



LOT LINE ADJUSTMENT PROCEDURES APPLICATION

Receipt # _____
Date Received _____
Received By _____

Complete this application and submit with documents listed below to the Grand Junction Planning Department, 250 North 5th Street, Grand Junction, CO 81501, 244-1430.

Patlan, Inc.
Name of Property Owner

M. E. Conway
Name of Representative

Name of Property Co-Owner

3044 W. Grand Blvd.
Mailing Address

Detroit, MI 48202
City State Zip

P.O. Box 15600
Mailing Address

Colorado Springs, CO 80935
City State Zip
719-591-3980

Telephone, work & home

Telephone, work & home

COMMON LOCATION AND ADDRESS OF PROPERTY(S):

2449 Highway 6 & 50, Grand Junction, CO 81501

TAX SCHEDULE NUMBERS:

SUBMITTAL REQUIREMENTS

A. Narrative

1. An Assessor's Map with the parcel outlined in red.
2. A land improvement survey prepared by a licensed surveyor. On parcels where structures exist, the location of the structures in relation to the proposed property lines shall be shown. Two copies are required.
3. Current ownership & encumbrances report or title commitment identifying all property owners and lien holders that have a record interest in the property. Each such person must sign this form.
4. Unsigned Warranty Deeds with the legal description from the survey for all the parcels. (3)
5. A copy of the certificate of taxes due for each parcel involved (effective date within 30 days.)
6. Cover sheet
- ~~6. County Surveyor Review Comments (see back of this form.)~~
- ~~7. City Engineer Review Comments (see back of this form.)~~
- ~~8. Fire Department Review Comments (see back of this form.)~~
9. Community Development
Lien Holder(s) Signature(s) evidencing consent (see back of this form.)

10. ~~50.00~~ Processing Fee. 4 copies
160.00

It is the petitioner's responsibility to present this form to the review agencies for sign-off. Petitioner(s) must sign the back of this form.

I certify that, to my knowledge, this application is complete and true in its entirety and further understand that any material errors or omissions will result in voiding any approval(s).

M. E. C. 4-19-93

Signature of Property Owner, Date Signature of Representative Date
Date Date

REVIEW AGENCY COMMENTS

(6) COUNTY SURVEYOR - Date: _____ Comments: _____

By: _____

(7) CITY ENGINEER - Date: _____ Comments: _____

By: _____

(8) FIRE DEPARTMENT - Date: _____ Comments: _____

By: _____

(9) LIEN HOLDER - Name: _____

Address _____

City _____ State _____ Zip _____

Signature _____ Date _____

PROJECT NARRATIVE

A property line adjustment for two properties located at 2437 and 2449 Highway 6 and 50 at the old Mead automobile dealership south of the Mesa Mall. The separation of the ownership of the properties has occurred as a result of legal settlement of the previous financial interests of General Motors Acceptance Corporation and Boise Cascade Corporation regarding this property. The record owner is General Motors Acceptance Corporation, through the real estate holding company known as Patlan Corporation.

The exemption from subdivision is requested to accommodate a line change between the two parcels that would allow a better use of the two separate tracts. Currently, the property line describes a line that is coincidental with the easterly line of an existing warehouse. The requested change will result in an eighty-foot setback between the property line and the building. Certain utility service issues will be addressed to insure legal utility service separation for water, sewer, gas, telephone and electric via new easements and installation of new service lines. No adverse affects regarding the commercial character of the adjoining neighborhood are anticipated as a result of this property line change.

REVIEW COMMENTS

Page 1 of 1

FILE NO. #55-93

TITLE HEADING: Boundary Line Adjustment -
Exemption

LOCATION: 2437 & ~~3~~²449 Highway 6 & 50

PETITIONER: Patlan Corporation

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 15600
Colorado Springs, CO
(719) 591-3980

PETITIONER'S REPRESENTATIVE: Western Engineers (*Pick Mason*)

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 7, 1993.

FIRE DEPARTMENT
George Bennett

4/23/93
244-1400

As long as the fire protection and emergency access isn't compromised, we don't have any problem with this exemption.

CITY ENGINEER
Gerald Williams

4/27/93
244-1591

Where are entrances with respect to the parcels?

