

SATURN OF GRAND JUNCTION SUBDIVISION OF PARCELS LOCATED IN NE1/4 SECTION 15, T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Ed Bozarth Chevrolet Pontiac and Buick, Inc., a Colorado Corporation, and J. Edward Bozarth and Paula S. Bozarth, are the owners of that real property located in part of the Northeast Quarter (NE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
(Ed Bozarth Chevrolet Pontiac and Buick, Inc.—Original Warranty Deed Book 3828, Page 629 and J. Edward Bozarth and Paula S. Bozarth—Quit Claim Deed Book 1962, Pages 526 and 527.)

Commencing at the Northeast corner of said Section 15; thence North 89 degrees 47 minutes 42 seconds West, a distance of 990.00 feet, along the North line of the NE¼ NE¼ of Section 15; thence South 00 degrees 01 minutes 26 seconds West, a distance of 210.00 feet to the North line of Bozarth Subdivision, as shown on plat recorded in Mesa County records at Plat Book 16, Page 358; thence South 00 degrees 00 minutes 05 seconds West, a distance of 97.32 feet, to the POINT OF BEGINNING; thence South 00 degrees 00 minutes 05 seconds West, a distance of 609.17 feet, along the West line of Bozarth Subdivision, as shown on plat recorded in Plat Book 16, Page 358, Mesa County records, to a point on the North right-of-way line of State Highway 6 & 50, as described in Book 688, Page 588, Mesa County records; thence North 33 degrees 22 minutes 39 seconds West, a distance of 627.16 feet, along said North right-of-way line; thence South 89 degrees 47 minutes 42 seconds East, a distance of 114.64 feet; thence North 00 degrees 01 minutes 26 seconds East, a distance of 25.00 feet; thence South 89 degrees 47 minutes 42 seconds East, a distance of 83.95 feet; thence North 00 degrees 04 minutes 04 seconds East, a distance of 61.69 feet; thence South 89 degrees 47 minutes 43 seconds East, a distance of 146.38 feet to the POINT OF BEGINNING.

Said parcel containing an area of 2.409 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 SATURN OF GRAND JUNCTION SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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 Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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 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 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 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 all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owners, Ed Bozarth Chevrolet Pontiac and Buick, Inc., a Colorado Corporation, and J. Edward Bozarth and Paula S. Bozarth, have caused their names to be hereunto subscribed this 8 day of May, A.D. 2009.

by: Ed Bozarth title: President
for: Ed Bozarth Chevrolet Pontiac and Buick, Inc., a Colorado Corporation

J. Edward Bozarth Paula S. Bozarth
J. Edward Bozarth Paula S. Bozarth

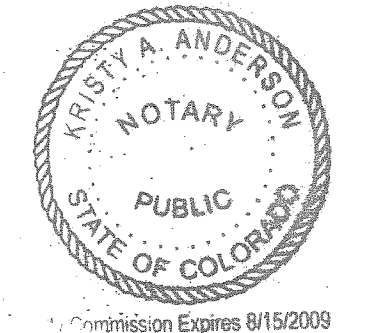
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by ED BOZARTH (title) for Ed Bozarth Chevrolet Pontiac and Buick, Inc., a Colorado Corporation, this 8 day of May, A.D., 2009.

Witness my hand and official seal:

Kristy A. Anderson
Notary Public



My Commission Expires 8/15/2009

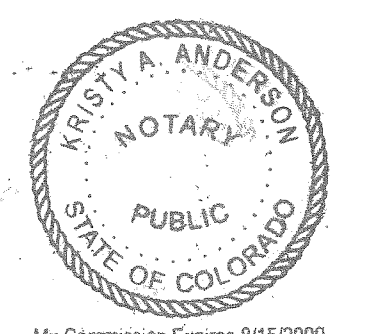
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by J. Edward Bozarth, this 8 day of May, A.D., 2009.

