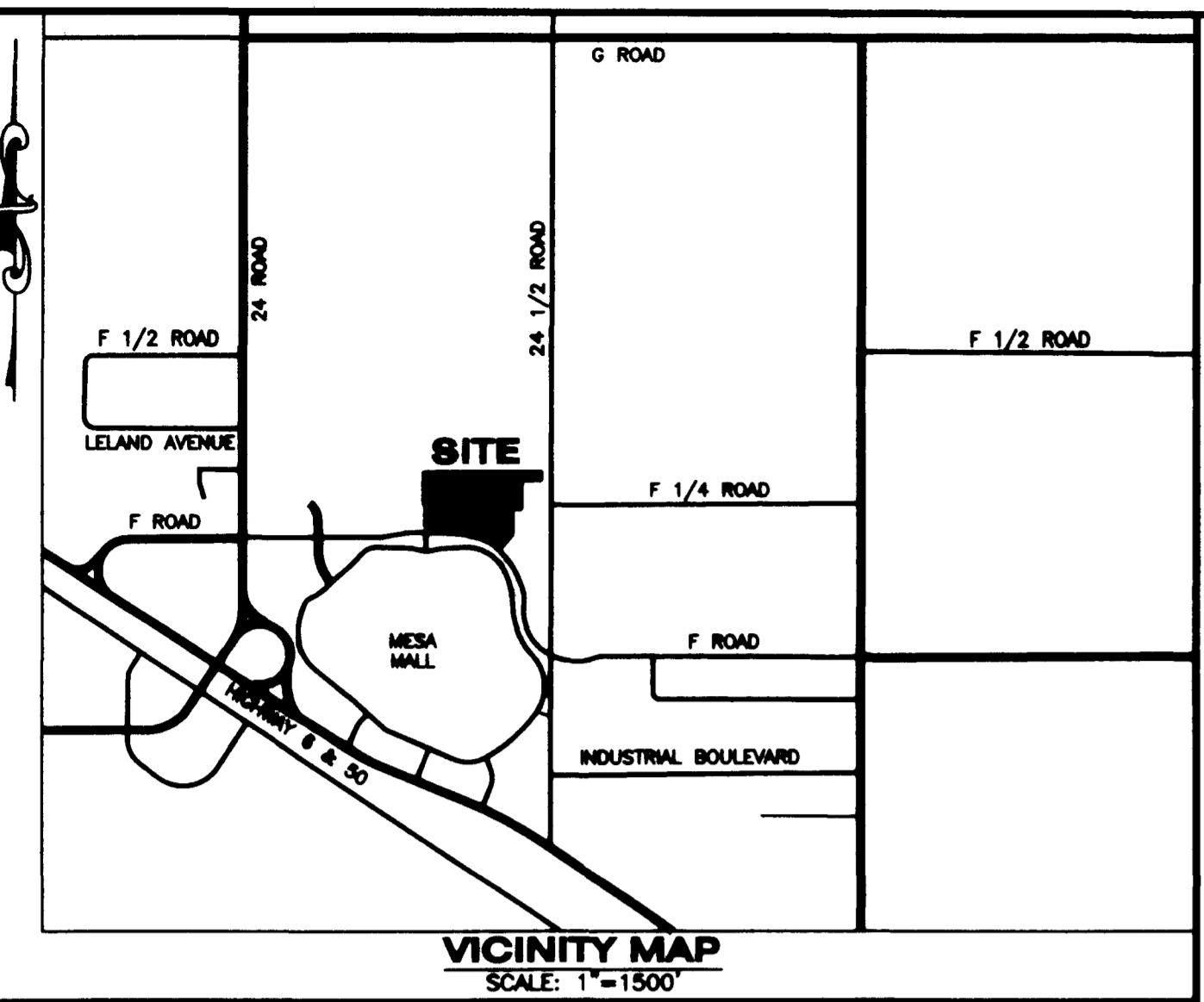
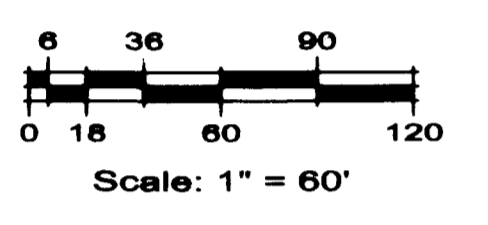


# HOME DEPOT U.S.A., INC. REPLAT

A REPLAT OF LOT 3, HOME DEPOT U.S.A., INC. AS RECORDED IN PLAT BOOK 16, AT PAGES 142 & 143  
 SITUATED IN THE SE 1/4 OF SECTION 4,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN  
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO  
 SHEET 1 OF 1



LOT	SQUARE FEET	ACRES	PERCENTAGE
1	450,541	10.3430	94.4%
2	28,947	0.6186	5.6%
TOTAL	477,488	10.9616	100.0%



**LEGEND**

- SUBDIVISION LINE
- LOT LINE
- ADJACENT PROPERTY
- SECTION LINE
- TIE LINE
- EASEMENT LINE
- BUILDING AREA
- FOUND MONUMENT AS DESCRIBED
- ALLOT CORNER
- SET 5/8" x 24" REBAR & 1 1/2" YELLOW CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE
- RECEPTION NUMBER (REC. NO.)
- BOOK-PAGE (BK. ~ PG.)
- PLAT BOOK-PAGE (PBK. ~ PG.)
- AS RECORDED (XX.XX'R)
- RIGHT-OF-WAY (R.O.W.)
- LAND SURVEYOR (L.S.)
- NUMBER (NO.)
- RADIUS (R) - DEGREES
- DELTA (Δ) - MINUTES/FEET
- LENGTH (L) - SECONDS
- CHORD (Chd) - NORTH (N), SOUTH (S), EAST (E), WEST (W)

