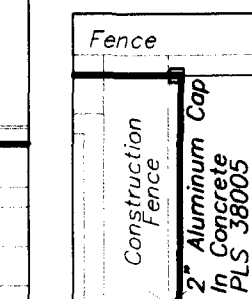
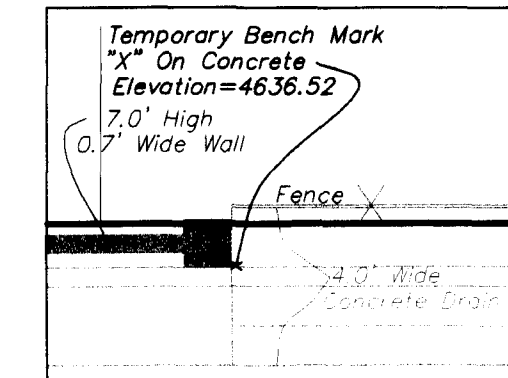
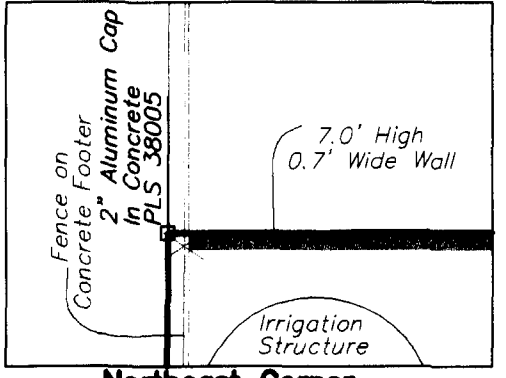
