

# IBX TWO SUBDIVISION

REPLAT OF LOTS 13-C & 13-D IBX SUBDIVISION (REC. NO. 1761338)  
 IN THE NE1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M.  
 COUNTY OF MESA, STATE OF COLORADO

## OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Roan Creek Land and Cattle Co., LLC, a Colorado Limited Liability Company is the owner of a parcel as demonstrated by deed recorded at Reception No. 2215274 in the Office of the Mesa County Clerk and Recorder said parcel being that certain tract of land in the NE1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, Recorded in Plat Book 15, Page 99 of the Mesa County real property records, more particularly described as follows:

Lot 13-C of IBX Subdivision;

Containing 3.23 Acres, more or less.

Together with Ronald E. Tipping & Marie E. Tipping are the owners of a parcel as demonstrated by deed recorded at Reception No. 2073950 in the Office of the Mesa County Clerk and Recorder said parcel being that certain tract of land in the NE1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, Recorded in Plat Book 15, Page 99 of the Mesa County real property records, more particularly described as follows:

Lot 13-D of IBX Subdivision;

Containing 1.47 Acres, more or less.

All Lienholders appear hereon;

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as IBX TWO Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado:

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 15 day of November A.D., 2011

Ronald E. Tipping  
 By Ronald E. Tipping

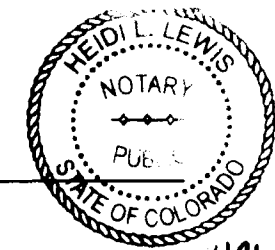
Marie E. Tipping  
 By Marie E. Tipping

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November A.D., 2011 by Ronald E. Tipping & Marie E. Tipping

My commission expires: 3/26/2012  
 WITNESS MY HAND AND OFFICIAL SEAL.

Heidi L. Lewis  
 Notary Public



IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 15 day of NOVEMBER A.D., 2011

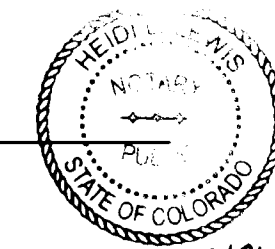
By Ivan Geer, Member  
 For: Roan Creek Land & Cattle Co., LLC, A Colorado Limited Liability Company

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November A.D., 2011 by Ivan Geer, Member for Roan Creek Land & Cattle Co., LLC, A Colorado Limited Liability Company

My commission expires: 3/26/2012  
 WITNESS MY HAND AND OFFICIAL SEAL.

Heidi L. Lewis  
 Notary Public



FOR CITY OF GRAND JUNCTION USE

## 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 agrees that its security interest which is recorded in Book 4920, Page 392 of the 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 Vice President, with the authority of its board of directors, this 14 day of Nov. 2011

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

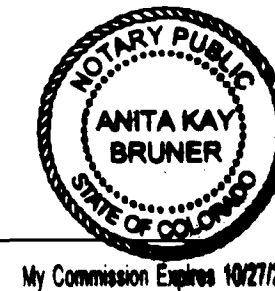
by: Kathleen Belgard Vice President for: Bank of Colorado  
 Kathleen Belgard Vice President Bank of Colorado

The foregoing instrument was acknowledged before me this 14 day of Nov. A.D., 2011  
 BY Kathleen Belgard, Vice President  
 for Bank of Colorado.

My commission expires: 10/27/2014

WITNESS MY HAND AND OFFICIAL SEAL.

Anita Kay Bruner  
 Notary Public



## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 11:22 o'clock A.M., this 22<sup>nd</sup> day of November A.D., 2011 and is duly recorded as Reception Number 2592150 in Book 5227, Page 120 through 121 inclusive. Drawer No. 98-80

Sheila Reiner  
 Clerk and Recorder

Ryan Cole  
 Deputy

\$20.00 + \$1.00  
 Fees

No Covenants, Conditions and Restrictions established.

## TITLE CERTIFICATION

We Abstract & Title Co. of Mesa County, Inc., 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 Roan Creek Land and Cattle Co., LLC, a Limited Liability Company in the State of Colorado and Ronald E. and Marie E. Tipping; that the current taxes have been paid; that all mortgages not satisfied or released 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. AS OF NOVEMBER 8, 2011

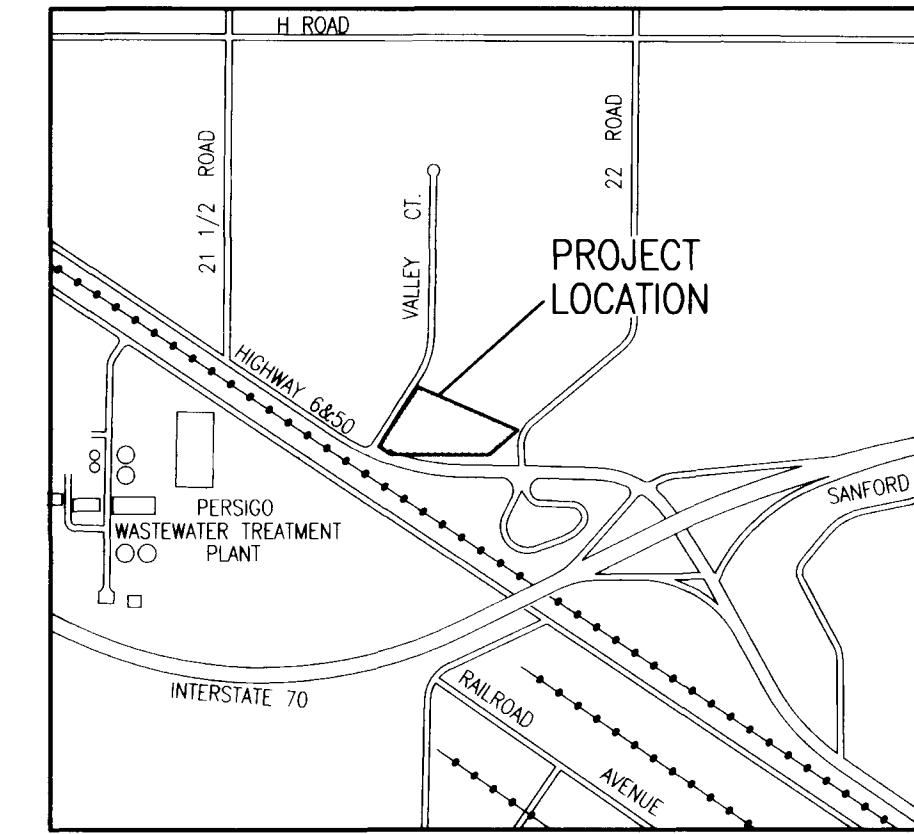
Date: 11/10/11

by: Barbara A. Griffin Vice Examiner  
 Abstract & Title Co. of Mesa County, Inc.

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 21<sup>st</sup> day of NOVEMBER A.D. 2011

Mayor Tom Kenyon City Manager Jim Madril



VICINITY MAP  
 NOT TO SCALE

## SUBJECT PROPERTY

LOT 13-C AND LOT 13-D IBX SUBDIVISION

## GENERAL NOTES

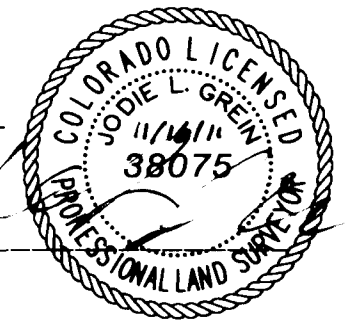
- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N00°05'26"E for a distance of 1320.84 feet, located between a Mesa County Survey Marker for the East 1/4 Corner of Section 36 and a Mesa County Survey Marker for the Northeast 1/16 Corner of Section 36, Township 1 North, Range 2 West of the Ute Meridian.
- Title information from Mesa County real property records, and title policies from Abstract & Title Co. of Mesa County, Inc. File No. 00925326 dated 6/2/08 and File No. 00925328 Dated 6/2/08.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
- CDOT Right-of-Way recorded at Rec. No. 942252 shows the north line of the highway 6&50 right of way 1 foot south of the south property line. No determination as to the ownership of this strip of land has been made.

## SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying IBX TWO SUBDIVISION, 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 16 day of NOVEMBER, 2011

Jodie L. Grein  
 Professional Land Surveyor  
 P.L.S. No. 38075



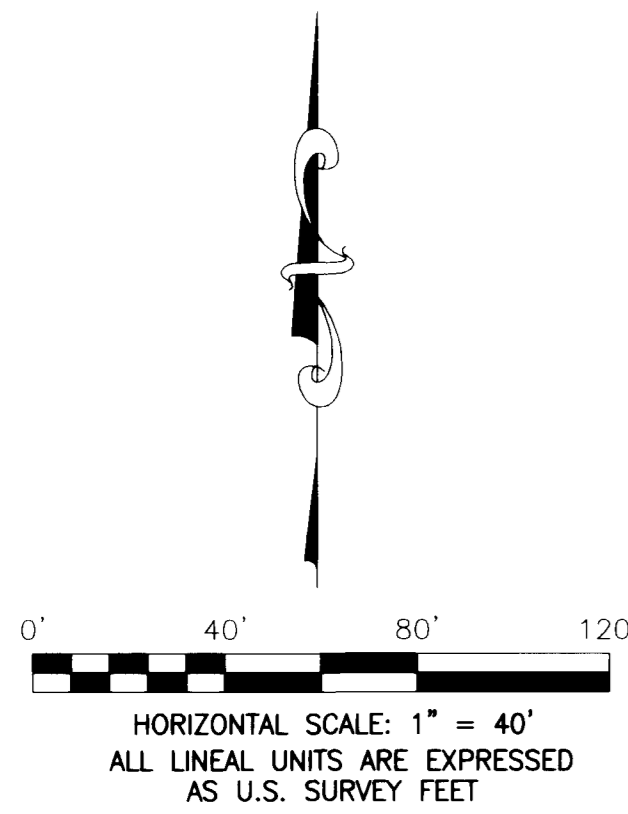
ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	1.96	41.9%
LOT 2	2.72	58.1%
TOTAL	4.68	100.0%

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.

		<b>IBX TWO SUBDIVISION</b>	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		In the NE1/4 SECTION 36 Township 1 North, Range 2 West, U.M. City of Grand Junction, Mesa County, Colorado	
Drawn: JLG	Designed: JLG	Checked: JLG	Proj: A1242
File Name: C:\PROJECTS\A1242\PLAT.DWG	Date: 10/17/11	Sheet: 1	Of: 2

# IBX TWO SUBDIVISION

A REPLAT OF LOTS 13-C & 13-D IBX SUBDIVISION (REC. NO. 1761338)  
 IN THE NE1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



NE1/16 CORNER  
 SECTION 36  
 MCSM (NOT LEGIBLE)

## LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & CAP LS-18469
- ▲ FOUND 5/8" REBAR & CAP LS-16413
- FOUND 5/8" REBAR & CAP LS-29041
- ⊗ SET 5/8" REBAR & CAP LS-38075
- ⊗ FOUND 5/8" REBAR NO CAP
- PWR— OVERHEAD UTILITY LINES
- REC. NO. RECEPTION NUMBER
- N.T.S. NOT TO SCALE
- PLS PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R RANGE
- R.O.W. RIGHT-OF-WAY
- ST STREET
- DR DRIVE
- CT COURT
- T TOWNSHIP
- U.M. UTE MERIDIAN
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION

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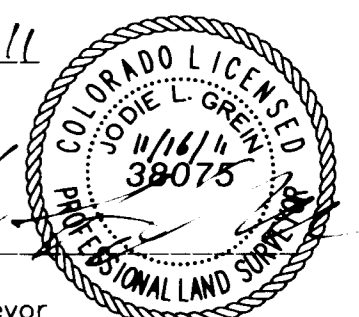
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Jodie L. Grein  
 Professional Land Surveyor  
 P.L.S. No. 38075



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