

PLAYGROUND STORAGE SUBDIVISION

A REPLAT OF LOTS 2, 3, & 4, BLOCK 2

INDUSTRIAL ACRES SUBDIVISION, RECEPTION NO. 827757

NE $\frac{1}{4}$, 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 (NE $\frac{1}{4}$) 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

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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*

its: *Authorized Signer*
for: YVIK Ventures, LLC, A 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 Lodahl
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*

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

NOTARY PUBLIC'S CERTIFICATE

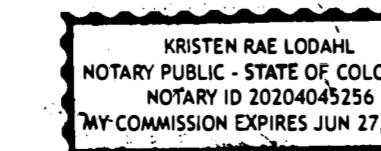
STATE OF COLORADO } ss
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this 26th day of September, A.D. 2025.

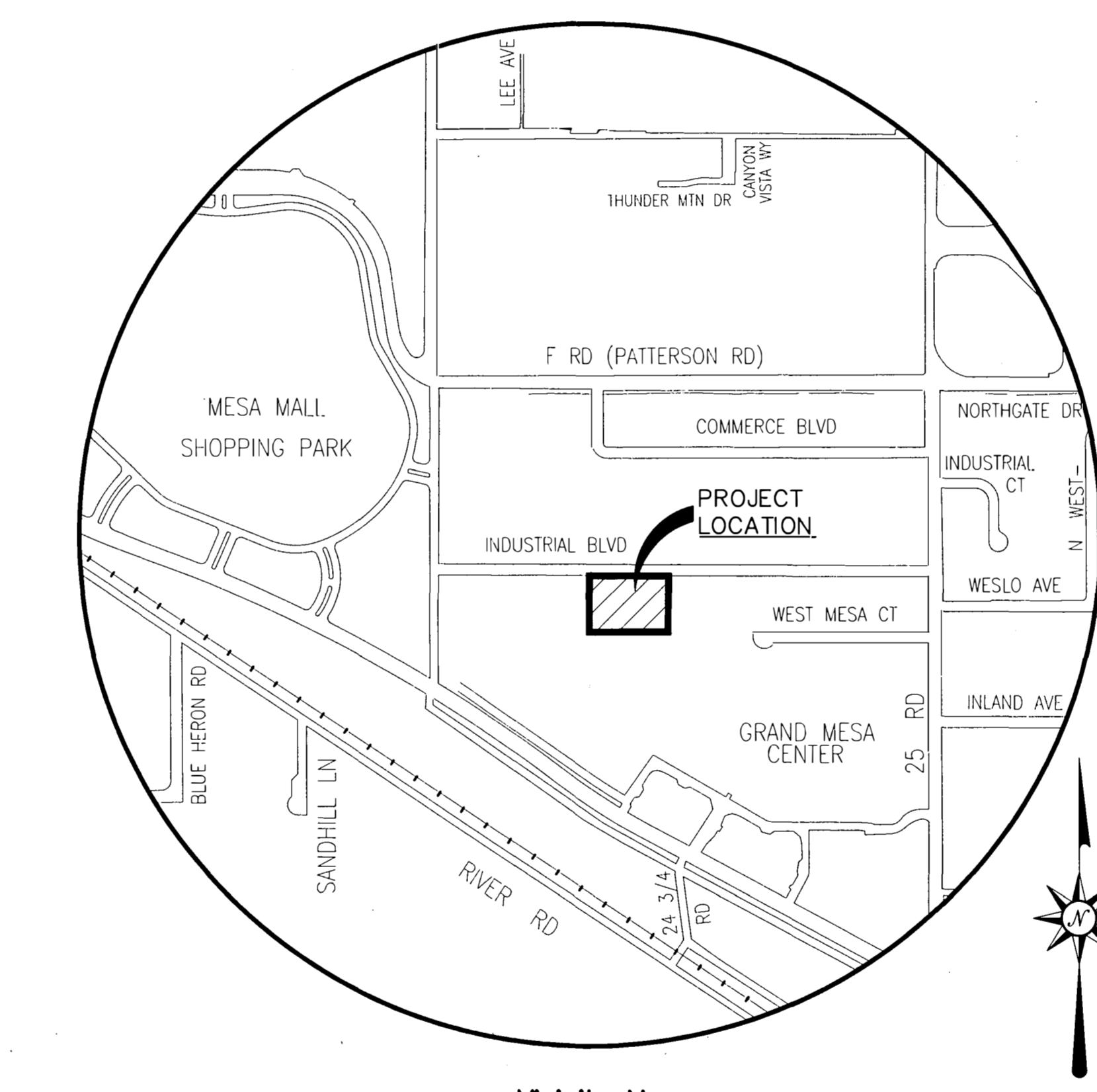
Witness my hand and official seal:

Kristen Lodahl
Notary Public

My Commission Expires *6.27.29*



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



Vicinity Map
Not To Scale

AREA SUMMARY

LOTS	= 2.86 Acres	100.00%
TOTAL	= 2.86 Acres	100.00%

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 warranty or warranty, either expressed or implied.

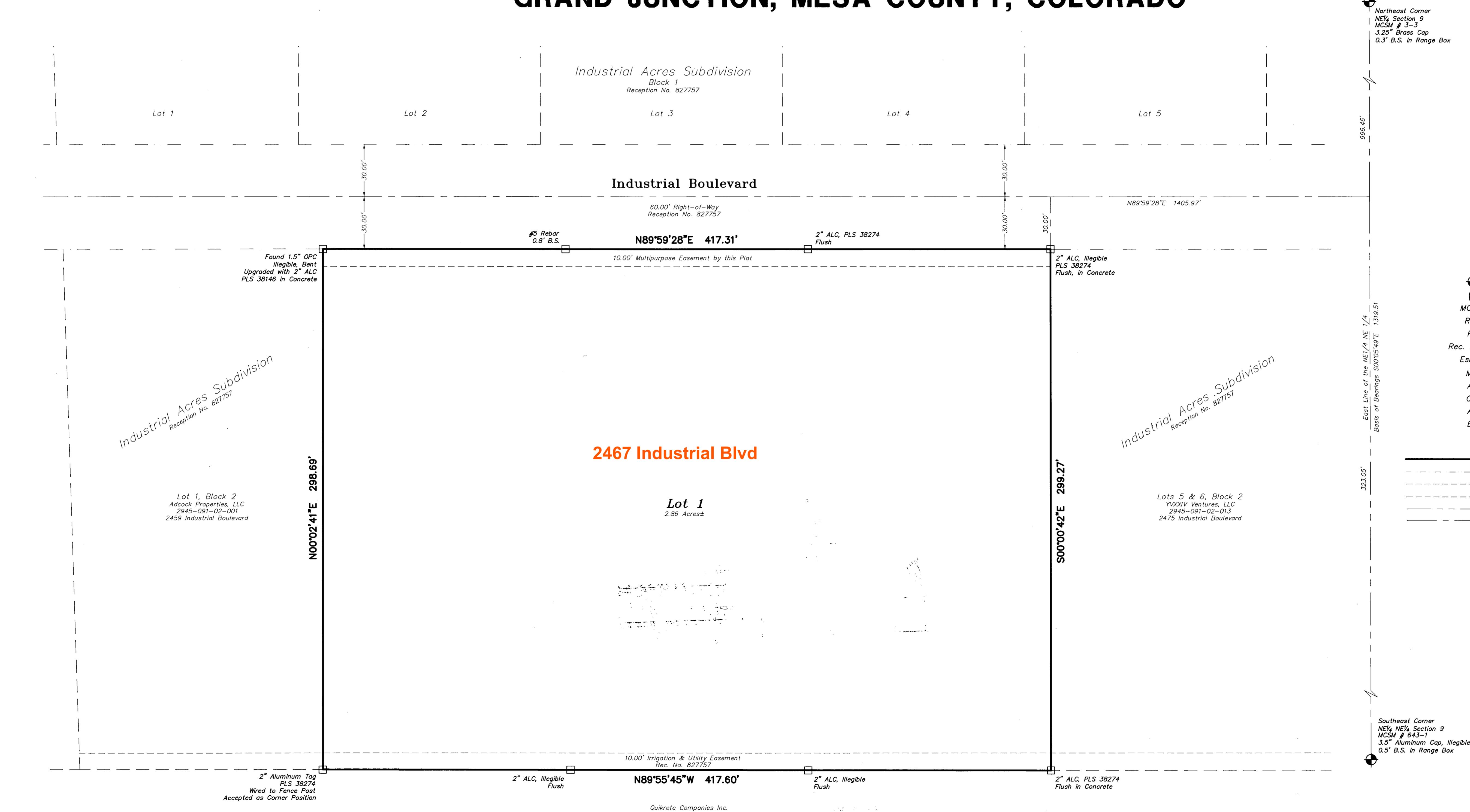
		PLAYGROUND STORAGE SUBDIVISION			
		A REPLAT OF LOTS 2, 3, & 4, BLOCK 2 INDUSTRIAL ACRES SUBDIVISION, RECEPTION NO. 827757 NE $\frac{1}{4}$, SECTION 9, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO			
<i>High Desert Surveying, Inc.</i> 591 25 Road, Suite B1 Grand Junction, Colorado 81505 Telephone: 970.254.8649 Fax 970.241.0451		High Desert Surveying, Inc.			
		PROJ. NO. 25-29 SURVEYED DRAWN CHK'D SHEET OF PLS NO. 38146 BD/SG BE - 1 1			

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A REPLAT OF LOTS 2, 3, & 4, BLOCK 2

INDUSTRIAL ACRES SUBDIVISION, RECEPTION NO. 827757

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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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NE $\frac{1}{4}$, SECTION 9, T1S, R1W, 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

J. Ben Elliott
COLORADO PROFESSIONAL LAND SURVEYOR
PLS NO. 38146

PROJ. NO. 25-29	SURVEYED	DRAWN	CHK'D	SHEET 1	OF 1
DATE: April, 2025	BO/SG	BE	-	1	1