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

4/30/93
244-1437

Provide additional information on a drawing which shows details of existing conditions:

- extent of pavement/parking areas
- general layout of parking/indicate number of spaces
- driveways/access to both lots (relative to signals at Mesa Mall entrance and 24 1/2 Road
- fencing/gates

FILE NO: 55-93

REVIEW AGENCY:

Grand Junction Fire Department

PROPOSAL: Boundary Line Adjustment--Exemption

LOCATION: 2437 & 2449 Hwy. 6 & 50

PETITIONER: Patlan Corp., P.o. Box 15600, Co. Springs, CO
(719) 591-3980

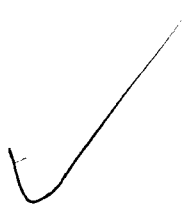
COMMENTS:

As long as the fire protection and emergency access isn't compromised, we don't have any problem with this exemption.

REVIEWED BY: George Bennett

PHONE: 244-1400

DATE: 4-23-1993



PROPERTY DESCRIPTIONS

TRACT A

A tract of land situate in the SE1/4 NW1/4 and the NE1/4 NW1/4 of Section Nine in T1S, R1W of the Ute Meridian, Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at a Mesa County brass cap at the NE Corner of said SE1/4 NW1/4, from whence a Mesa County brass cap at the N 1/4 Corner of said Section Nine bears N00°11'55"E, 1317.86 feet, thence N89°58'02"W 690.71 feet to a non-tangent point of curvature on the Southerly Right-of-Way line of U.S. Highway 6 & 50, thence in a generally Southeasterly direction by and with said Southerly Right-of-Way line and along the arc of a curve deflecting to the right, a distance of 128.88 feet, said curve having a Central Angle of 01°18'09", a Radius of 5670.00 feet, a Chord Bearing of S65°01'32"E, and a Chord Distance of 128.88 feet to the Point of Beginning. Thence departing said Southerly Right-of-Way line, S33°27'48"W, bounded southeasterly by Tract B, a distance of 240.61 feet to a point on the Northerly line of Denver and Rio Grande Western Lease Tract No. 1906B, thence by and with said Northerly line, N56°23'12"W, a distance of 1318.07 feet, thence departing said Northerly line, N20°00'00"E, a distance of 8.88 feet to a point on the arc of a curve upon the aforementioned Southerly Right-of-Way line. Thence continuing in a generally Southeasterly direction by and with said Southerly Right-of-Way line and along the arc of a curve deflecting to the left, a distance of 545.60 feet, said curve having a Central Angle of 05°23'23", a Radius of 5800.00 feet, a Chord Bearing of 56°40'48"E, and a Chord Distance of 545.60 feet to a tangent point. Thence continuing by and with said Southerly Right-of-Way line, S67°22'30"E, 501.80 feet to a point of curvature. Thence along the arc of a curve deflecting to the right, a distance of 145.24 feet, said curve having a Central Angle of 01°28'13", a Radius of 5660.00 feet, a Chord Bearing of S65°38'24"E, and a Chord Distance of 145.24 feet to a point of non-tangency. Thence continuing by and with said Southerly Right-of-Way line, S88°55'02"E, 24.42 feet to a point of curvature, thence continuing by and with said Southerly Right-of-Way line and along the arc of a non-tangent curve deflecting to the right, a distance of 128.88 feet, said curve having a Central Angle of 01°18'09", a Radius of 5670.00 feet, a Chord Bearing of S65°01'32"E, and a Chord Distance of 128.88 feet to the Point and place of Beginning. Said tract contains 3.45 acres, more or less and is subject to all easements and/or rights-of-way both recorded and apparent.

TRACT B

A tract of land situate in the SE1/4 NW1/4 of Section Nine in T1S, R1W of the Ute Meridian, Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at a Mesa County brass cap at the NE Corner of said SE1/4 NW1/4, from whence a Mesa County brass cap at the N 1/4 Corner of said Section Nine bears N00°11'55"E, 1317.86 feet, thence N89°58'02"W 690.71 feet to a non-tangent point of curvature on the Southerly Right-of-Way line of U.S. Highway 6 & 50, thence in a generally Southeasterly direction by and with said Southerly Right-of-Way line and along the arc of a curve deflecting to the right, a distance of 128.88 feet, said curve having a Central Angle of 01°18'09", a Radius of 5670.00 feet, a Chord Bearing of S65°01'32"E, and a Chord Distance of 128.00 feet to the Point of Beginning. Thence continuing by and with said Southerly Right-of-Way line and along the arc of a curve deflecting to the right, a distance of 593.05 feet, said curve having a Central Angle of 05°58'38", a Radius of 5670.00 feet, a Chord Bearing of S61°48'13"E, and a Chord Distance of 598.88 feet to a non-tangent point. Thence continuing by and with said Southerly Right-of-Way line the following three (3) courses: S33°36'48"W, 118.16 feet; thence S65°30'04"E, 670.00 feet; thence N88°02'56"E, 1.43 feet to a point 25.00 feet West of the East line of the aforementioned SE1/4 NW1/4 Section Nine. Thence departing said Southerly Right-of-Way line and running S00°08'58"W, parallel to and 25.00 feet West of said East line, a distance of 282.97 feet to the Northerly line of Denver and Rio Grande Western Lease Tract No. 1906B, thence N52°31'07"W, by and with said Northerly line, 816.67 feet; thence departing said Northerly line and running N33°36'48"E, bounded westerly by Tract A, 240.61 feet to the Point and place of Beginning. Said tract contains 4.22 Acres, more or less and is subject to all easements and/or rights-of-way both recorded and apparent.

