

5/19/09

SHELLY D.

1:38pm

IN RE: WEST CRETE
CONDOS

BASED ON SID'S
EXPLANATION TO
SHELLY

OK NO REPEAT
REQUIRED

~~☒~~ COMMUNICATE TO
COUNTY (VIA
P.C.)

RELIANCE

ON ~~THE~~ THE FACT THAT
COMMON ELEMENTS
WILL NOT
CHANGE.

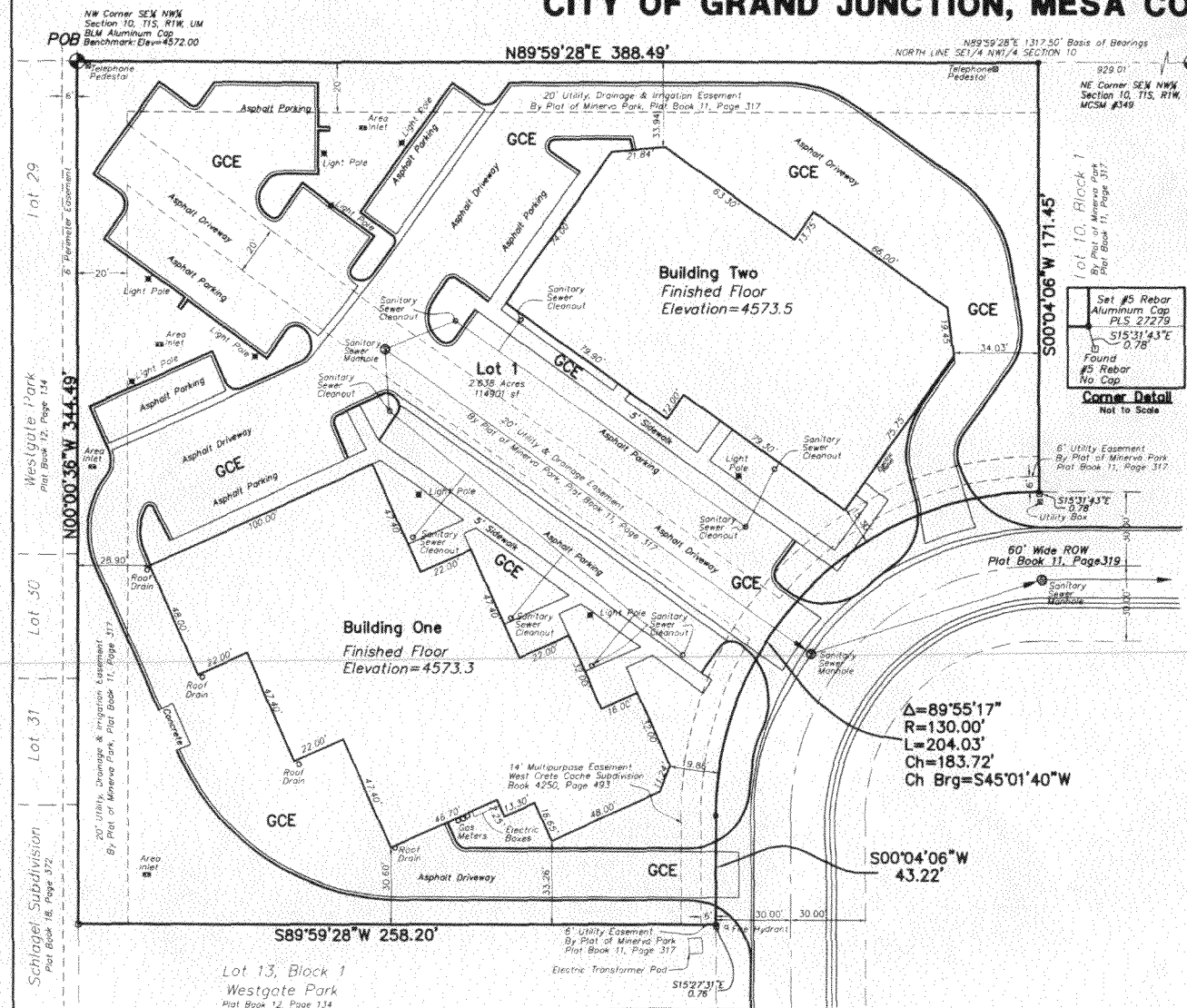
Q: Q

CDP-2007-170

SPR-2006-127

WEST CRETE CACHE CONDOMINIUMS

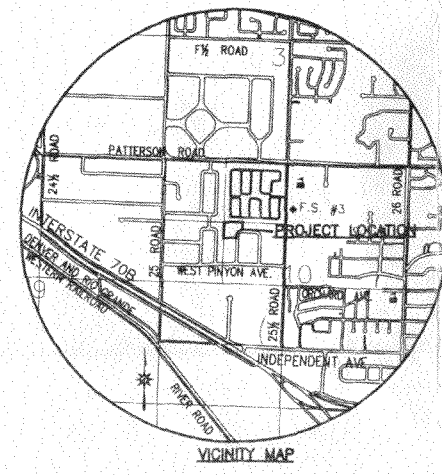
A REPLAT OF LOT 1, WEST CRETE CACHE SUBDIVISION AS RECORDED ON PLAT IN BOOK 4250, PAGE 493 NW1/4 OF SECTION 10, T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



AREA SUMMARY

LOT	= 2.638 Acres	100.00%
TOTAL	= 2.638 Acres	100.00%

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 27279
 - PER CRS-38-51-105, IN CONCRETE FOUND REBAR, AS NOTED
 - △ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - Ⓜ INTERSTATE HIGHWAY SYMBOL
 - Ⓢ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - SOLIDET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR NUMBER
 - LLC LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - MORE OR LESS
 - ° DEGREES
 - ' MINUTES OR FEET
 - INCHES OR SECONDS
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - LCS LOCAL COORDINATE SYSTEM
 - SBS SATELLITE CONSTELLATION SIMULATOR
 - GPS GLOBAL POSITIONING SURVEY
 - POB POINT OF BEGINNING
 - LCE LIMITED COMMON ELEMENT
 - GCE GENERAL COMMON ELEMENT



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Westcrete Cache, LLC is the owner of that real property located in part of the NW¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Warranty Deed Book 4111, Page 141 and 142) A REPLAT OF LOT 1, WEST CRETE CACHE SUBDIVISION, City of Grand Junction, Mesa County, Colorado, as shown on Plat recorded in Book 4250, Page 493 Soid parcel containing an area of 2.638 acres, 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 WEST CRETE CACHE CONDOMINIUMS, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants: Owners hereby declare all