

# JDC SIMPLE SUBDIVISION

## A REPLAT OF LOTS 1 & 2, AIR TECH PARK, BOOK 4220 PAGE 900-901 SE 1/4, SEC. 25, T1N, R1W, U.M.

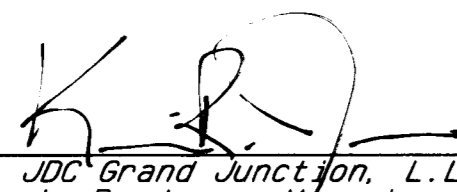
**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, JDC Grand Junction, L.L.C. is the owner of that real property situate in the SE 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Lots 1 and 2, AIR TECH PARK as recorded in Book 4220 at Page 900-901 City of Grand Junction, Mesa County, Colorado Said lots contains 3.92 acres more or less.


Said Owner has by these presents laid out, platted and subdivided the above-described real property into a Lot as shown hereon, and designated the same as JDC SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

Owner further certifies that all lienholders, if any, are represented hereon.

  
 JDC Grand Junction, L.L.C.  
 Kevin R. Jones, Managing Member

STATE OF Missouri )  
 County of Jackson ) ss


The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March A.D., 2009 by JDC Grand Junction, L.L.C., Kevin R. Jones, Managing Member.

Witness my hand and official seal:  Notary Public

My commission expires: 4-12-2012

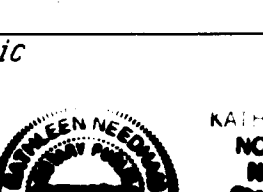
**LIENHOLDERS RATIFICATION OF PLAT**

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 4813 at Page 58-67 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:  FOR: Commerce Bank, N.A.  
 John S. Mikelson, Senior Vice President

STATE OF Missouri )  
 County of Jackson ) ss

The foregoing Lienholders Ratification was acknowledged before me this 3<sup>rd</sup> day of March A.D., 2009 by John S. Mikelson, Senior Vice President, Commerce Bank, N.A.

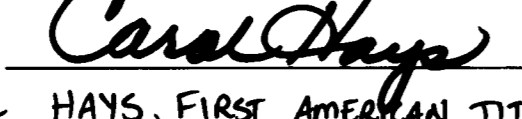
Witness my hand and official seal:  Notary Public

My commission expires: 4-12-2012

**TITLE CERTIFICATION**



State of ~~Colorado~~ Missouri  
 County of ~~Mesa~~ Jackson FIRST AMERICAN TITLE INSURANCE COMPANY

We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of ~~Colorado~~ Missouri hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to JDC Grand Junction, L.L.C., 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: 3-12-2009 By:   
 CAROL HAYS, FIRST AMERICAN TITLE INSURANCE COMPANY

