

WARRIOR WAY COMMERCIAL PARK 2

A REPLAT OF WARRIOR WAY COMMERCIAL PARK RECEPTION NO. 3063765

NE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 10, T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That VIA REAL ESTATE, LLC, a Wyoming limited liability company is the owner of that real property located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described by instrument recorded under Reception 3016345, Mesa County records and being more particularly described as follows:

Lot 1, Warrior Way Commercial Park, Reception Number 3068577, and

Lot 2, Warrior Way Commercial Park, Reception Number 3068577.

Said parcel contains an area of 6.64 Acres, as herein described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as WARRIOR WAY COMMERCIAL PARK 2, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

50.0' Access, Utility, and Drainage Easement dedicated to the Property Owners Association by separate document as perpetual easement for Common Access between Lots, 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, equivalent other public utility providers and appurtenant facilities, and for drainage facilities as defined below.

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.

10' Irrigation Easement is conveyed to the Property Owners Association by separate document for their purposes.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Derrick Merchant, has caused their name to be hereunto subscribed this

13th day of August, A.D. 2025

by: Derrick Merchant

Derrick Merchant, Manager
for: VIA REAL ESTATE, LLC, a Wyoming limited liability company

NOTARY PUBLIC'S CERTIFICATE

STATE OF TEXAS
COUNTY OF LUBBOCK } ss

The foregoing instrument was acknowledged before me by Derrick Merchant, Manager for VIA REAL ESTATE, LLC, a Wyoming limited liability company, this 13th day of August, A.D. 2025.

Witness my hand and official seal:

Tara Michelle White

Notary Public

05/05/29



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 Reception Number 3136441 (Deed of Trust), 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
Chairman, with the authority of its Board of Directors, this 13th day of
August, 2025.

By: David R. Quintanilla

David R. Quintanilla, Chairman
For: Plains Capital Bank

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF LUBBOCK } ss

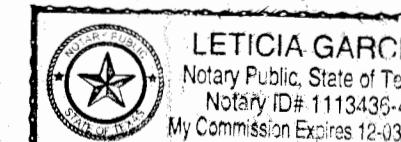
The foregoing instrument was acknowledged before me by David R. Quintanilla, Chairman for Plains Capital Bank this 13th day of August, A.D. 2025.

Witness my hand and official seal:

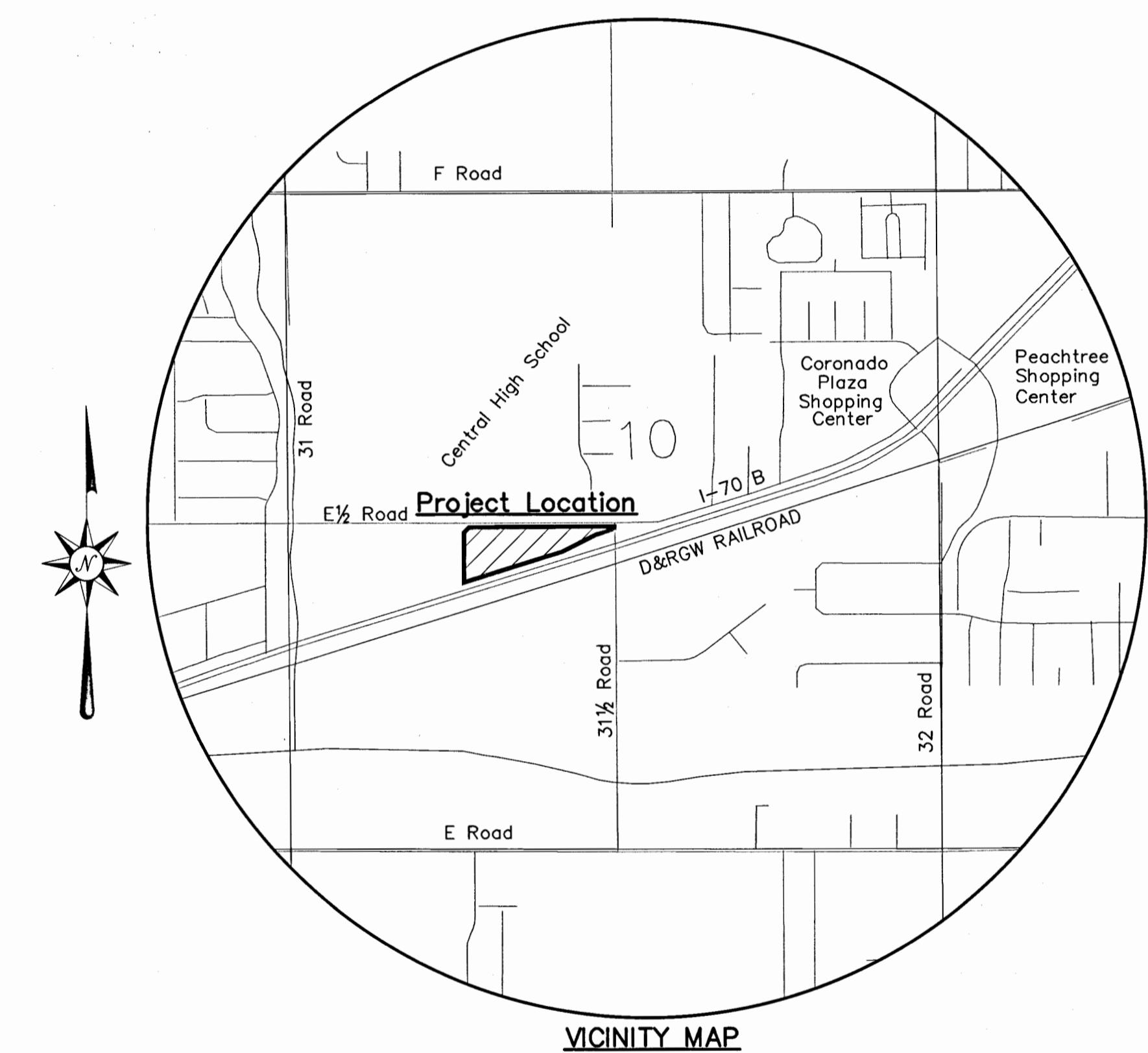
Leticia Garcia

Notary Public

12-03-2025



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.



VICINITY MAP
Not to Scale

AREA SUMMARY

LOTS = 6.64 Acres 100.00%
TOTAL = 6.64 Acres 100.00%

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 38146 PER GRS-38-51-105, IN CONCRETE
- FOUND EVIDENCE, AS NOTED
- ▲ FOUND MAG NAIL IN PAVEMENT, PLS 38146
- DURABLE 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
- △ DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- NAD 83 NORTH AMERICAN DATUM 1983
- NAVD 88 NORTH AMERICAN VERTICAL DATUM 1988

- Ch CHORD DISTANCE OF ARC
- Brg CHORD BEARING OF ARC
- % PERCENT SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- SCHLICET (ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- NO. NUMBER
- LLC LIMITED LIABILITY COMPANY
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT-OF-WAY
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- T TOWNSHIP
- R RANGE

SURVEYOR'S CERTIFICATION

I, J. Ben Elliott, do hereby certify that the accompanying plat of WARRIOR WAY COMMERCIAL PARK 2 a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a warranty or guarantee, either express or implied.

		WARRIOR WAY COMMERCIAL PARK 2 NE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 10 T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO	
High Desert Surveying, Inc. 591 25 Road, Suite B1 Grand Junction, Colorado 81505 Telephone: 970-254-8649 Fax 970-241-0451		PROJ. NO. 21-61 SURVEYED DRAWN CHK'D SHEET OF DATE: August, 2025 BO/SG BE - 1 2	

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, Stewart Title Guaranty Company, a title company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to VIA REAL ESTATE, LLC, a Wyoming Limited Liability Company; 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: August 28, 2025 by: Wade R. Title Agent
Name And Title

for: Stewart Title Guaranty Company

GENERAL NOTES

Basis of bearings is the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, T1S, R1E, Ute Meridian which bears South 89°59'25" West, a distance of 1311.21 feet, established by GPS observation referenced to the Mesa County Local Coordinate System (MCLCS) zone Grand Valley Area (GVA), which is based on the WGS 84 Horizontal datum and NAVD 88 Vertical datum. Both monuments on this line are Aliquot Survey Markers.

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

This survey does not constitute a title search by High Desert Surveying, Inc. to determine ownership or easements of record. A Title Commitment provided by Stewart Title Guaranty Company, File No. ATC-25-10719, dated 8/27/2025, was relied upon for Easement and Title Information shown hereon.

FOR CITY USE ONLY

Associated Recorded Documents
Reception Type

3136442 Declaration of Covenants and Restrictions

3136442 50.0' Access, Utility and Drainage Easement

3136442 10.0' Irrigation Easement

CITY OF GRAND JUNCTION APPROVAL

This plat of WARRIOR WAY COMMERCIAL PARK 2, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this Sept day of 2025 A.D. 2025.

City Manager M. M. M.

Mayor City Kennedy

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 8:46 o'clock A M.

9-8- A.D. 2025, and was duly recorded in Reception No. 3136441.

Drawer No. K3-13 Fees: 40+3

Ben Elliott
Clerk and Recorder

By Kim Chomley
Deputy

Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.

WARRIOR WAY COMMERCIAL PARK 2

A REPLAT OF WARRIOR WAY COMMERCIAL PARK

RECEPTION NO. 3063765

NE^{1/4} SW^{1/4} SECTION 10, T1S, R1E, UTE MERIDIAN

GRAND JUNCTION, MESA COUNTY, COLORADO