lienholders to herein described real property are shown hereon. The owner certifies that the Condominium Plat of WEST CRETE CACHE CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for Condominium Plat of WEST CRETE CACHE CONDOMINIUMS as recorded in the Clerk and Recorder's Office of Mesa County, State of Colorado.

That the Owner does hereby dedicate, grant and submit the real property and easements, together with all improvements thereon, to condominium common interest under the style and name WEST CRETE CACHE CONDOMINIUMS with the various portions of such real property and easements being designated for separate and common ownership as shown on this plat in accordance with WEST CRETE CACHE CONDOMINIUMS Declaration of Condominium.

IN WITNESS WHEREOF, said owner, Westcrete Cache, LLC, has caused their name to be hereunto subscribed this 17th day of September, A.D. 2007, by: Andrew Spinell Westcrete Cache, LLC

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA
The foregoing instrument was acknowledged before me by Westcrete Cache, LLC, this 17th day of September, A.D., 2007
Witness my hand and official seal:
Kelsey Swartz
Notary Public
My Commission Expires November 8, 2008

GENERAL NOTES

The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observation on a BLM standard aluminum monument at the NW corner SE1/4 NW1/4 Section 10 and a MCSM at the NE corner SE1/4 NW1/4, Section 10, Township 1 South, Range 1 West, Ute Meridian. The bearing of this line is S89°59'28"W and a distance of 1317.50 feet.
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
Easement and Title Information provided by Abstract & Title CO. of Mesa County, Inc., Title Commitment Policy No. 00919901 C, dated April 25, 2007.
Benchmark: The Northwest Corner of the SE¼ NW¼ Section 10, T1S, R1W, Ute Meridian, a Bureau of Land Management Aluminum Cap having an Elevation of 4572.00, based on Mesa County SIMS LCS.