**DEDICATION**  
 KNOW ALL PEOPLE BY THESE PRESENTS:  
 THAT THE UNDERSIGNED HD DEVELOPMENT OF MARYLAND, INC. IS THE OWNER OF THAT REAL PROPERTY DESCRIBED IN BOOK 2807 AT PAGE 100 OF THE MESA COUNTY CLERK AND RECORDER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 LOT 3, HOME DEPOT U.S.A., INC. AS RECORDED IN PLAT BOOK 16, AT PAGES 142 & 143 OF THE MESA COUNTY RECORDS.  
 THAT SAID OWNER HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HOME DEPOT U.S.A., INC. REPLAT, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO; THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART SAID PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:  
 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 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/RETENTION 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.  
 OWNER HEREBY DECLARES THERE ARE NO LIENHOLDERS OF RECORD.  
 IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 10 DAY OF September 2010

**OWNER:**  
 HD DEVELOPMENT OF MARYLAND, INC.  
 BY: Erika M. Stram Sr. Attorney DATE: 9-10-10  
 PRINT NAME: Erika M. Stram Sr. Attorney TITLE:  
 STATE OF California } SS.  
 COUNTY OF Orange  
 ACKNOWLEDGED BEFORE ME THIS 10 DAY OF September 2010 BY Erika M. Stram AS Sr. Attorney  
 WITNESS MY HAND AND OFFICIAL SEAL  
Jim M... Notary Public  
 MY COMMISSION EXPIRES: 1-12-13

**NOTES:**  
 THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER NCS-3824380-ATL PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2009 AT 8:00 A.M. AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.

**NOTICE:**  
 BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0801150480C, LAST REVISED SEPTEMBER 15, 1992. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.  
 BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN BEARING N00°09'17"E AS REFERENCED ON THE PLAT OF HOME DEPOT U.S.A., INC. AND BOUNDED BY THE MONUMENTS SHOWN HEREON.  
 LINEAL UNITS ARE UNITED STATES FEET.

**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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.  
 ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

**TITLE CERTIFICATION:**  
 WE, FIRST AMERICAN TITLE INSURANCE 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 HD DEVELOPMENT OF MARYLAND, INC., 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 RIGHTS OF WAY OF RECORD ARE SHOWN HEREON.

EXECUTED THIS 20th DAY OF September, A.D. 2010.  
 BY: James Betsch (TITLE) Title Officer  
 TITLE EXAMINER

STATE OF COLORADO } SS.  
 COUNTY OF Denver  
 ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September 2010 BY JAMES BETSCH AS title officer/owner  
 WITNESS MY HAND AND OFFICIAL SEAL  
Robert F. Ringgold  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 09/09/2011  
 STATE OF COLORADO  
 My commission expires 09/09/2011

**SURVEYOR'S CERTIFICATE:**  
 I, CHARLES N. BECKSTROM, AN EMPLOYEE OF ENGINEERING SERVICE COMPANY AND A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF HOME DEPOT U.S.A., INC. REPLAT, A SUBDIVISION OF A PART OF CITY OF GRAND JUNCTION, HAS BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY. THIS STATEMENT IS ONLY APPLICABLE TO THE SURVEY DATA HEREON, AND DOES NOT REPRESENT WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS OR QUALITY OF TITLE.  
 CHARLES N. BECKSTROM  
 PROFESSIONAL L.S. NO. 33202



**CITY APPROVAL:**  
 THE HOME DEPOT U.S.A., INC. REPLAT IS APPROVED AND ALL DEDICATIONS ACCEPTED THIS 9 DAY OF December, A.D. 2010.  
Janice Rich  
 CITY MANAGER  
Teresa L. Coons  
 CITY MAYOR

**CLERK AND RECORDER'S CERTIFICATE:**  
 STATE OF COLORADO } SS.  
 COUNTY OF MESA }  
 I HEREBY CERTIFY THAT THIS INSTRUMENT AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT 4:00 p.m. ON THE 21st DAY OF December, A.D. 2010 IN BOOK NO. 5103, PAGE NO. 781, RECEPTION NO. 2557139.  
 DRAWER NO. 49-10, FEES: 30.00 + 4.00  
Janice Rich  
 MESA COUNTY CLERK AND RECORDER  
Janice Rich  
 CITY

**FOR CITY USE ONLY**  
 ASSOCIATED RECORDED DOCUMENTS  

BOOK	PAGE	TYPE
4102	727	Grant Amend. To Dec. of Gov. 1/1/09
5103	777	Grant of Grant - Recor.
5103	777	Temp. Certificate of Easement

**ENGINEERING SERVICE COMPANY**  
 ENGINEERS - SURVEYORS - PLANNERS  
 1300 South Patterson Street, Suite 126, Aurora, Colorado 80012  
 Office (303) 337-1988 Fax (303) 337-7481  
 www.eservice.com  
 Project No.: \_\_\_\_\_ Date of Preparation: 09/10/10 Date of Last Revision: 08/27/10

