



COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES
CBCWEST.COM

3240 F RD., Clifton, CO

FOR SALE - \$595,000



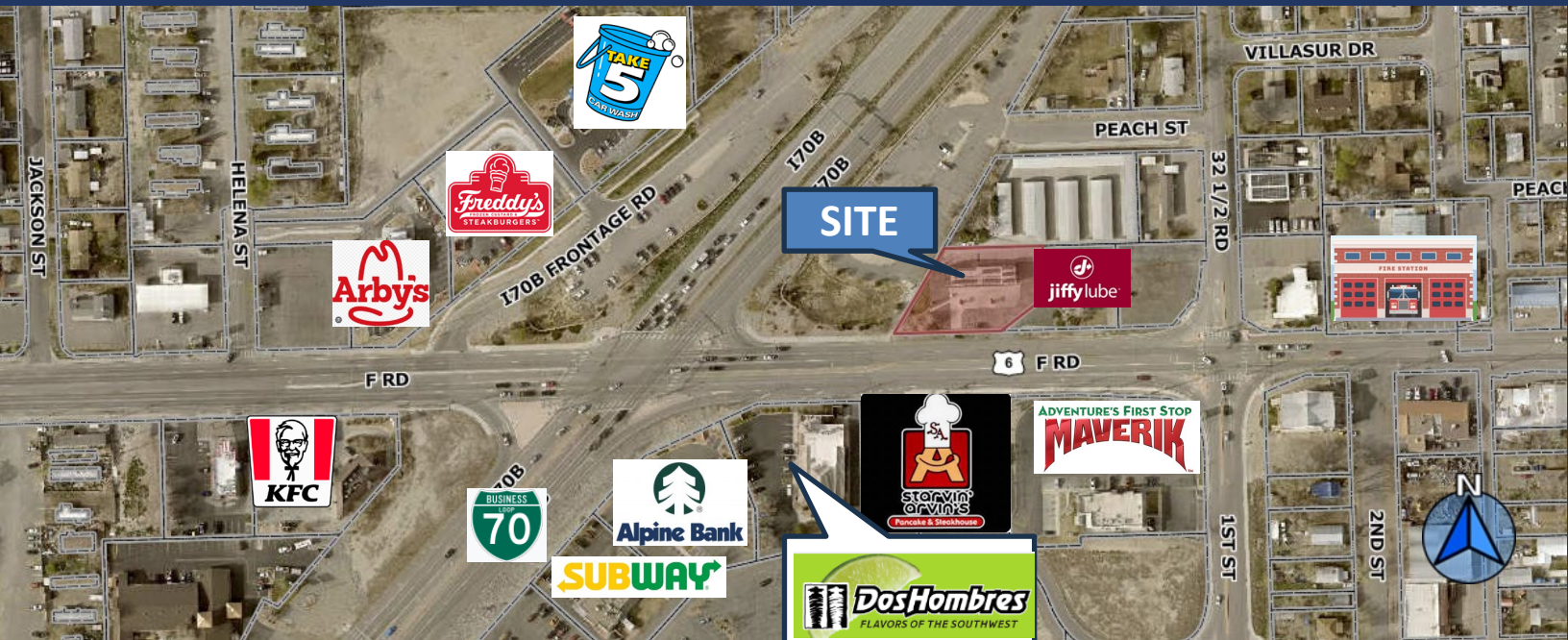
Clifton Park-N-Ride

1/2 AC Zoned PUD



CBCWEST.COM

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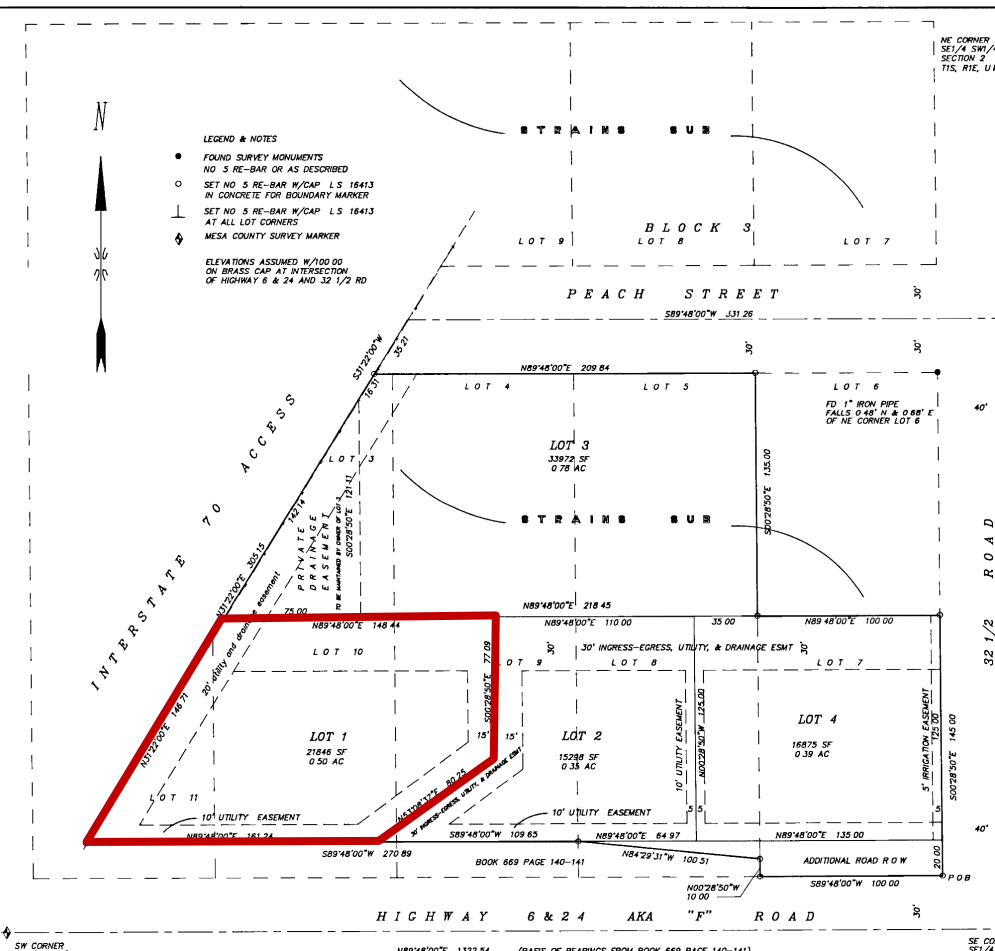
Mike Foster, CCIM | mfoster@cbcwest.com
Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602
Mobile: 970-433-8374