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon 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 Book 4293 Pages 119 through 124, 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 Officer, with the authority of its Board of Directors, this 14th day of September, 2007.
By: Neil Murr (title) Business Relationship Manager
For: Wells Fargo Bank, N.A.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA
The foregoing instrument was acknowledged before me by Daniel Meyer (title) Business Relationship Manager for Wells Fargo Bank, N.A. this 14th day of September, A.D., 2007.
Witness my hand and official seal:
Nita Gomez
Notary Public
My Commission Expires 1/8/2011

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA
Abstract and Title Co.
We, Meridian Land Title, 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 Westcrete Cache, LLC; 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: Sept. 13, 2007 by Daniel K Davis, C.T.O. Name And Title
for: Abstract and Title Co. Name Of Title Company

FOR CITY USE ONLY

Associated Recorded Documents	Book	Page	Type
Condominium Declaration for WEST CRETE CACHE CONDOMINIUMS	4521	803	

CITY OF GRAND JUNCTION APPROVAL

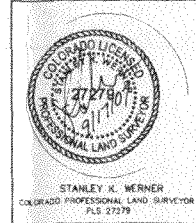
This plat of WEST CRETE CACHE CONDOMINIUMS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21st day of September, A.D., 2007.
City Manager: Jim Madril
President of City Council: John Hites

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA
I hereby certify that this instrument was filed in my office at 3:05 o'clock P.M., September 25, A.D., 2007, and was duly recorded in Book 4521 Page No. 289 Reception No. 2403689 Drawer No. 44-20 Fees 20+1
Janice Rich
Clerk and Recorder
Dawn Bridgewater
Deputy

SURVEYOR'S CERTIFICATION

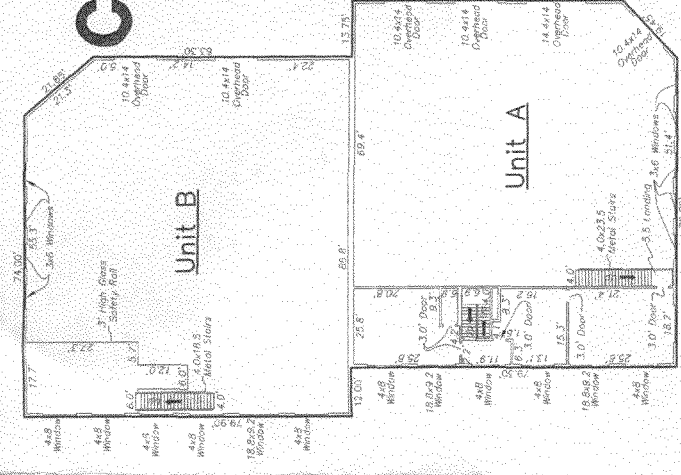
I, Stanley K. Werner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this condominium map of WEST CRETE CACHE CONDOMINIUMS was prepared containing information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and it was made from measurements upon and within the existing structure. The improvements and units shown hereon are substantially complete.
Dated: Sept. 19, 2007



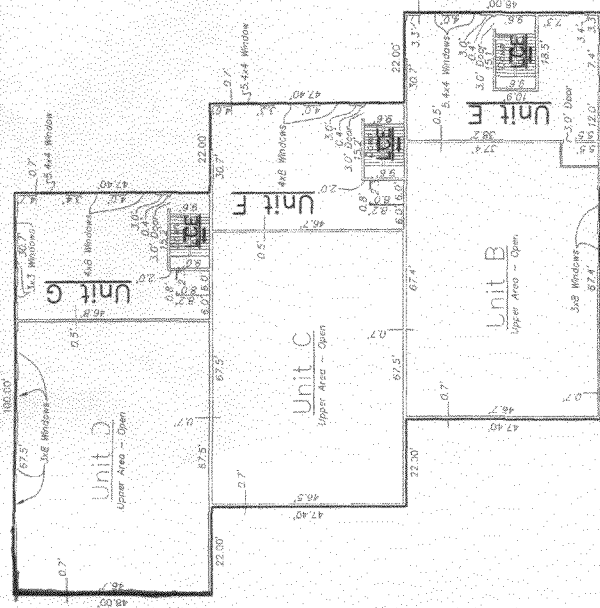
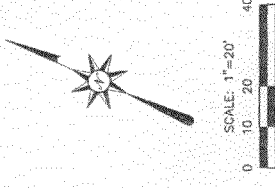
WEST CRETE CACHE CONDOMINIUMS
A REPLAT OF LOT 1, WEST CRETE CACHE SUBDIVISION
NW¼ OF SECTION 10, T1S, R1W, UM
GRAND JUNCTION, MESA COUNTY, COLORADO
High Desert Surveying, LLC
2591 B 3/4 Road, Grand Jct., CO 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 07-17	SURVEYED/DRAWN	CHECKED	SHEET	OF
DATE: April, 2007	JT	RSK	SKW	1

