

WHE08DWS

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	GEORGE WHEELER
PURPOSE:	D AND W SUBDIVISION
ADDRESS:	REFER TO EXHIBIT "A" (GAP WEST OF D AND W SUBDIVISION)
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

EXHIBIT "A"

GUARANTY ENTERPRISES, INC
 AND ROGER L. KING
 474 28-1/4 ROAD
 2943-182-00-049

SCOTT W. BRYNILDSON, ERIC BRYNILDSON
 AND MISTY ALLEN
 475 28-1/2 ROAD
 2943-182-00-087

AREA LYING EAST OF THE WEST LINE OF EAST-HALF OF THE
 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
 SECTION 18 AND LYING WEST OF THE WEST LINE OF THE
 REPLAT OF D AND W SUBDIVISION.

SAIA MOTOR FREIGHT LLC
 2830 HWY 6 & 24
 2943-182-00-048

HAROLD PERRY
 2844 HWY 6 & 24
 2943-182-00-032

ALPINE CUSTOM DOORS AND
 MILLWORK, INC.
 2842 CHIPETA AVENUE
 2943-182-04-005

FILTER TECH SYSTEMS, INC
 2844 CHIPETA AVENUE
 2943-182-04-004

LOT 3

LOT 5

LOT 4

SOUTH LINE OF NORTH 405' OF EAST-HALF SE/4 NW 1/4
 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

CHIPETA AVENUE

REPLAT OF D AND W SUBDIVISION
 (PLAT BOOK 11, PAGE 318)

LOT 1

LOT 5

HEINBAUGH PROPERTIES LLC
 463 WILLOW ROAD
 2943-182-05-001

HEINBAUGH PROPERTIES LLC
 461 WILLOW ROAD
 2943-182-05-006

LOT 2

LOT 2

LOT 4

BLOCK THREE

WILLOW ROAD

HEINBAUGH PROPERTIES LLC
 2846 I-70 BUSINESS LOOP
 2943-182-05-005

LOT 3

LOT 3

WEST LINE OF EAST-HALF OF SE 1/4 NW 1/4
 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE PRINCIPAL MERIDIAN

WEST LINE OF D AND W REPLAT (PLAT BOOK 11, PAGE 318)

INTERSTATE HIGHWAY 70 B
 (I-70 BUSINESS LOOP)
 200' RIGHT OF WAY

SHEET 1 OF 2

DRAWN BY: PTK
 DATE: 03-24-2008
 SCALE: 1" = 100'
 APPR BY: PH

MAP OF 'CAP' LYING WEST OF
 THE REPLAT OF D AND W SUBDIVISION
 E/2 SE 1/4 NW 1/4 SEC 18
 TWP 1S, RGE 1E, U.M.

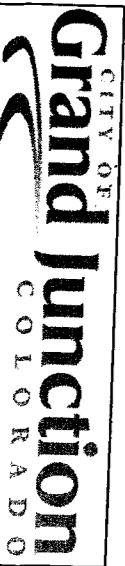


EXHIBIT "A"

SURVEYOR'S REPORT

I, Peter T. Krick, being a Professional Land Surveyor licensed in the State of Colorado, Number 32824, do hereby state: I am employed by the City of Grand Junction in the capacity of City Surveyor and have reviewed the following documents:

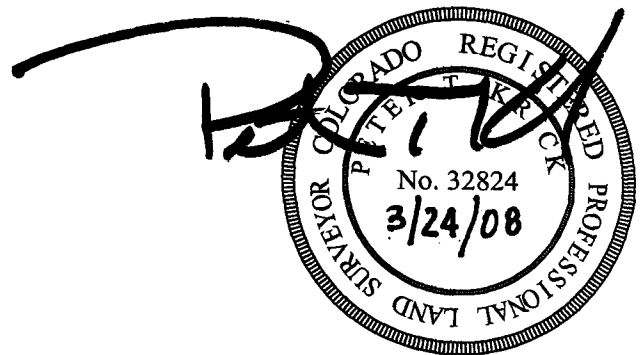
- 1.) The Plat of D & W Subdivision (Plat Book 11, Page 101)
 - 2.) The Replat of D and W Subdivision (Plat Book 11, Page 318)
 - 3.) Boundary Survey by Patrick Green of Landesign (Deposit #2688-02)
 - 4.) Improvement Location Survey by Stan Werner of High Desert Surveying (Deposit #3250-05)
 - 5.) Improvement Survey by David Morris of QED Surveying (Deposit #3206-05)
 - 6.) Improvement Survey by Stan Werner of High Desert Surveying, Project No. 07-173 (Not recorded as of this date)
- The D & W Subdivision, as same is recorded in Plat Book 11, Page 101, Public Records of Mesa County, Colorado, was recorded in April of 1974.
 - The West line of said D & W Subdivision is described on the plat as the West line of the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 18, Township One South, Range One East of the Ute Principal Meridian.
 - Monuments for said D & W Subdivision were set by Clarence Bilak, the Professional Land Surveyor in responsible charge, along the exterior boundary of the plat. They consisted of 5/8" diameter metal rebars with an aluminum cap bearing the number 2729.
 - The Replat of D and W Subdivision, as same is recorded in Plat Book 11, Page 318, Public Records of Mesa County, Colorado, was recorded in December of 1977.
 - The monuments along the West line of said D & W Subdivision were found to be in place and recovered by James T. Patty, Jr. PLS, the surveyor in responsible charge of the preparation of the Replat of D and W Subdivision. The existing monuments were not found to be on the West line of the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 18. They were determined to be the original monuments set by the original surveyor. Therefore, it appears that James Patty used these existing monuments to determine the West line of the Replat of D and W Subdivision.
 - A gap of variable width, from the West line of the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 18 to the West line of the Replat of D and W Subdivision now exists. It is approximately three to five, ^{feet} in width.
 - Lots along the West line of said Replat of D and W Subdivision have fenced to and are occupying only the lands platted, depicted and dimensioned by said Replat. There is no physical evidence of occupation by the owners of lots along the West line of said Replat to the line being the West line of the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 18.

C:\Drawing\Peter\K\New_work\D & W Subdivision\dwg\Gap.dwg 3/24/2008 2:46:27 PM MDT

SHEET 2 OF 2

DRAWN BY: P.T.K.
DATE: 03-24-2008
SCALE: 1" = 100'
APPR. BY: P.H.

MAP OF 'GAP' LYING WEST OF
THE REPLAT OF D AND W SUBDIVISION
E1/2 SE 1/4 NW 1/4 SEC 18
TWP 1S, RGE 1E, U.M.



CITY OF
Grand Junction
COLORADO