**CITY APPROVAL**

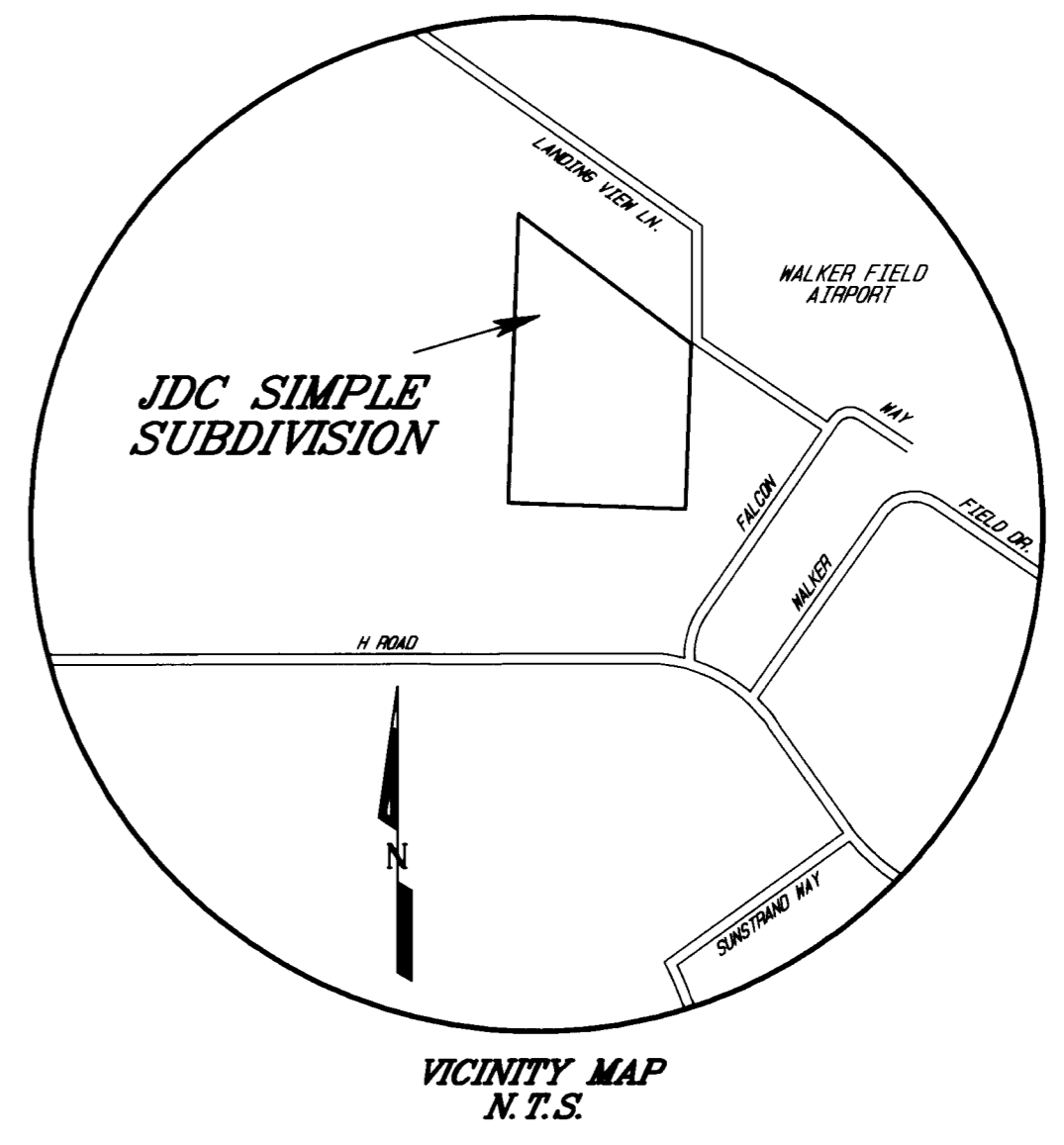
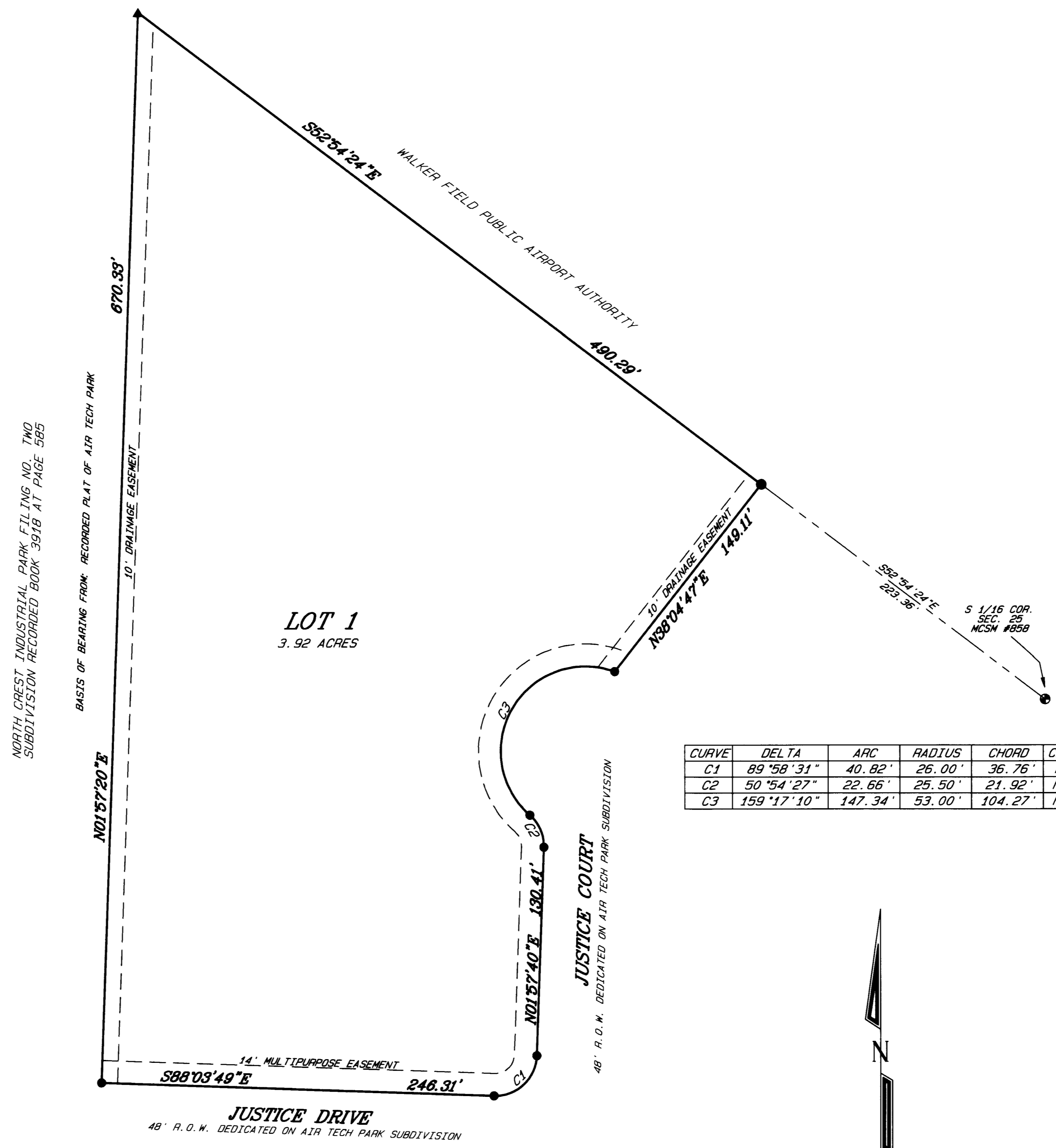
This plat of JDC SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 17<sup>th</sup> day of March, 2009.