WEST CRETE CACHE CONDOMINIUMS CONDOMINIUM DETAIL

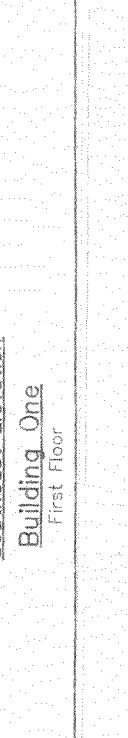
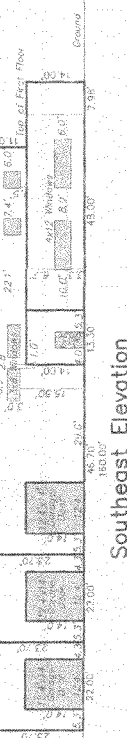
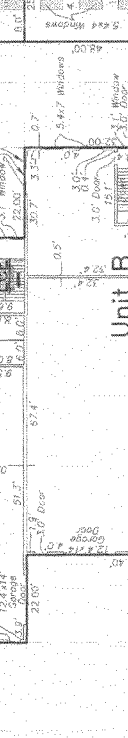
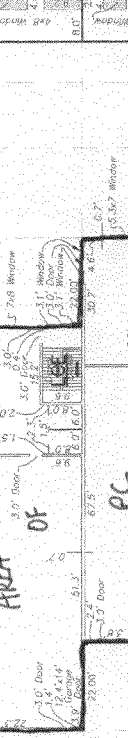
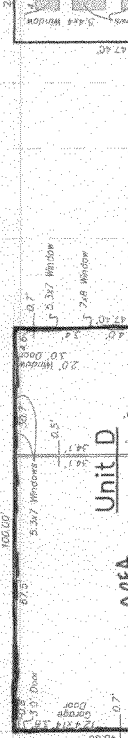
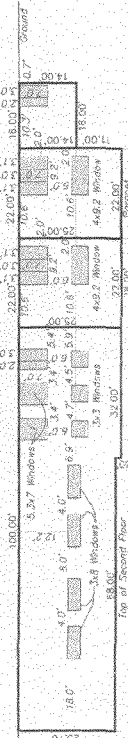


**Building Two
 Second Floor**
 Northwest Elevation

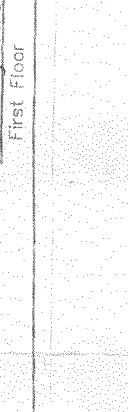


**Building One
 Second Floor**
 Northwest Elevation

**Building One
 Second Floor**
 Northwest Elevation



**Building Two
 Second Floor**
 Northwest Elevation



NOTES: 1. All dimensions are to the center of the wall unless otherwise noted.
 2. All window and door heights are to the top of the frame unless otherwise noted.
 3. All window and door widths are to the face of the frame unless otherwise noted.
 4. All window and door openings are to be finished with the same material as the surrounding wall.
 5. All window and door openings are to be finished with the same material as the surrounding wall.
 6. All window and door openings are to be finished with the same material as the surrounding wall.