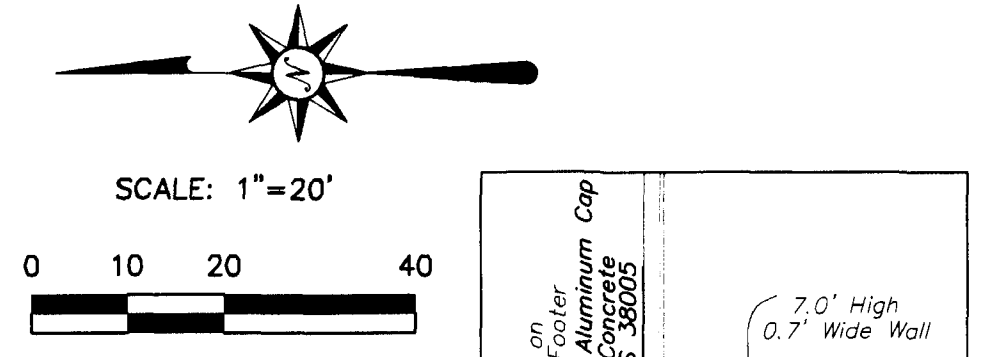
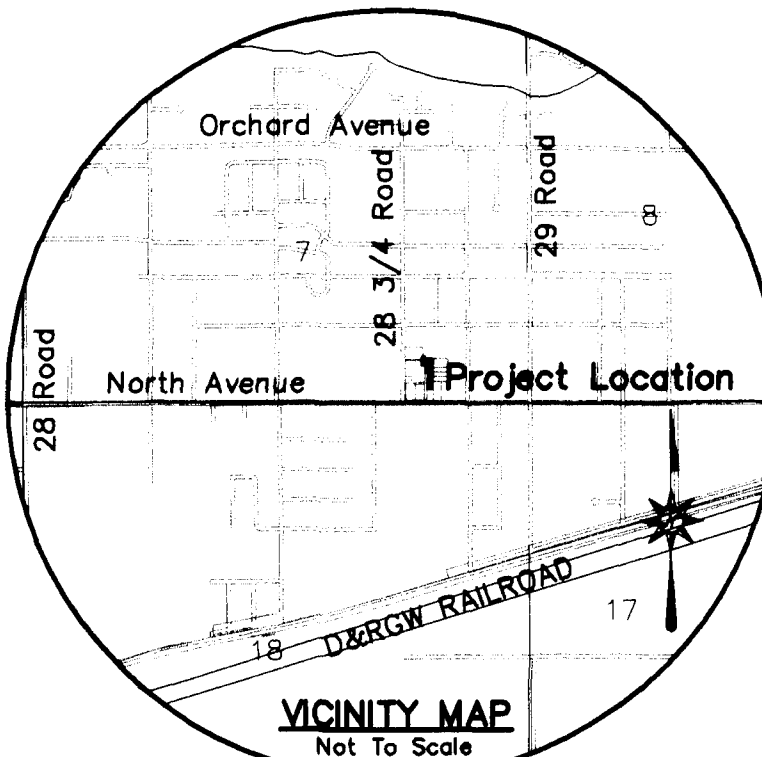
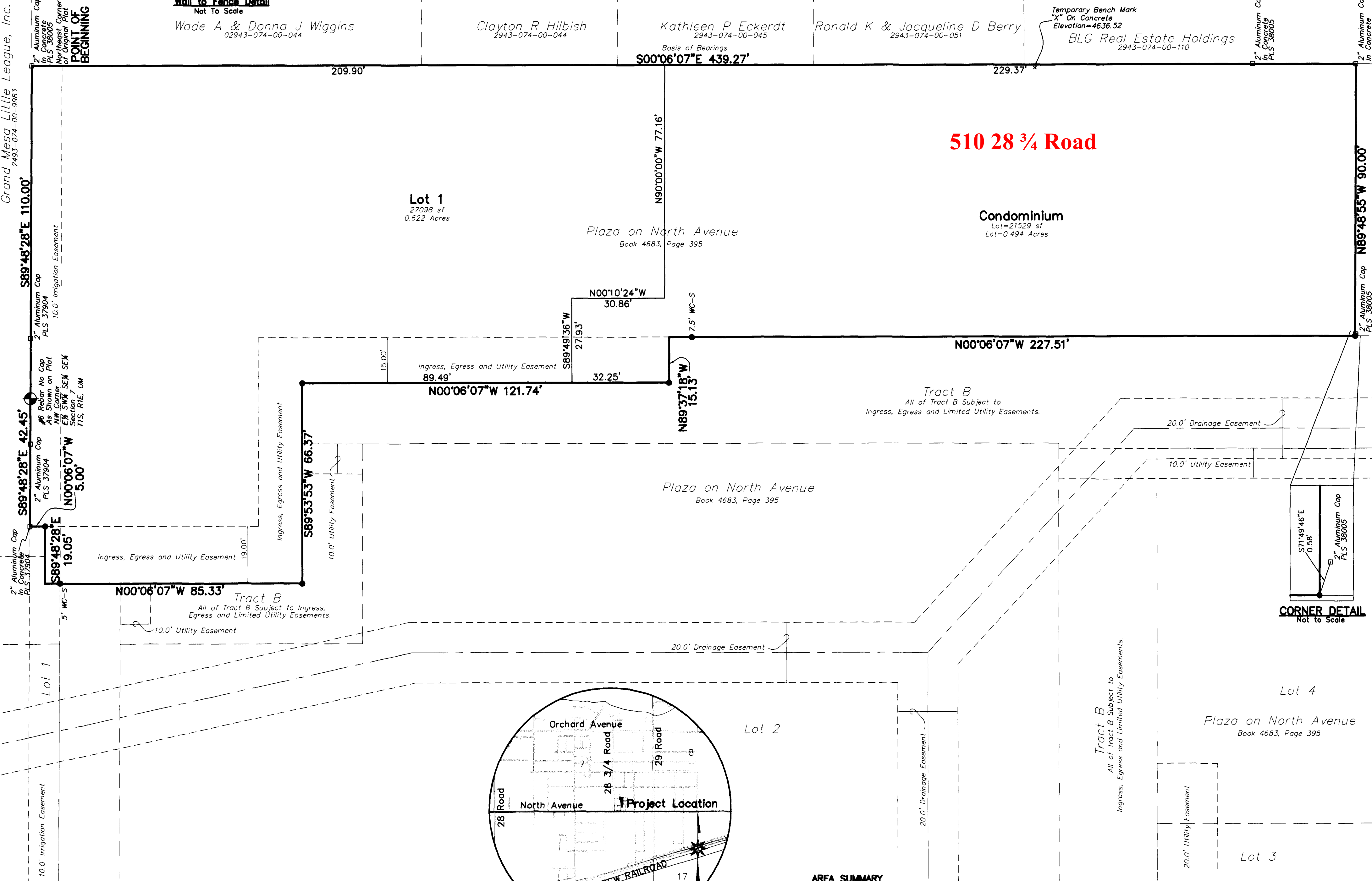