Witness my hand and official seal:

Kristy A. Anderson
Notary Public



My Commission Expires 8/15/2009

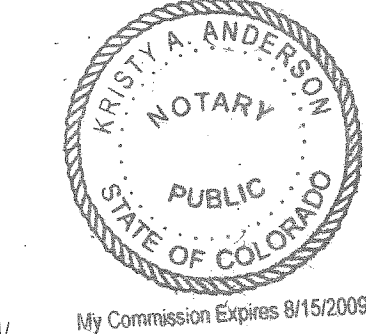
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Paula S. Bozarth, this 8 day of May, A.D., 2009.

Witness my hand and official seal:

Kristy A. Anderson
Notary Public



My Commission Expires 8/15/2009

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.



VICINITY MAP
NOT TO SCALE

- ALIUQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- 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
- DELTA ANGLE OF ARC
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- LENGTH OF ARC
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- Brg CHORD BEARING 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
- §§§ 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)
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

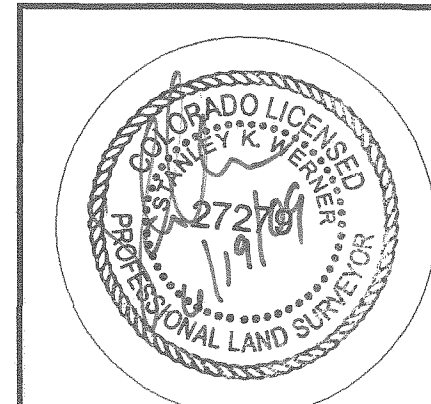
NOTE REQUIRED BY CITY SURVEYOR:

"Reference is hereby made to the Kirkendall Tracts, as recorded in Plat Book 9, Page 40, Reception No. 719415, due to the odd complexion of the recorded map." Said map recorded in May 1958 references a "PLAT OF SURVEY" prepared by Frank Mattison, County Surveyor dated July, 12, 13, & 15, 1946.

SURVEYOR'S CERTIFICATION

I, STANLEY K. WERNER, do hereby certify that the accompanying plat of SATURN OF GRAND JUNCTION 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 plan 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 June 19, 2009



SATURN OF GRAND JUNCTION SUBDIVISION
NE¼ SECTION 15, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION
CITY OF GRAND JUNCTION, MESA COUNTY, CO

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

PROJ. NO. 07-157	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: February, 2009	df	rsk	skw	1	2

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book _____ Pages _____ through _____ 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 be signed by its' _____, with the authority of its' Board of Directors, this _____ day of _____, 20____.

By: _____ (title) _____
For: _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by _____ (title) _____ for _____ this _____ day of _____, A.D., 20____.

Witness my hand and official seal:

Notary Public

My Commission Expires _____

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, ABSTRACT & TITLE OF MESA COUNTY, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the heron described hereon property, that we find the title to the property is vested to Ed Bozarth Chevrolet Pontiac and Buick, Inc. 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: 5-10-2009 by: Barbara A. Suggin, Jill Blomman Name And Title

for: ABSTRACT & TITLE OF MESA COUNTY Name Of Title Company

GENERAL NOTES

Basis of bearings is the North line of the NE¼ NE¼ of Section 15 which bears North 89 degrees 47 minutes 42 seconds West, a distance of 1323.01 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.

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

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 Abstract & Title CO. of Mesa County, Inc., Policy No. 00920633 C, dated August 31, 2007 for Tax Parcel Number 2945-151-00-097 and Policy No. 00920634 C, dated September 4, 2007 for Tax Parcels Number 2945-151-18-001, 2945-151-18-002, 2945-151-00-003, 2945-151-00-004, 2945-151-00-090, 2945-151-00-101.

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
<u>4883</u>	<u>276</u>	<u>Reciprocal Easement Agreement (Drainage)</u>
<u>4883</u>	<u>281</u>	<u>Restrictive Covenants (Shared Parking Easement)</u>
_____	_____	<u>Declaration of Covenants and Restrictions</u>

CITY OF GRAND JUNCTION APPROVAL

This plat of SATURN OF GRAND JUNCTION 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 JUNE, A.D., 2009.

