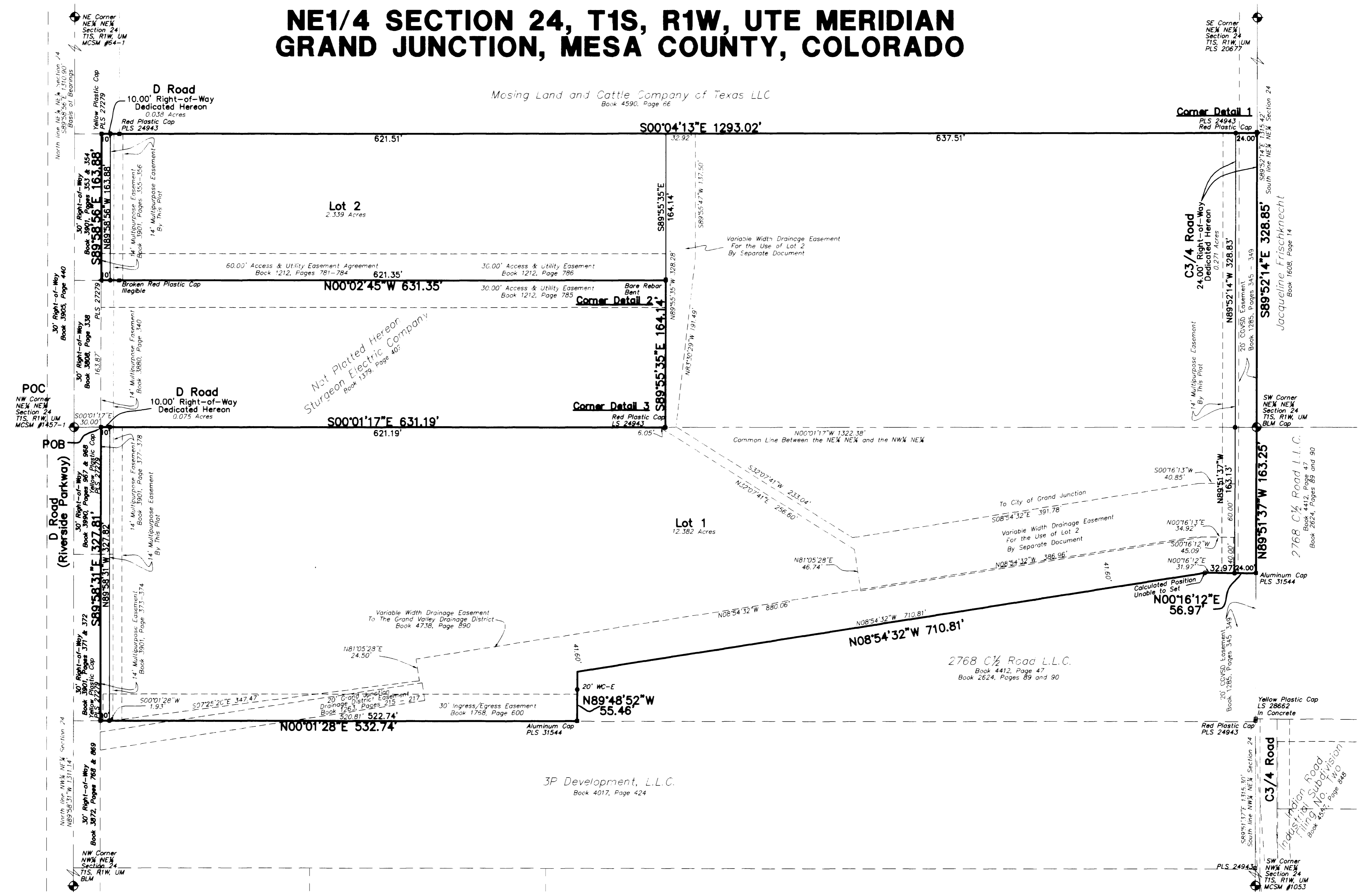
**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO.	DATE	DRAWN	CHK'D	SHEET	OF
08-85	September, 2008	dc/tj	rsk	skw	1

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.

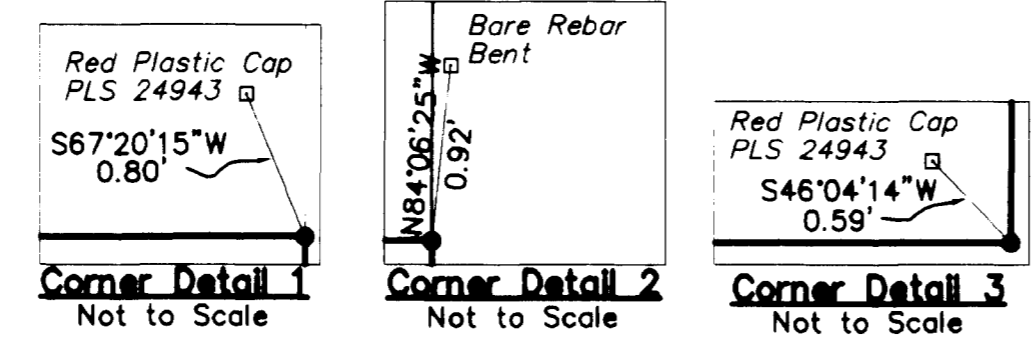
# PRO-BUILD SUBDIVISION OF PARCELS LOCATED IN NE1/4 SECTION 24, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

*Mosing Land and Cattle Company of Texas LLC*  
Book 4590, Page 66



RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

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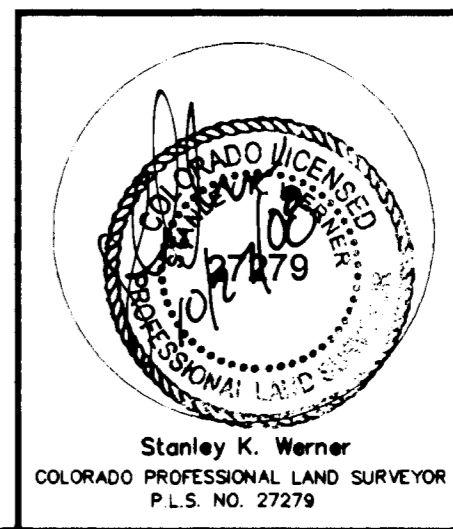
**AREA SUMMARY**

LOTS	= 14.721 Acres	97.46%
ROAD ROW	= 0.384 Acres	2.54%
<b>TOTAL</b>	<b>= 15.105 Acres</b>	<b>100.00%</b>

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Date certified OCTOBER 27, 2008



**PRO-BUILD SUBDIVISION**  
IN THE NE1/4 SECTION 24  
T1S, R1W, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 08-85	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: September, 2008	dc/lj	rsk	skw	2	2

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