# PLAZA ON NORTH AVENUE COMMERCIAL CONDOMINIUMS PHASE 1

## A REPLAT OF LOT 6 PLAZA ON NORTH AVENUE, BOOK 4683, PAGE 395 SE1/4 SE1/4, SECTION 7, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



Grand Mesa Little League, Inc.  
2483-074-00-9983



**AREA SUMMARY**

LOT 1	= 0.622 Acres	55.73%
CONDOMINIUM	= 0.494 Acres	44.27%
<b>TOTAL</b>	<b>= 1.116 Acres</b>	<b>100.00%</b>

**LEGEND**

⊕	CITY SURVEY MARKER, AS NOTED	⊗	INTERSTATE HIGHWAY SYMBOL
●	SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279	⊘	STATE HIGHWAY SYMBOL
□	PER CRS-38-51-105, IN CONCRETE FOUND REBAR, AS NOTED	US	UNITED STATES
▲	PK NAIL, SET IN PAVING	NTS	NOT TO SCALE
		CRS	COLORADO REVISED STATUTES
		PLS	PROFESSIONAL LAND SURVEYOR 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)
		MCSN	MESA COUNTY SURVEY MARKER
		BLM	BUREAU OF LAND MANAGEMENT
		ROW	RIGHT-OF-WAY
		CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
		LCE	LIMITED COMMON ELEMENT
		GCE	GENERAL COMMON ELEMENT
		7.5' WC-S	7.5' (Distance) WC (Witness Corner) -S (Direction from Actual Corner)

**GENERAL NOTES**

Basis of bearings is the East line of Lot 6, Plaza on North Avenue, as shown on plat recorded in Book 4683, Page 395 in the Mesa County records, City of Grand Junction which bears South 00°06'07" East, a distance of 439.27 feet, established by observation of the MCGPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical Information. Both monuments on this line are Original Subdivision boundary corners in concrete, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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

Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Policy No. 00924744 C, dated October 31, 2010.

All Building Dimensions are shown on Sheet 2 of 2.

**Please note: The red address numbers are added to the recorded subdivision plat.**

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.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, In-and-Out, LLC, a Colorado limited liability company, is the owner of real property located in the PLAZA ON NORTH AVENUE, in the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) Section 7, T1S, R1E, Ute Meridian, City of Grand Junction, Mesa County, Colorado as recorded in Book 4683, Page 395 in the Mesa County Clerk and Recorder's Office:

Lot 6, Plaza on North Avenue, as shown on plat recorded in Book 4683, Page 395 in the Mesa County records

That said owners have caused the said real property to be laid out and surveyed and to be publicly known as PLAZA ON NORTH AVENUE COMMERCIAL CONDOMINIUMS PHASE 1, a part of City of Grand Junction, Mesa County, Colorado.

