

# GRAND JUNCTION PUBLIC SAFETY PLAZA

A REPLAT OF LOTS 1-13, AND LOTS 26-28, AND ALL OF THE ALLEYS LYING WEST OF THE EAST LINE OF LOTS 13 AND 26, BLOCK 137, OF THE PLAT OF THE TOWN OF GRAND JUNCTION, RECEPTION NUMBER 2000000, AND THE PLAT OF PART OF SECOND DIVISION RESURVEY, AS AMENDED, RECEPTION NUMBER 80773, MESA COUNTY CLERK AND RECORDER, IN THE SOUTH 1/2 OF SECTION 14 TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

The City of Grand Junction is the owner of a parcel of land being those certain tracts of land in the SW1/4SE1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, Recorded at Reception Numbers 2444055, 2447811, 2449288, 2464518, and 2464828 of the Mesa County real property records, and being more particularly described as follows:

All that portion of the City of Grand Junction situate in the S1/2 of Section 14, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado, according to the "Plat of Part of Second Division Resurvey, as Amended", Reception Number 80773, Mesa County Clerk and Recorder, described as follows:

Commencing at a chiseled cross in concrete for the common corner of Blocks 127, 128, 137 and 138, whence a City Monument for the common corner of Blocks 128, 129, 136 and 137 bears S89°56'52"E a distance of 471.12 feet; thence S00°01'01"W for a distance of 60.00 feet, thence S89°56'52"E for a distance of 70.00 feet to the N.W. Corner of Block 137, City of Grand Junction and the Point of Beginning; thence S89°56'52"E, on the northerly line of said Block 137, for a distance of 230.62 feet; thence S00°00'51"W on the westerly lines of Lots 14 and 25, of said Block 137, for a distance of 274.20 feet to the northerly right-of-way line of Pitkin Avenue; thence N89°55'55"W for a distance of 230.63 feet to the easterly right-of-way line of Seventh Street, and the S.W. Corner of Block 137; thence N00°01'01"E along the easterly right-of-way line for a distance of 274.13 feet to the Point of Beginning.

(Containing approximately 1.45 acres more or less)

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as Grand Junction Public Safety Plaza, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Multipurpose 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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.

THERE ARE NO LIENHOLDERS OR ENCUMBRANCERS OF RECORD.

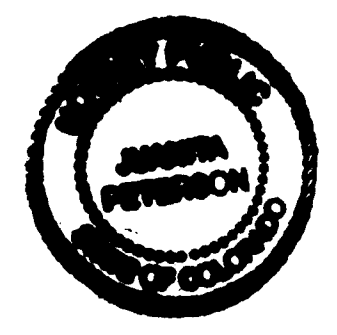
IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 18<sup>th</sup> day of August, A.D., 2010.

TERESA COONS Teresa B. Coons  
By Teresa B. Coons Mayor  
For City of Grand Junction

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, A.D., 2010  
TERESA COONS, Mayor for City of Grand Junction

My commission expires: 10-10-2013

WITNESS MY HAND AND OFFICIAL SEAL.  
Juanita Peterson  
Notary Public



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 the certification shown hereon.

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at 3:09 o'clock P.M., this 3<sup>rd</sup> day of September, A.D., 2010 and is duly recorded as Reception Number 2544959 in Book 5053, Page 494 through 495 inclusive. Drawer No. XX-122  
Janice Rich Janice Rich \$20.00 + 1.00  
Clerk and Recorder Deputy Fees

No Covenants, Conditions and Restrictions established.