NOTES:

- TITLE INFORMATION SUPPLIED BY CLIENT, INCLUDING BUT NOT LIMITED TO, TRANSAMERICA TITLE INSURANCE COMPANY POLICY NO. 6812390, EFFECTIVE DATE OF 6-15-83.
- BY LETTER DATED 12-10-88, STATE OF COLORADO GRANTS LANDSCAPING PERMIT WITH RESTRICTIONS ACROSS ADJOINING RIGHT-OF-WAY NEAR NORTHEAST CORNER OF TRACT B.
- PREVIOUS ORIGINAL DESCRIPTION OF PROPERTY RECORDED AT BOOK 16115, PAGES 625 AND 626, MESA COUNTY RECORDS.
- FOR FENCING, GATE LOCATIONS AND GENERAL FENCING LAYOUT SEE UTILITY COMPASS BY WESTERN ENGINEERS, INC., DRAWING NUMBER 3361-P&S, REVISED DATE OF 2-19-83.

PROPERTY SURVEY CERTIFICATION

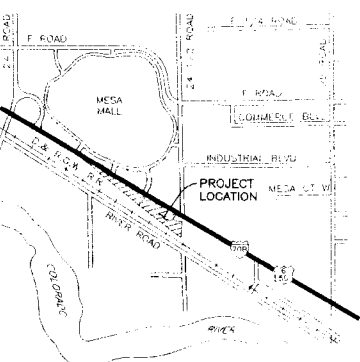
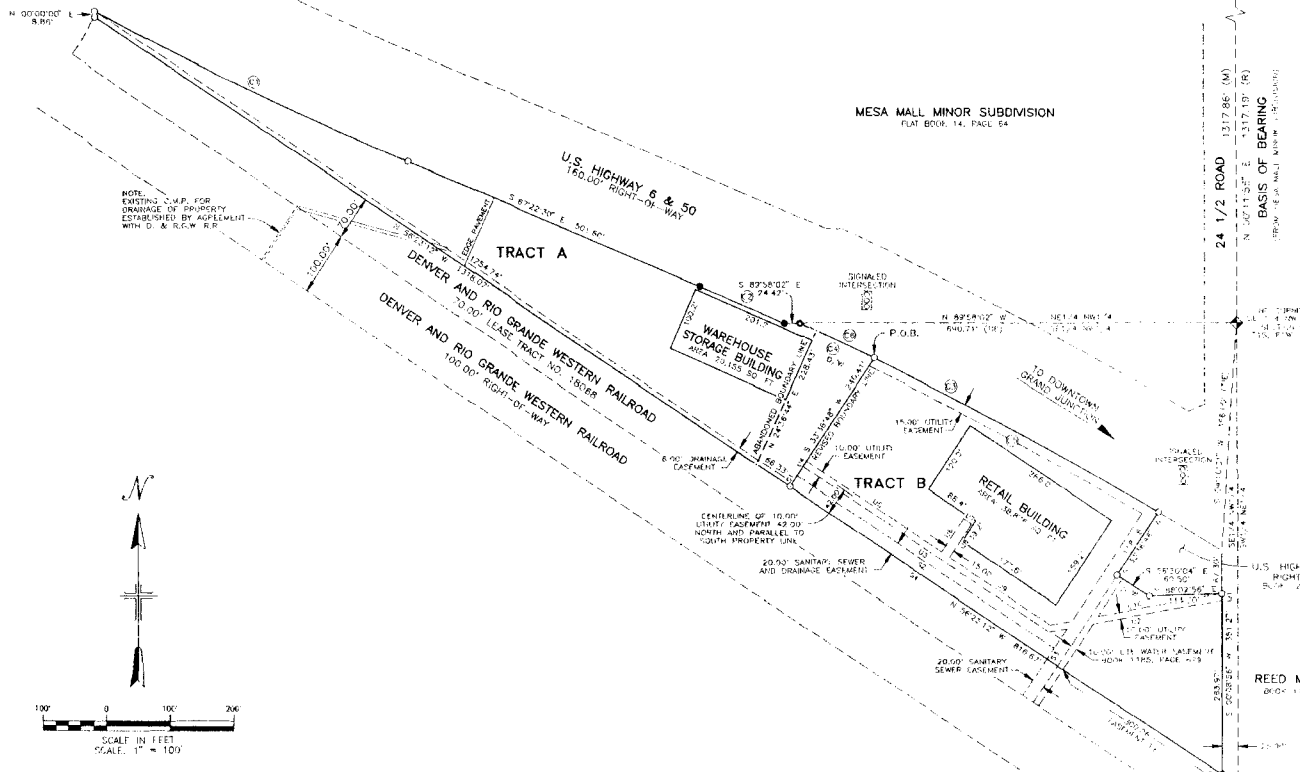
I, Richard A. Mason, do hereby certify to Boise Cascade Corporation, Patton Corporation and First American Title Company of Mesa County that this does represent a true and correct survey of the property described and that the survey was made under my direct supervision and checking on September 5, 1984.