131 N. 6th, St., Suite 200
Grand Junction, CO 81501

3240 F Road

PLAT MAP



CLIFTON AUTOMOTIVE CENTER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Clifton Automotive Center Inc., Robert W. Strain, & Mary J. Strain are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1633 of the Mesa County Clerk and Recorders Office, and being situated in the SE 1/4 SW 1/4 Section 2, Township 1 South, Range 1 East, of the 11th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

LOTS 3, 4, 5, 7, & 9, 10 AND 11, BLOCK 4 OF STRAINS SUBDIVISION as recorded in Plat Book 7, Page 34, of the records of Mesa County, Colorado, except those portions thereof previously conveyed to the Colorado State Department of Highways and being additionally described as follows:

Commencing at the SE corner of the SE 1/4 SW 1/4 Section 2, T1S, R1E, U1M, and considering the South line of the SE 1/4 SW 1/4 Section 2, T1S, R1E, U1M to bear S89°48'00"W and all bearings contained herein to be relative thereto, thence N00°28'50"W 100.00 feet, thence S89°48'00"W 40.00 feet to the SE corner of Lot 7 Block 4, Strains Subdivision being the TRUE POINT OF BEGINNING, thence S89°48'00"W 100.00 feet to the SW corner of Lot 7, Block 4, Strains Subdivision, thence N00°28'50"W 100.00 feet, thence N84°29'31"W 100.51 feet, thence S89°48'00"W 270.89 feet to the Easterly right-of-way line for I-70 Access road, thence N31°22'00"E 305.15 feet along the Easterly right-of-way line for I-70 Access road to the South right-of-way line of Peach Street, thence N89°48'00"E 209.84 feet, thence S00°28'50"E 135.00 feet to the NW corner of Lot 7, Block 4, Strains Subdivision, thence N89°48'00"E 100.00 feet to the NE corner of Lot 7, Block 4, Strains Subdivision, thence S00°28'50"E 145.00 feet to the TRUE POINT OF BEGINNING, containing 2.08 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as CLIFTON AUTOMOTIVE CENTER, a subdivision of a part of Grand Junction, Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

All Irrigation Easements to the Property owners of the lots hereby plotted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All Drainage Easements to the Property owners of lots hereby plotted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted.

All Ingress/Egress Easements to the owners of lots identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of April, A.D. 1996.

Sam Salotino - President
CLIFTON AUTOMOTIVE CENTER INC. Sam Salotino - President

Robert W. Strain by Mary J. Strain Attorney-in-fact
Robert W. Strain
Mary J. Strain

Douglas H. Nieman - Sec./Treas
Douglas H. Nieman - Sec./Treas

Mary A. Strain
Mary A. Strain

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 9th day of April, A.D. 1996 by Sam Salotino as President of Clifton Automotive Center Inc., Douglas H. Nieman as Secretary/Treasurer of Clifton Automotive Center Inc. and Robert W. Strain and Mary J. Strain.

March 22, 1999
My commission expires _____

Pat J. Skuballa
Notary Public
Address 3231 I-70B Suite G
Clifton, CO 81520
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 9:54 o'clock A.M. this 15th day of April, A.D. 1996 and is duly recorded in Plat Book No 15, Page 149 Supp # 1753276
Dancer GB134 Fee #10 #100

Maureen A. Morris
City Manager

Ken Murgari
President of City Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of CLIFTON AUTOMOTIVE CENTER, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, O.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

Date 4/5/96

CLIFTON AUTOMOTIVE CENTER

FINAL PLAT

SITUATED IN THE SE 1/4 SW 1/4 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR CLIFTON AUTOMOTIVE CENTER INC.	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (970) 241-2250 664-7568	SURVEYED BY SB MF
SCALE 1" = 30'	DATE 4/04/96	DRAWN BY MEM
		ACAD ID STRAIN
		SHEET NO
		FILE 95014

NOTICE

CONFORMS TO THE PROVISIONS OF THE PLAT ACT AND THE PLAT ACT OF 1974. THIS PLAT IS SUBJECT TO THE PLAT ACT OF 1974. THIS PLAT IS SUBJECT TO THE PLAT ACT OF 1974. THIS PLAT IS SUBJECT TO THE PLAT ACT OF 1974.