Said owners hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

*[Signature]* Manager  
In-and-Out, LLC, a Colorado limited liability company

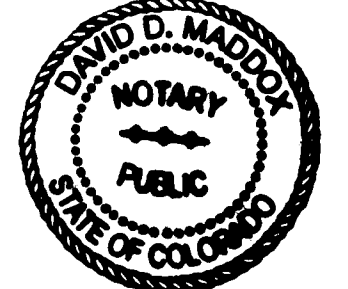
### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by William Shuman Manager (title) for In-and-Out, LLC, a Colorado limited liability company this 19th day of January, A.D., 2011

Witness my hand and official seal:

*[Signature]*  
Notary Public  
My Commission Expires 11-25-12



### 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 4683, Page 427 public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon PLAT 2010-309 PLAT 417

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its' Sr. Vice President with the authority of its' Board of Directors, this 19th day of January, 2011

By: Kathy A. Ames (title) Sr. V.P.  
For: Wells Fargo Bank N.A.

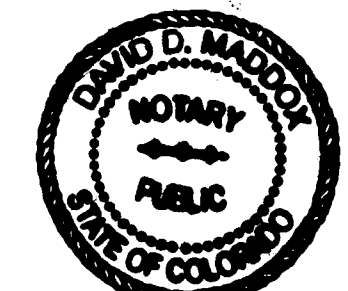
### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by KATHY A. AMES (title) Sr. V.P. for WELLS FARGO BANK N.A. this 19th day of JANUARY, A.D., 2011

Witness my hand and official seal:

*[Signature]*  
Notary Public  
My Commission Expires 11-25-12



### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, ABSTRACT & TITLE COMPANY OF MESA COUNTY (Title 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 IN-AND-OUT LLC; 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. TRAVEL FEE NOT SET THIS IS AVAILABLE

Date: 1/19/2011 by: Barbara A. Suggin, Sr. Examiner  
Name and Title

### CITY OF GRAND JUNCTION APPROVAL

This Condominium Plat of PLAZA ON NORTH AVENUE COMMERCIAL CONDOMINIUMS PHASE 1, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 19 day of JANUARY, A.D., 2011

City Manager: [Signature]  
Mayor: Teresa L. Coates

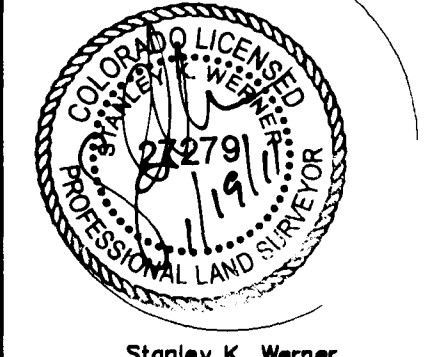
### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:02 o'clock P.M., JAN. 20 A.D., 2011, and was duly recorded in Book 5115 Page No. 620 Reception No. 2580505 Drawer No. LU-57

Fees: 3041

By: Sheila Reiner Clerk and Recorder  
Sharon Bridgman Deputy



**PLAZA ON NORTH AVENUE  
COMMERCIAL CONDOMINIUMS  
PHASE 1**

LOTS 6, PLAZA ON NORTH AVENUE  
BOOK 4683, PAGE 395  
SE¼ SE¼, SECTION 7, T1S, R1E, UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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

### FOR CITY USE ONLY

**Associated Recorded Documents**

Book	Page	Type
5115	675	GRANT OF EASEMENT AND AGREEMENT
4683	397	Subdivision Declaration of Covenants
5115	628	Declaration of Covenants, Conditions and Restrictions of Plaza on North Avenue Commercial Condominiums
5115	677	GRANT OF EASEMENT AND AGREEMENT