Richard A. Mason
Richard A. Mason
Colorado Registration No. 18489



BOOK _____ PAGE _____
MESA COUNTY RECEPTION NO. _____
FILING DATE _____

WESTERN ENGINEERS, INC.
BOUNDARY LINE ADJUSTMENT
BOISE CASCADE CORPORATION
OF PROPERTY LOCATED IN THE
OF SEC. 9, T1S, R1W, UTE
CITY OF GRAND JCT., MESA COUNTY
DRAWN BY R.A.M. DATE 11-15-93
CHECKED BY M.J.L. DATE 11-15-93
DRAWN BY M.J.L. DATE 11-15-93
DRAWING NO. _____



NOTE: EXISTING CURB, PAVEMENT, EASEMENTS OF PROPERTY ESTABLISHED BY AGREEMENT WITH D. & S.C.W. P.R.



SCALE IN FEET
SCALE: 1" = 100'

- LEGEND:**
- ◆ - MESA COUNTY SURVEY MONUMENT
 - - SET #5 REBAR W/CAP (L.S. 184693)
 - - FOUND #5 REBAR W/CAP (L.S. 184693)
 - - FOUND #5 REBAR W/CAP (L.S. 174913)
 - - CALCULATED POSITION
 - - PROPERTY LINE
 - D/W - DRIVEWAY DESIGNATION

ACREAGE SUMMARY

| TRACT | AREA |
|-------|------------|
| A | 3.45 ACRES |
| B | 4.22 ACRES |
| TOTAL | 7.67 ACRES |

UTILITY EASEMENT TRAVERSE TABLE

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| U1 | S 00°08'58" W | 10.16' |
| U2 | S 79°53'53" W | 276.99' |
| U3 | N 56°23'12" W | 485.49' |
| U4 | N 33°36'48" E | 10.00' |
| U5 | S 67°23'12" E | 256.34' |
| U6 | N 33°36'48" E | 63.29' |
| U7 | S 56°23'12" E | 15.07' |
| U8 | S 33°36'48" W | 63.29' |
| U9 | S 56°23'12" E | 190.13' |
| U10 | N 29°53'53" E | 274.78' |

SANITARY SEWER AND DRAINAGE EASEMENT TRAVERSE TABLE

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| S1 | N 33°36'48" E | 20.00' |
| S2 | S 67°23'12" E | 485.61' |
| S3 | S 33°36'48" W | 20.00' |
| S4 | N 56°23'12" W | 485.61' |

CURVE DATA

| CURVE | RADIUS | LENGTH | CHORD BEARING | DISTANCE | DELTA |
|---|----------|-----------|---------------|-----------|-----------|
| C1 | 5800.00' | 545.60' | S 64°40'48" E | 545.46' | 05°23'23" |
| C2 | 5660.00' | 145.24' | S 65°38'24" E | 145.24' | 01°28'13" |
| C3 | 5670.00' | 637.93' | S 62°27'12" E | 637.99' | 06°26'47" |
| TRACT A PORTION OF CURVE 3 | | | | | |
| C4 | 5670.00' | 128.88' | S 65°01'32" E | 128.88' | 01°18'09" |
| TRACT B PORTION OF CURVE 3 | | | | | |
| C5 | 5670.00' | 509.05' | S 67°49'13" E | 508.88' | 05°08'38" |
| PORTION OF CURVE 4 CONVEYED FROM TRACT B TO TRACT A | | | | | |
| C6 | 5670.00' | 1,100.17' | S 64°52'54" E | 1,000.17' | 10°10'04" |

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.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty.