

PLAYGROUND STORAGE SUBDIVISION
A REPLAT OF LOTS 2, 3, & 4, BLOCK 2
INDUSTRIAL ACRES SUBDIVISION, RECEPTION NO. 827757
NE¹/₄, SECTION 9, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That YVIK Ventures, LLC, A Colorado Limited Liability Company and Interstate Commercial Park, LLP, a Colorado Limited Liability Partnership are the owners of that real property located in the Northeast Quarter (NE¹/₄) of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as demonstrated at Reception Numbers 1926588 and 3114916, Mesa County records, and being more particularly described as follows:

Lot 2, Lot 3 and Lot 4 in Block 2 of
Industrial Acres Subdivision

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel containing 2.86 Acres, more or less, as 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

PLAYGROUND STORAGE SUBDIVISION

a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 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.

There are no lienholders of record.

IN WITNESS WHEREOF, said owners, YVIK Ventures, LLC, A Colorado Limited Liability Company, has caused their names to be hereunto subscribed,

this 26th day of September, A.D. 2025.

By: Gerrit Van Maanen
Gerrit Van Maanen

its: Authorized Signer
for: YVIK Ventures, LLC, Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Gerrit Van Maanen,

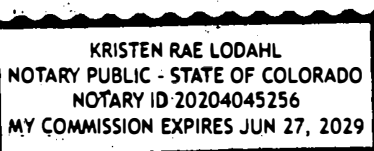
its: Authorized Signer for YVIK Ventures, LLC, A Colorado Limited Liability Company

this 26th day of September, A.D. 2025.

Witness my hand and official seal:

Kristen Rae Lodaahl
Notary Public

My Commission Expires 6.27.29



IN WITNESS WHEREOF, said owners, Interstate Commercial Park, LLP, a Colorado Limited Liability Partnership, has caused their names to be hereunto subscribed,

this 26th day of September, A.D. 2025.

By: Gerrit Van Maanen
Gerrit Van Maanen

its: Authorized Signer
for: Interstate Commercial Park, LLP, a Colorado Limited Liability Partnership

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

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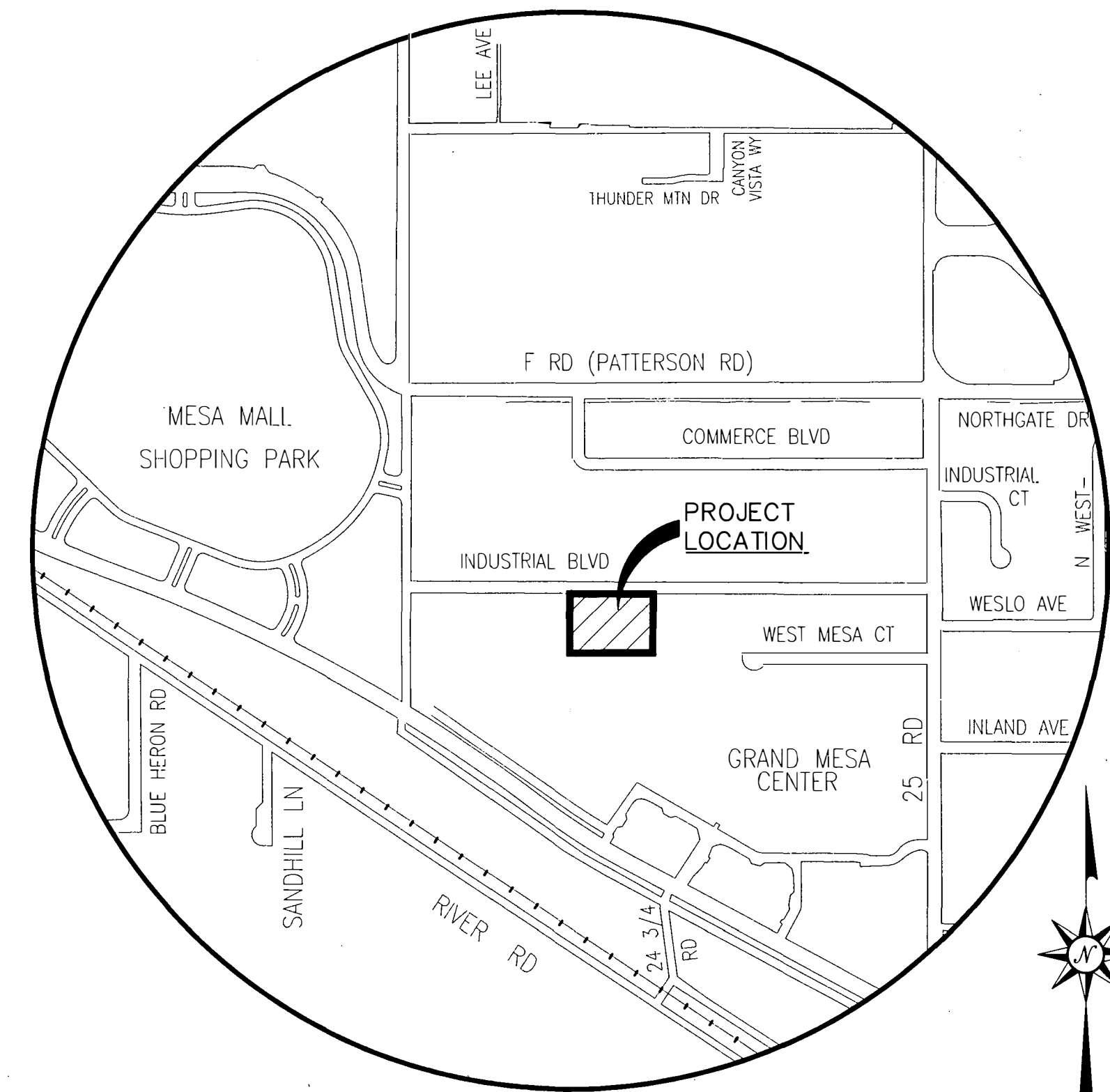
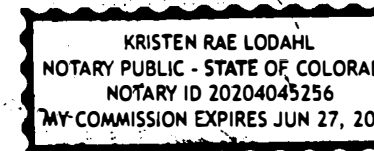
its: Authorized Signer for Interstate Commercial Park, LLP, a Colorado Limited Liability Partnership

this 26th day of September, A.D. 2025.

Witness my hand and official seal:

Kristen Rae Lodaahl
Notary Public

My Commission Expires 6.27.29



Vicinity Map
Not To Scale

AREA SUMMARY		
LOTS	= 2.86 Acres	100.00%
TOTAL	= 2.86 Acres	100.00%

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, Land Title Guarantee 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 YVIK Ventures, LLC, A Colorado Limited Liability Company and Interstate Commercial Park, LLP, a Colorado Limited Liability Partnership; 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: October 2, 2025

by: Bethany R Franek/Lic Title Ex. Name And Title

for: Land Title Guarantee Company

GENERAL NOTES

- 1) 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 Land Title Guarantee Company, Order No. ABS65059596-8, dated 08/28/2025, was relied upon for Easement and Title Information shown hereon.
- 2) Basis of bearings is the East line of the NE¹/₄, NE¹/₄, Section 9 which bears S00°05'49"E, established by GPS observation referencing 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, as described on the face of this plat.
- 3) All lateral subdivision boundary corners are set in concrete per City of Grand Junction Requirements.
- 4) All lineal units shown hereon in U.S. Survey feet.
- 5) Notice: In accordance with Colorado State Law you must commence legal action based upon any defect in this survey within three years from the date of discovery of 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.
- 6) Any additional lot splits are required to be processed through applicable City subdivision processes. The property shown hereon may not be further subdivided without approval of the City in accordance with then applicable law.
- 7) All recorded or known easements, rights-of-way and reservations as are available from the County Clerk and Recorder, a title insurance company or other sources are clearly described and properly located on the face of this plat.

FOR CITY USE ONLY

Associated Recorded Documents
Reception: _____ Type: _____

CITY OF GRAND JUNCTION APPROVAL

This plat of PLAYGROUND STORAGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of

Mesa, State of Colorado, is hereby approved and dedications made hereon accepted this _____ day of

Oct 9th, A.D., 2025

City Manager [Signature]

President of Council [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 12:44 o'clock P.M.,

October 17, A.D., 2025 and was duly recorded in Reception No. 3140256

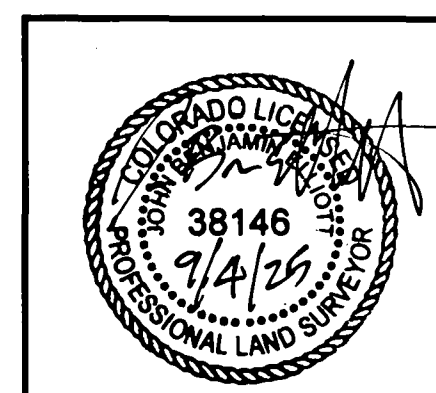
Drawer No. 43-24 Fees: \$40+3

Bobbie Gross
Clerk and Recorder

By: [Signature]
Deputy

SURVEYOR'S CERTIFICATION

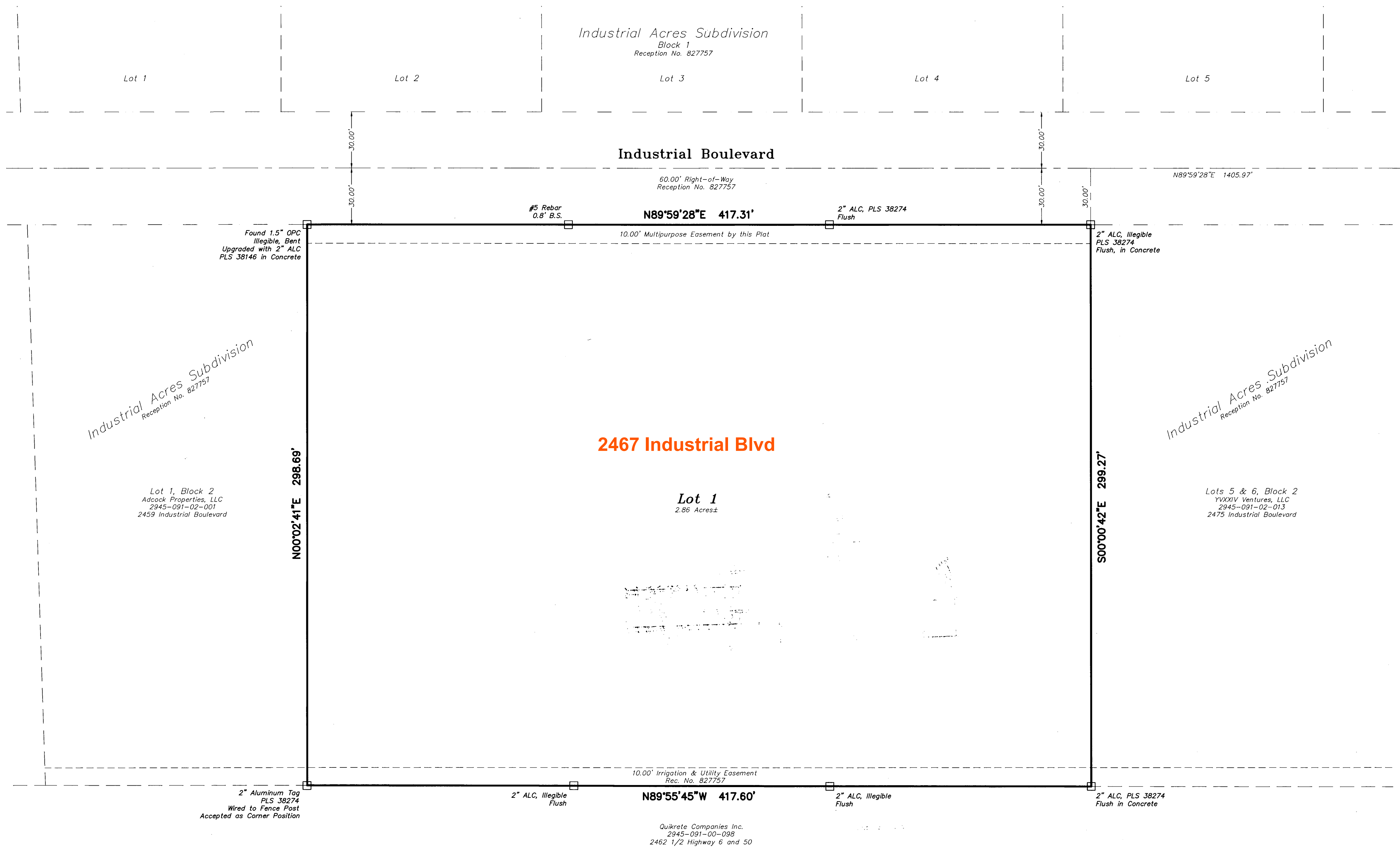
I, J. Ben Elliott, do hereby certify that the accompanying plat of PLAYGROUND STORAGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms 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 guaranty or warranty, either expressed or implied.