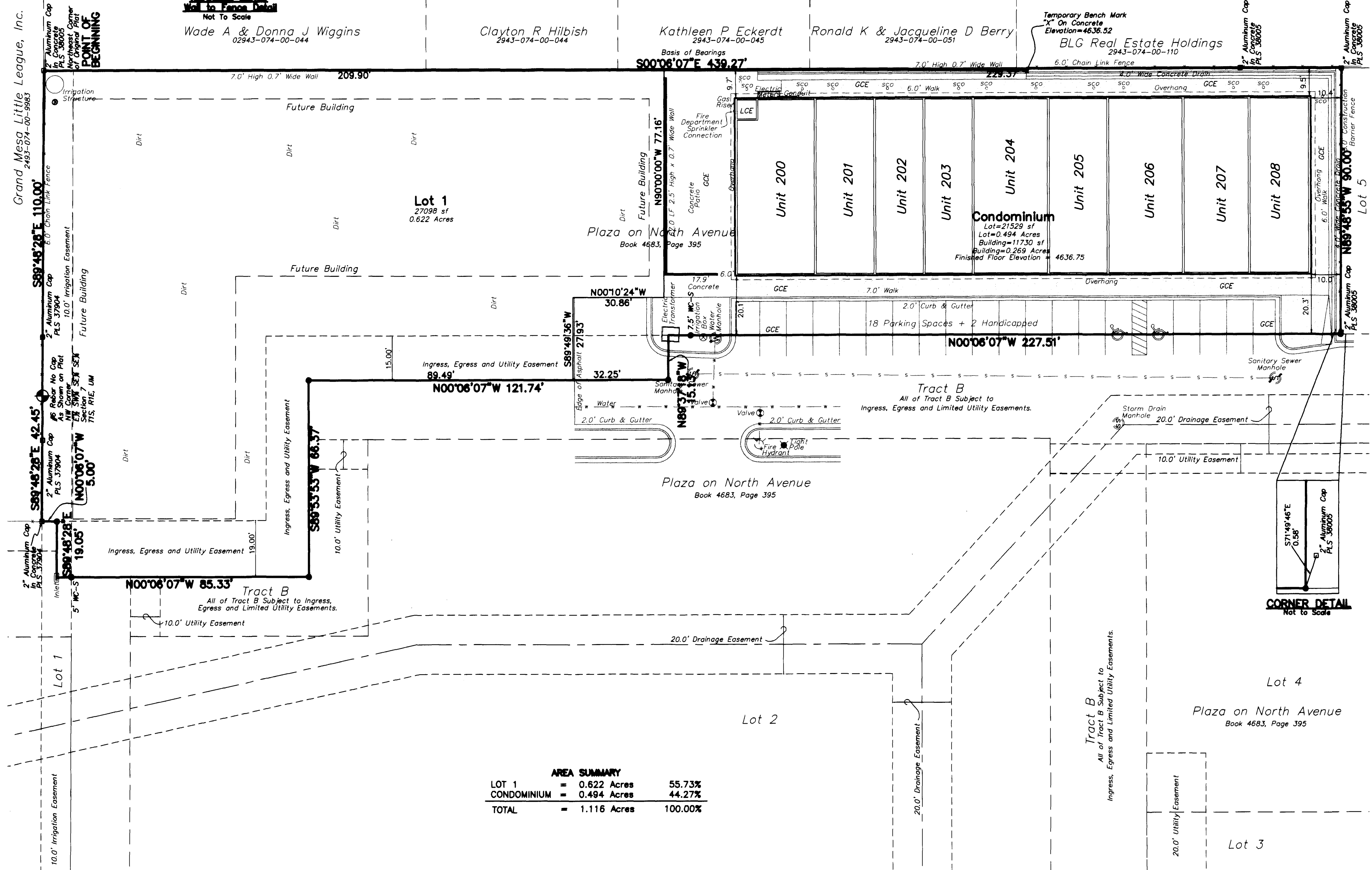
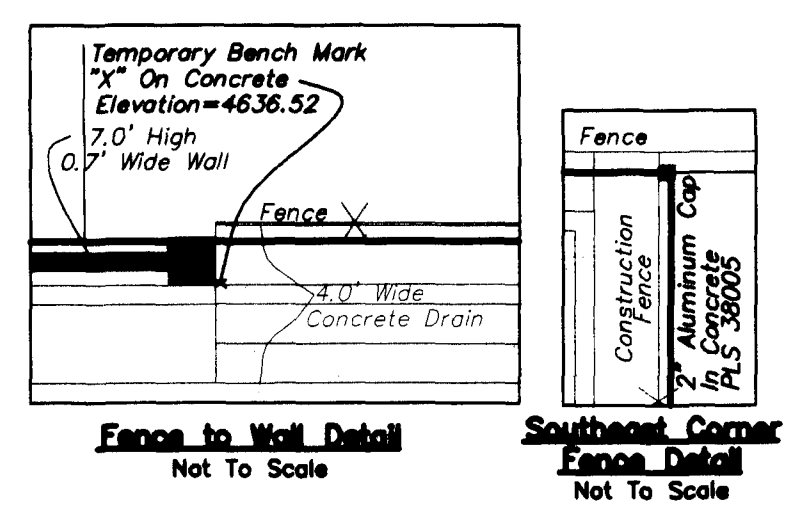
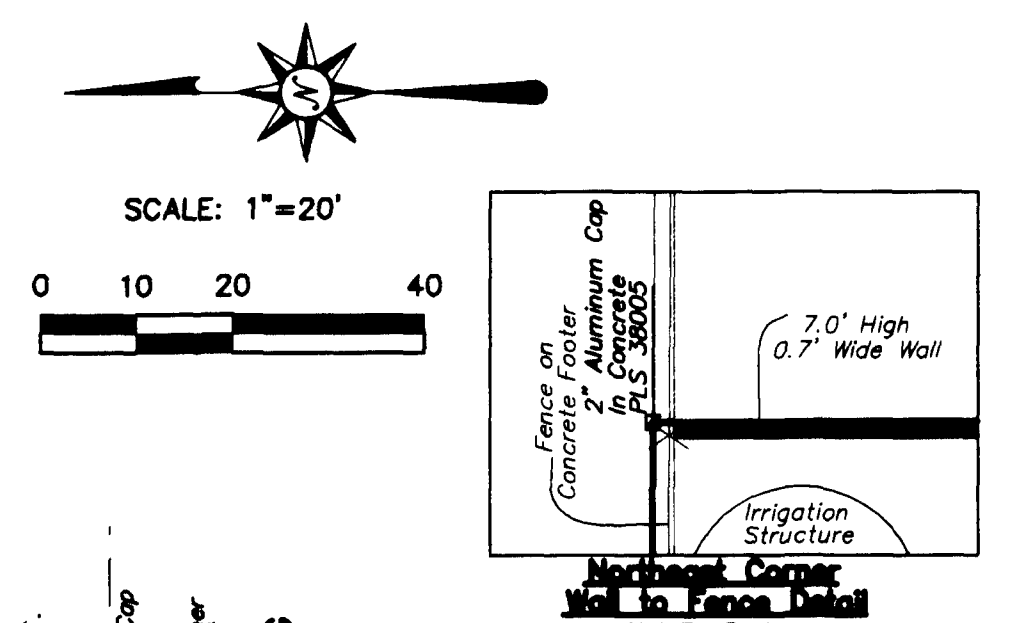
**SURVEYOR'S CERTIFICATION**

I, Stanley K. Werner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this plat and condominium map of PLAZA ON NORTH AVENUE COMMERCIAL CONDOMINIUMS PHASE 1 was prepared containing information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and it was made from measurements upon and within the existing structure. The improvements and units shown hereon are substantially complete.

PROJ. NO. 10-101	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: January, 2011	rsk	rsk	skw	1	3

# PLAZA ON NORTH AVENUE COMMERCIAL CONDOMINIUMS PHASE 1

## A REPLAT OF LOT 6 PLAZA ON NORTH AVENUE, BOOK 4683, PAGE 395 SE1/4 SE1/4, SECTION 7, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



**AREA SUMMARY**

LOT 1	= 0.622 Acres	55.73%
CONDOMINIUM	= 0.494 Acres	44.27%
<b>TOTAL</b>	<b>= 1.116 Acres</b>	<b>100.00%</b>

**GENERAL NOTES**

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Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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

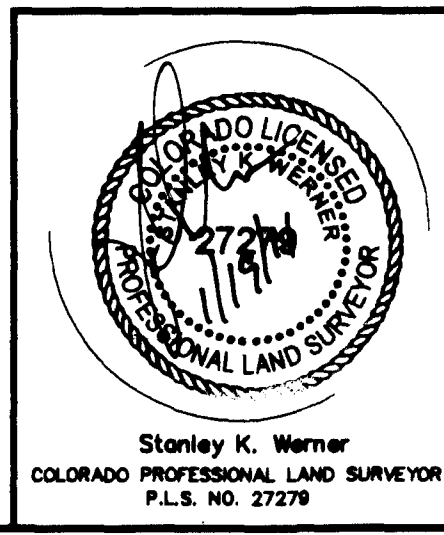
Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Policy No. 00924744 C, dated October 31, 2010.

All Building Dimensions are shown on Sheet 2 of 2.

- LEGEND**
- CITY SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
  - PER CRS-36-51-105, 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-36-51-105
  - Δ DELTA ANGLE OF ARC
  - R RADIUS OF ARC
  - L LENGTH OF ARC
  - Ch CHORD DISTANCE OF ARC
  - Bg CHORD BEARING OF ARC
  - = EQUAL SYMBOL
  - % PERCENT SYMBOL
  - & AND SYMBOL
  - SCS SANITARY SEWER CLEANOUT
  - T1S TOWNSHIP 1 SOUTH
  - R1E RANGE 1 EAST
  - Ⓜ INTERSTATE HIGHWAY SYMBOL
  - Ⓢ STATE HIGHWAY SYMBOL
  - US UNITED STATES
  - CRS NOT TO SCALE
  - CRS COLORADO REVISED STATUTES
  - PLS SOLICET, 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
  - LCE LIMITED COMMON ELEMENT
  - GCE GENERAL COMMON ELEMENT
  - 7.5' WC-S 7.5' (Distance) WC (Witness Corner) -S (Direction from Actual Corner)

**SURVEYOR'S CERTIFICATION**

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**PLAZA ON NORTH AVENUE  
COMMERCIAL CONDOMINIUMS  
PHASE 1**

LOTS 6, PLAZA ON NORTH AVENUE  
BOOK 4683, PAGE 395  
SE1/4 SE1/4, SECTION 7, T1S, R1E, UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