City Manager Jim Madril

Mayor Bob Hill

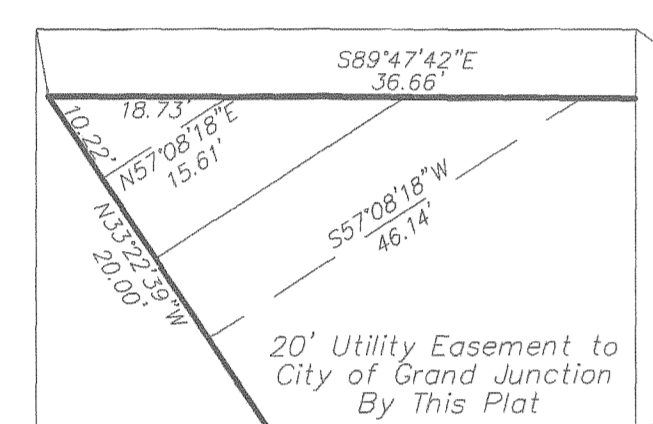
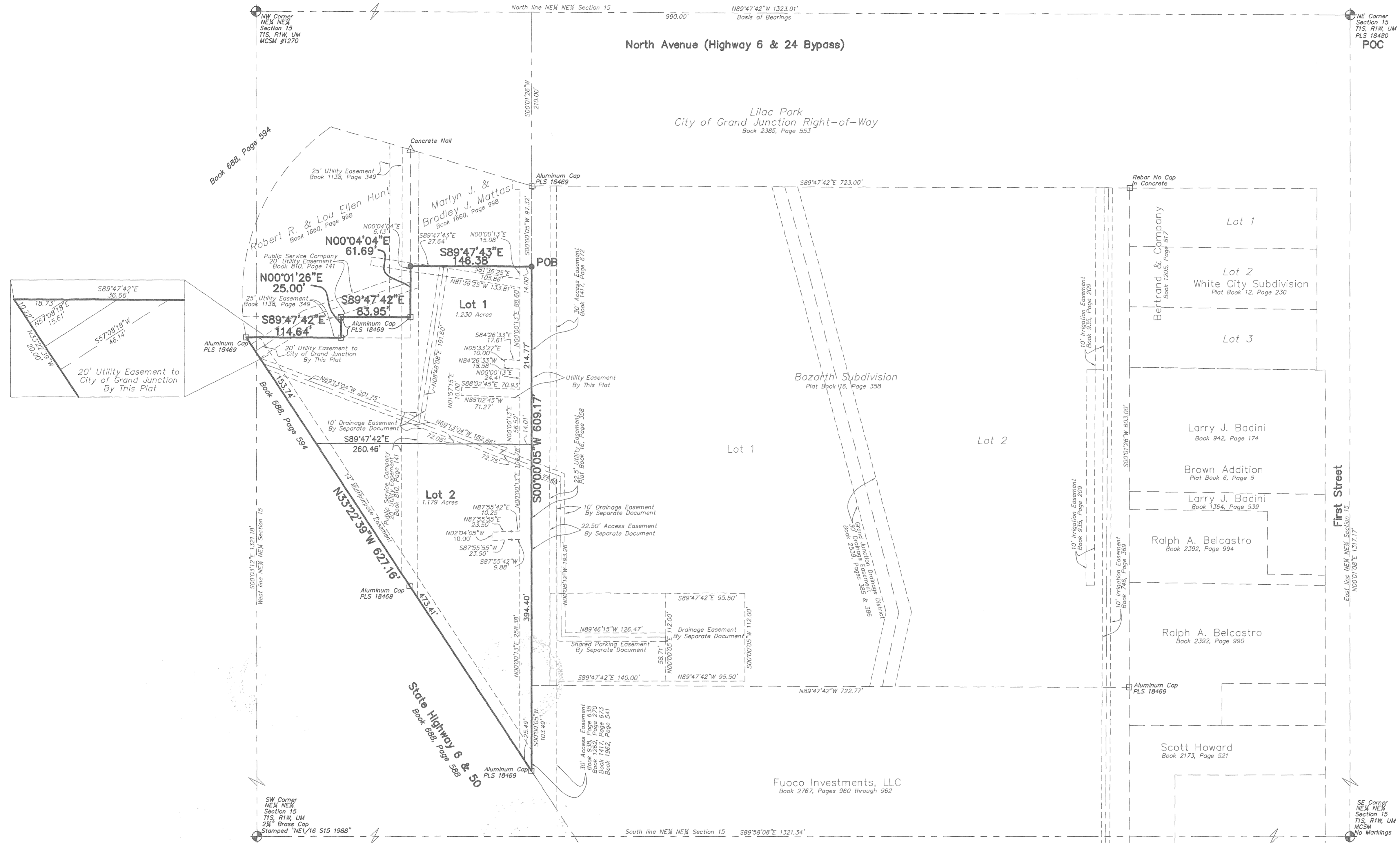
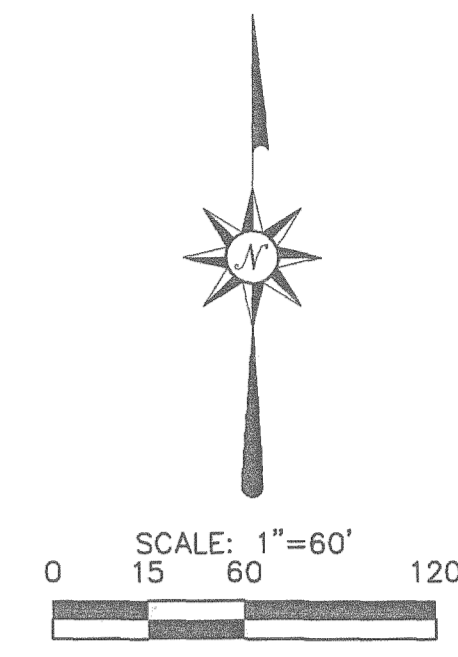
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:55 o'clock P.M., July 2nd, A.D., 2009, and was duly recorded in Book 4773, Page(s) No. 274 & 275.
Reception No. 2496260 Drawer No. XX-2 Fees: 30.00 \$/SS SC.