**WEST CRETE
 CACHE CONDOMINIUMS**
 A REPLAT OF LOT 1, WEST CRETE CACHE SUBDIVISION
 NW 1/4 OF SECTION 10, T1S, R1W, 14M
 GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
 2591 B 3/4 Road, Grand Jet., CO 81503
 Tele: 970-254-8849 Fax: 970-241-0451

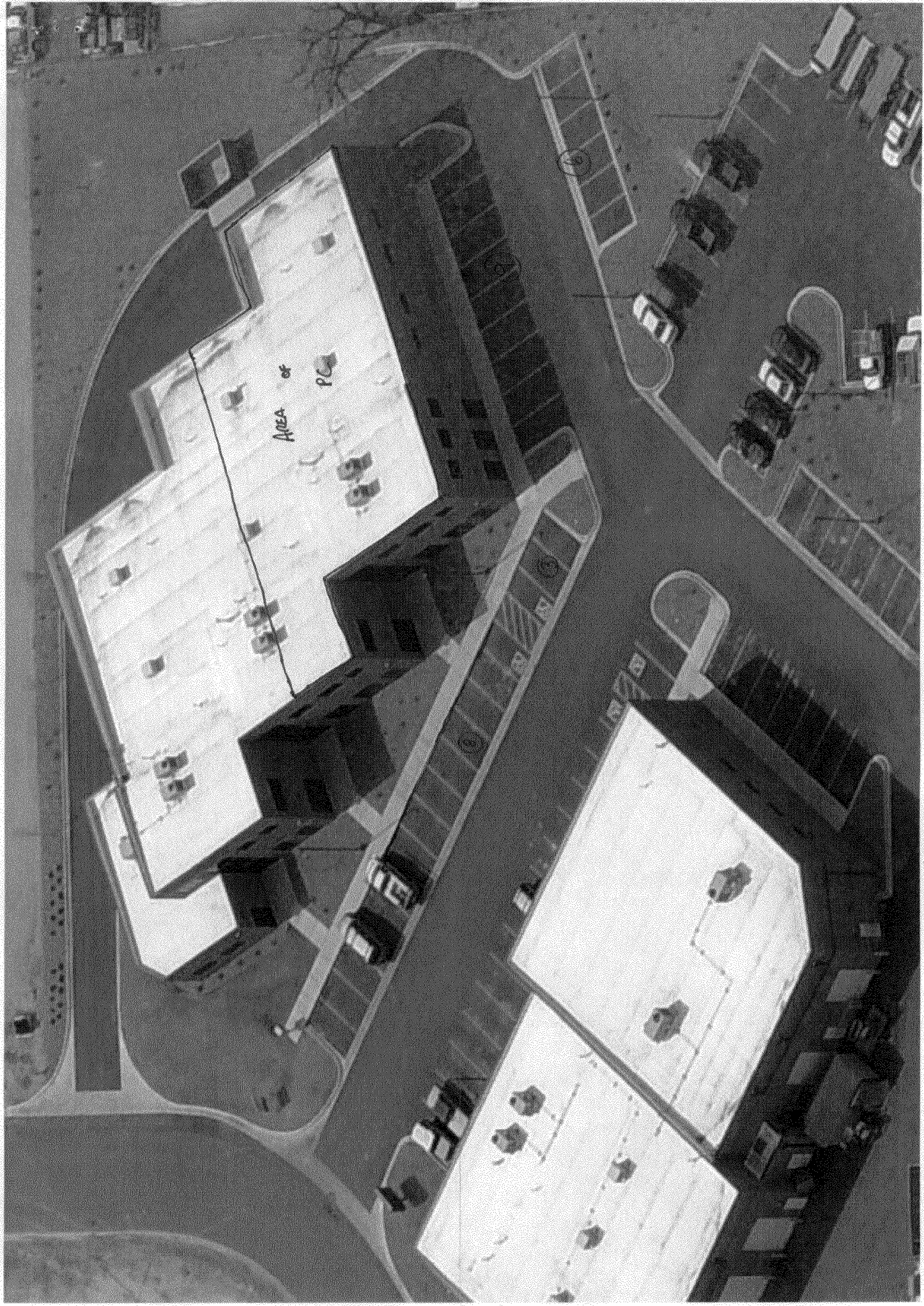
STANLEY K. WERNER
 LICENSED SURVEYOR
 NO. 10742
 DATE: 9/25/2007

REVISIONS: 1
 CHECKED: JF
 DRAWN: JF
 SHEET: 2
 OF: 2

PROVIDER FOR REPRODUCTION



REVISIONS: 1
 CHECKED: JF
 DRAWN: JF
 SHEET: 2
 OF: 2



Creation Date: Mar 13, 2008 12:08
Modification Date: Apr 03, 2008 09:02

4800 / 300 = 16 SPACES
2400 / 300 = 8 SPACES

24

PARKING

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