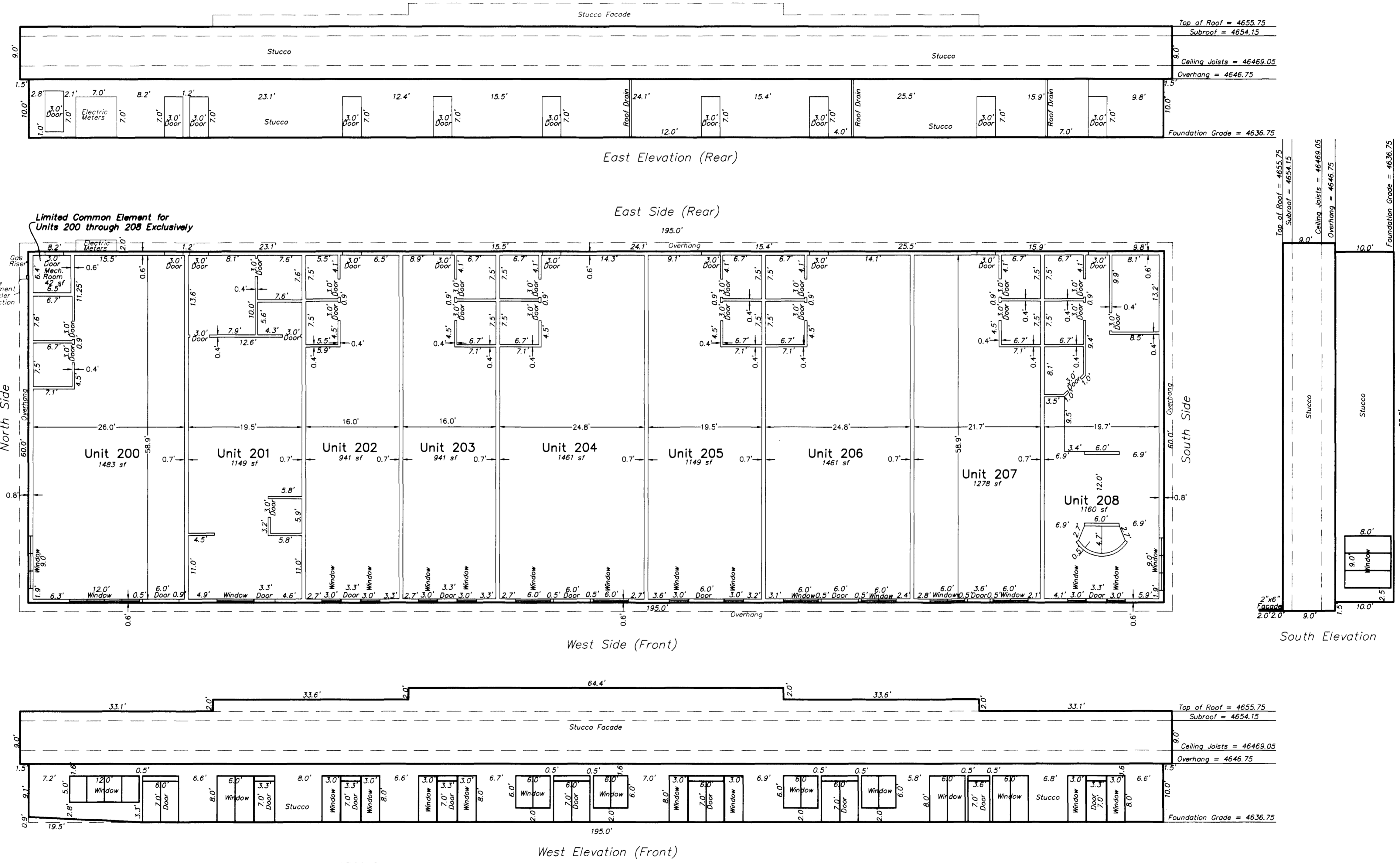
**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 10-101	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: January, 2011	rak	rak	akw	2	3

# PLAZA ON NORTH AVENUE COMMERCIAL CONDOMINIUMS PHASE 1

## A REPLAT OF LOT 6

### PLAZA ON NORTH AVENUE, BOOK 4683, PAGE 395 SE1/4 SE1/4, SECTION 7, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

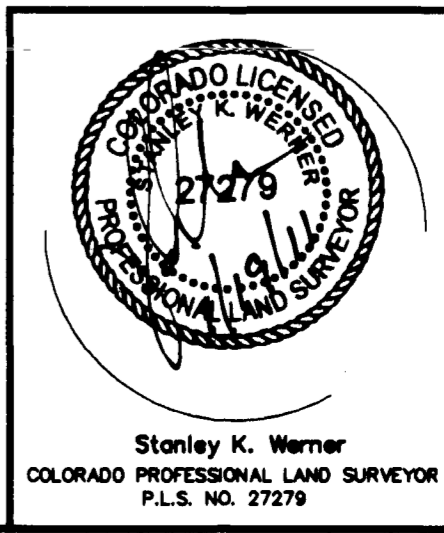


**GENERAL NOTES**  
All lineal units shown hereon in U.S. Survey feet.

- LEGEND**
- ⊕ CITY 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
  - Δ DELTA ANGLE OF ARC
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**PLAZA ON NORTH AVENUE  
COMMERCIAL CONDOMINIUMS  
PHASE 1**

LOTS 6, PLAZA ON NORTH AVENUE  
BOOK 4683, PAGE 395  
SE¼ SE¼, SECTION 7, T1S, R1E, UTE MERIDIAN  
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**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
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Telephone: 970-254-8849 Fax 970-241-0451

PROJ. NO. 10-101	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: January, 2011	rsk	rsk	akw	3	3

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