 City Manager  
 City Mayor

**CLERK AND RECORDER'S CERTIFICATE**

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 4:14 o'clock P.M., on this 24<sup>th</sup> day of MARCH, 2009 A.D., and was recorded at Reception No. 2481530, Book 4819 and Page 105 Drawer No. WW-118 and Fees 10<sup>00</sup>.

 Clerk and Recorder  
 Deputy



**LEGEND & ABBREVIATIONS**



- FOUND MESA COUNTY SURVEY MARKER
- ▲ FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED I.T.S. LS 10097
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677

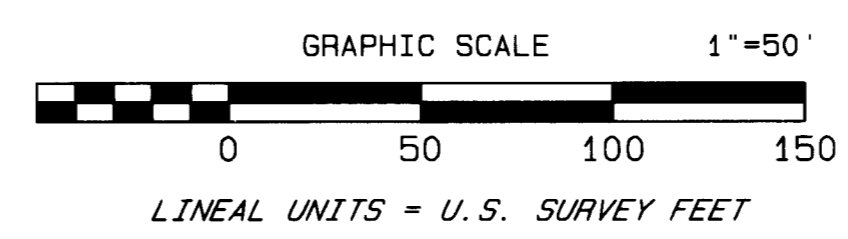
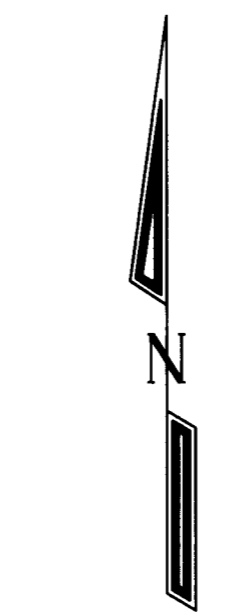
**AREA SUMMARY**

LOT 1 = 3.92 AC. / 100%

**SURVEYOR'S STATEMENT**

I, Michael W. Drissel, 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 Abstract & Title Co. of Mesa County, Inc. in Commitment No. 00922420.



**PLAT NOTES**

ANY PROPOSED OFFICE BUILDING OR COMMERCIAL DEVELOPMENT WITHIN THE 65 LBN NOISE-EXPOSURE AREA WILL NEED TO COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF GRAND JUNCTION AS AMENDED WHICH MAY REQUIRE A CONDITIONAL USE PERMIT (PLANNING COMMISSION REVIEW AND APPROVAL).

This property is subject to an Aviation Easement as granted to Walker Field, Colorado, Public Airport Authority recorded in Book 4220 at Page 905. (not shown hereon).

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.

<b>JDC SIMPLE SUBDIVISION</b>		
LOCATED IN THE		
SE 1/4, SEC. 25, T1N, R1W, U.M.		
<b>D H SURVEYS INC.</b>		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By	M.L.M.	Checked By
Drawn By	TMODEL	Date
		FEB. 2009
Job No.	1041-07-01	Sheet
		1 OF 1