Janice Rich
Clerk and Recorder
By: Carol Kild-Ross
Deputy

SATURN OF GRAND JUNCTION SUBDIVISION OF PARCELS LOCATED IN NE1/4 SECTION 15, T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



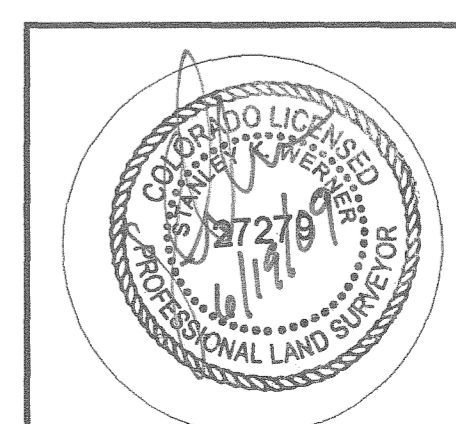
AREA SUMMARY		
LOTS	= 2.409 Acres	100.00%
TOTAL	= 2.409 Acres	100.00%

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
 - PER CRS-38-51-105, IN CONCRETE
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SATURN OF GRAND JUNCTION SUBDIVISION
NE1/4 SECTION 15, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION
CITY OF GRAND JUNCTION, MESA COUNTY, CO

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

STANLEY K. WERNER
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 27279

PROJ. NO. 07-157	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: February, 2009	dj	rsk	skw	2	2

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