## TITLE CERTIFICATION

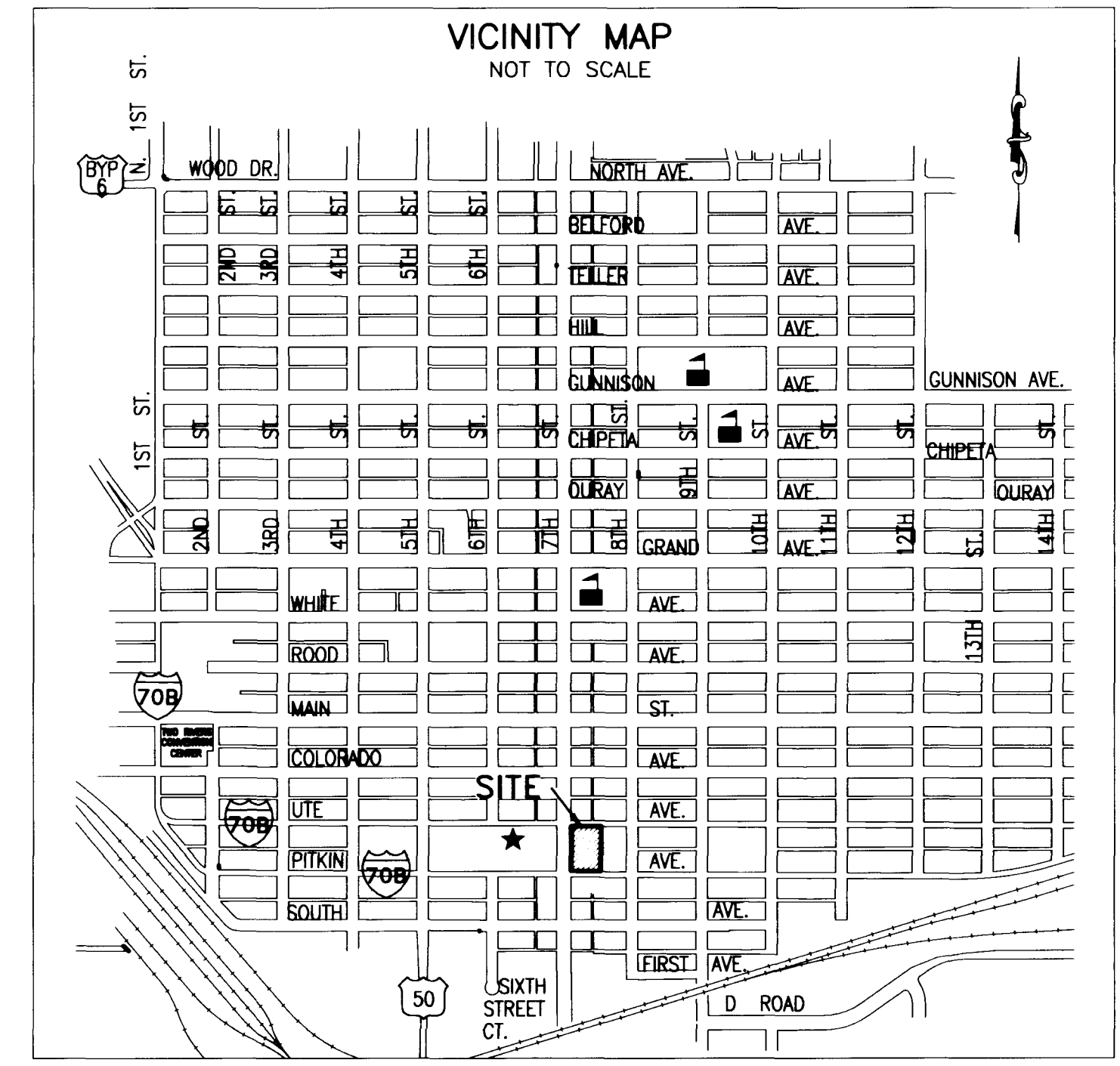
We, the City of Grand Junction hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to City of Grand Junction; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated 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: 19 August 2010 by: John Shaver City Attorney

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 25<sup>th</sup> day of August, A.D. 2010  
Mayor Teresa B. Coons City Manager [Signature]

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:  
Street and Alleys Vacated by Ordinance #4377,  
Reception #2502567



AREA SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	1.45	100.00%

## SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Grand Junction Public Safety Plaza, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 5 day of November, 2009

Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469

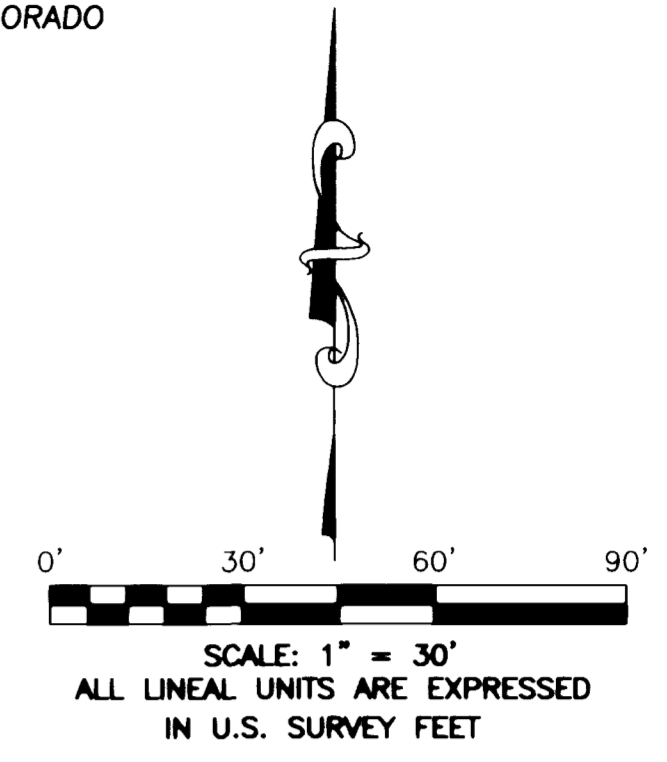
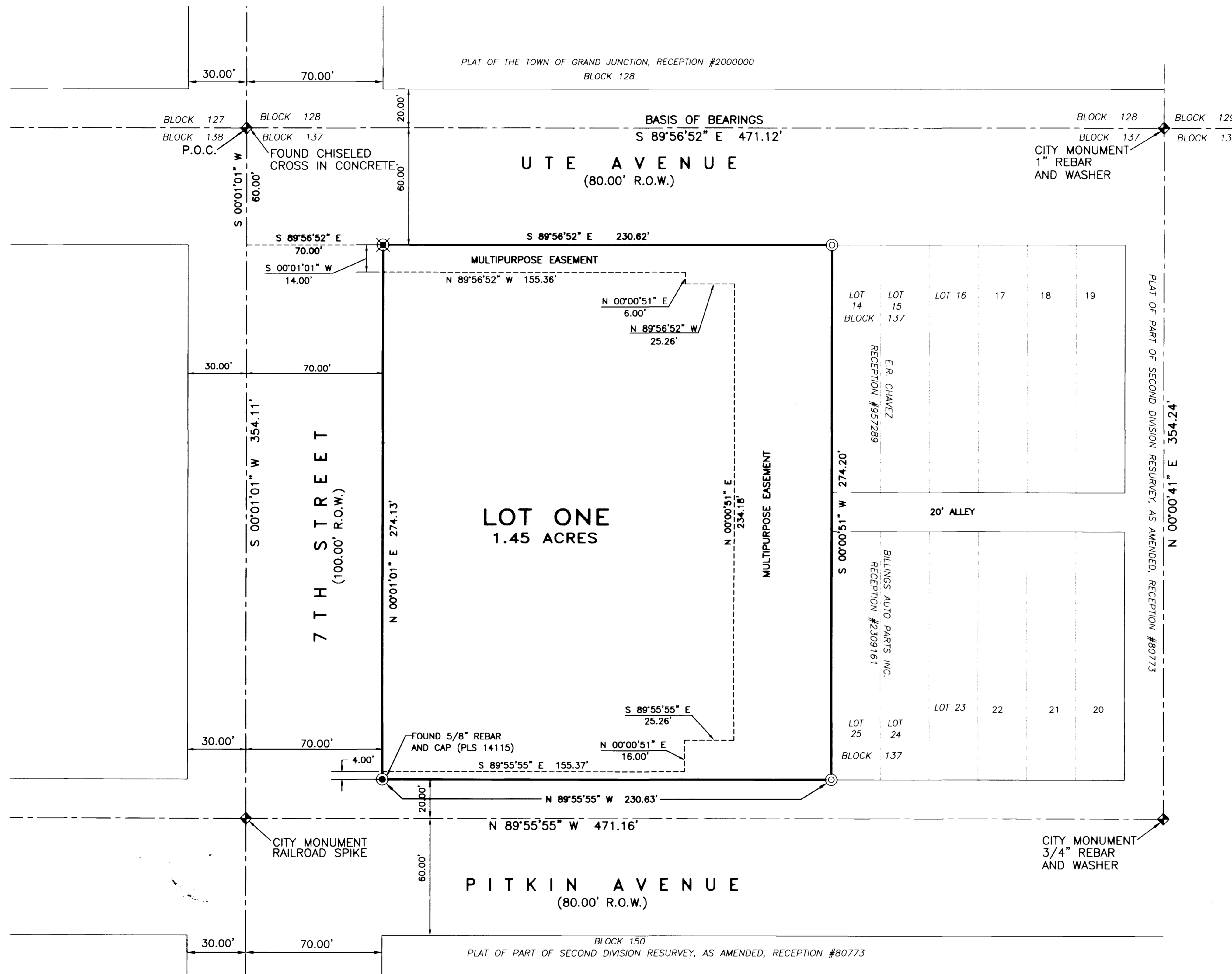
## GENERAL NOTES