PLAYGROUND STORAGE SUBDIVISION				
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High Desert Surveying, Inc. 591 25 Road, Suite B1 Grand Junction, Colorado 81505 Telephone: 970.254.8649 Fax 970.241.0451				
PROJ. NO. 25-29	SURVEYED	DRAWN	CHK'D	SHEET
DATE: April, 2025	BO/SG	BE	-	1

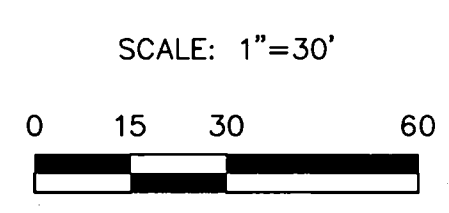
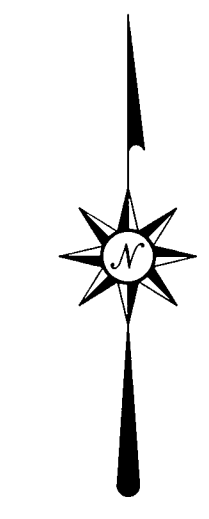
Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.

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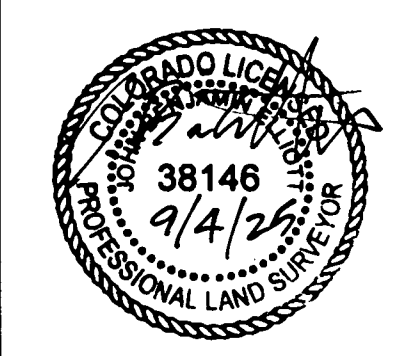
LEGEND & ABBREVIATIONS

- FOUND ALIQUOT SURVEY MARKER, AS NOTED
- FOUND BOUANDRY EVIDENCE, AS NOTED
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT-OF-WAY
- PLS PROFESSIONAL LAND SURVEYOR
- Rec. No. RECEPTION NUMBER
- Esmt. EASEMENT
- MPE MULTIPURPOSE EASEMENT
- ALC 2" ALUMINUM CAP
- OPC 1.5" ORANGE PLASTIC CAP
- A.S. ABOVE SURFACE
- B.S. BELOW SURFACE
- T TOWNSHIP
- R RANGE
- BOUNDARY LINE
- ROW LINE
- ADJOINER LINE
- EASEMENT LINE
- SECTION LINE
- CENTERLINE



SURVEYOR'S CERTIFICATION

I, J. Ben Elliott, do hereby certify that the accompanying plat of PLAYGROUND STORAGE SUBDIVISION, 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 guaranty or warranty, either expressed or implied.



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