- Basis of Bearings is S89°56'52"E, 471.12 feet between the Northwest Block Corner and Northeast Block Corner of Block 137 City of Grand Junction based on GPS observations relative to the Mesa County LCS.
- Title information from Mesa County real property records; however, no title policy was supplied by client.

 ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	File Name: C:\A7282\A7282ISP.DWG <b>GRAND JUNCTION PUBLIC SAFETY PLAZA</b> A REPLAT OF LOTS 1-13, AND 26-28 AND ALL OF THE ALLEYS LYING WEST OF THE EAST LINE OF LOTS 13 AND 26, BLOCK 137, OF PLAT OF PART OF SECOND DIVISION RESURVEY, AS AMENDED, IN THE SOUTH 1/2 OF SECTION 14, T1S, R1W OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.		
	Designated RAM Drawn	Checked Date 11/5/09	Proj# A7282 Rv:

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- LEGEND AND ABBREVIATIONS:**
- ◆ CITY MONUMENT
  - FOUND MONUMENT AS NOTED
  - ⊙ FOUND 5/8" REBAR & CAP LS-32824
  - ⊗ FOUND 5/8" REBAR & CAP PLS-18469
  - AVE AVENUE
  - CO. COMPANY
  - CT. COURT
  - DR. DRIVE
  - LCS LOCAL COORDINATE SYSTEM
  - MCSM MESA COUNTY SURVEY MARKER
  - PLS PROFESSIONAL LICENSED SURVEYOR
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - R RANGE
  - R.O.W. RIGHT-OF-WAY
  - SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
  - ST STREET
  - T TOWNSHIP
  - U.M. UTE MERIDIAN
  - W.C. WITNESS CORNER

**GENERAL NOTES**

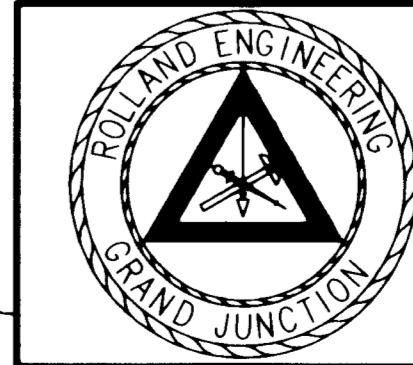
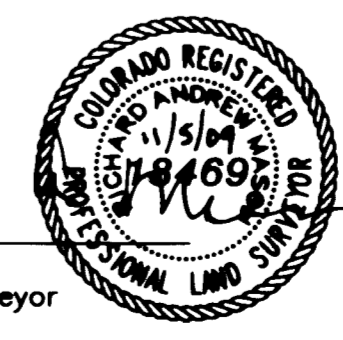
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EXECUTED this 5 day of NOVEMBER, 2009

  
 Richard A. Mason  
 Registered Professional Land Surveyor  
 No. 18469



ROLLAND ENGINEERING  
 405 Ridges Blvd  
 Grand Jct, CO 81503  
 (970) 243-8300

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Designed	Checked	Proj#	Sheet
RAM		A7282	2
Drawn	Date	Rv.	Of
	11/5/09		2

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