

WILSON RANCH REPLAT OF LOTS 14 AND 15,
BLOCK 1 WILSON RANCH FILING NO. ONE

DEDICATION

FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, STEPHEN J. WHITEHURST AND ANNA M. WHITEHURST AND BOOKCLIFF BUILDERS are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado which is depicted on the official plat of WILSON RANCH FILING NO. ONE, recorded at Plat Book 13, at Page 282, on October 4, 1984, of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 SE1/4 Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:
AND DESCRIBED IN BOOK 1936 AT PAGE 44 AND BOOK 2048 AT PAGE 843.

LOTS 14 AND 15, BLOCK ONE, WILSON RANCH SUBDIVISION FILING NO. ONE in the County of MESA, COLORADO.

That said owners have caused the said real property to laid out and surveyed as WILSON RANCH REPLAT OF LOTS 14 AND 15, WILSON RANCH FILING NO. ONE, a subdivision of a part of the city of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public 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, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said WILSON RANCH REPLAT OF LOTS 14 AND 15, WILSON RANCH FILING NO. ONE, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction. That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 16TH day of July A.D., 1994

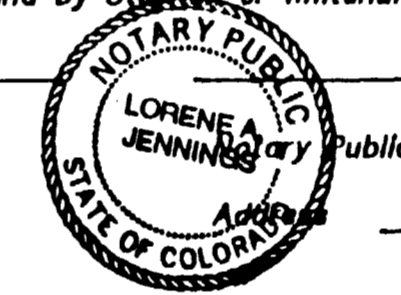
BOOKCLIFF BUILDERS, LTD.
Bookcliff Builders, LTD., A Colorado Corporation
By [Signature]
Its PRESIDENT

[Signatures]
Stephen J. Whitehurst and Anna M. Whitehurst

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 16th day of July A.D., 1994, by Bookcliff Builders Corp. Randy Cook
Its president and by Stephen J. Whitehurst and Anna M. Whitehurst

My commission expires: 3/31/98



Lorene A. Jennings
2851 1/2 Texas Ave, Grand Junction

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 3:36 o'clock P. M. this 11th day of August A.D., 1994, and is duly recorded in Plat Book No. 14, Page 271
DRAWER AA 125
Reception No. 1691809

CITY APPROVAL

This plat of WILSON RANCH REPLAT OF LOTS 14 AND 15, WILSON RANCH FILING NO. ONE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 22th day of JULY A.D. 1994.

[Signature]
City Manager
[Signature]
Director of Development
[Signature]
Grand Junction City Engineer

[Signature]
President of Council
[Signature]
Chairman, Grand Junction Planning Commission

SURVEYOR'S CERTIFICATE

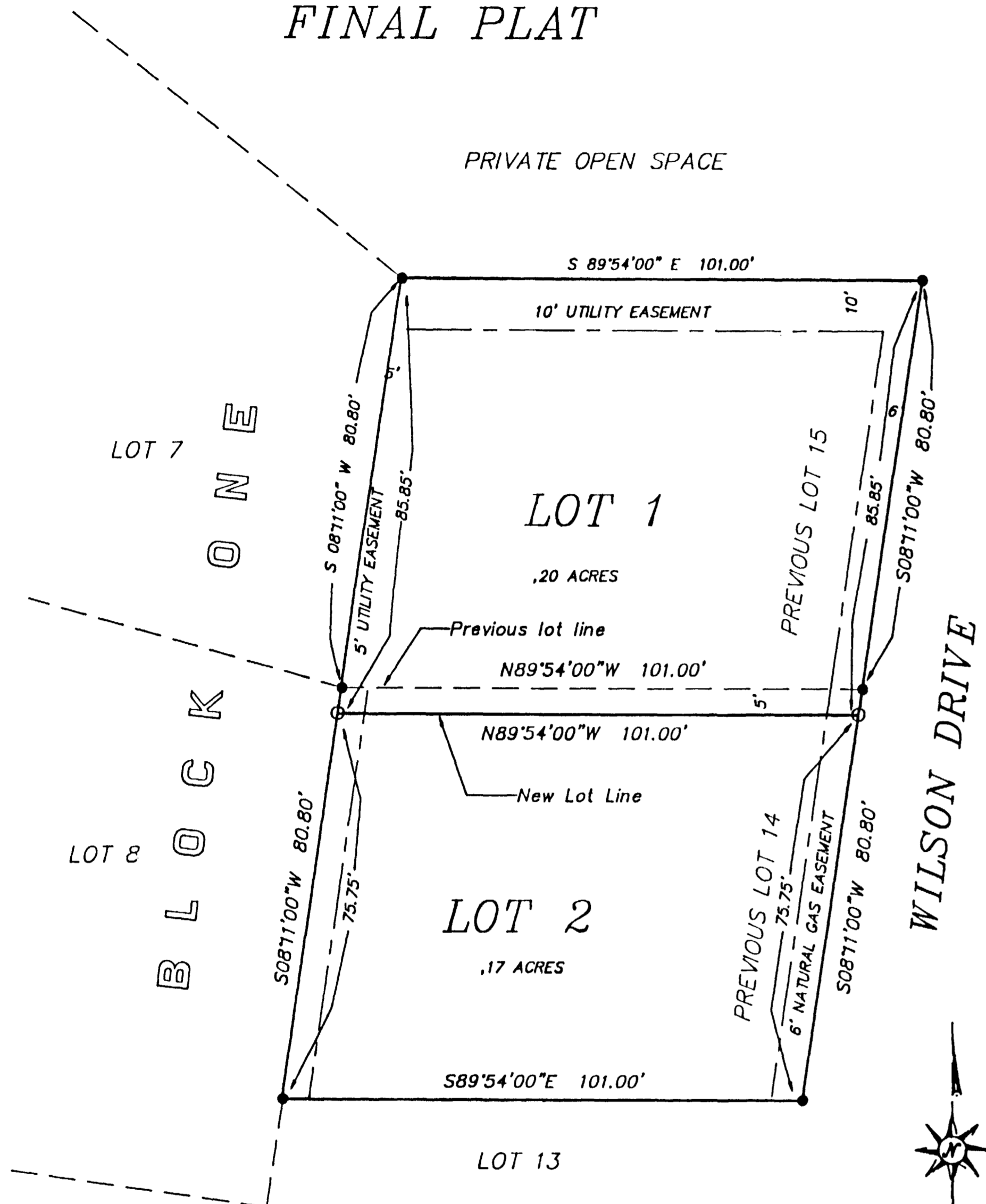
I Daniel K. Brown, certify that the accompanying plat of WILSON RANCH REPLAT OF LOTS 14 AND 15, WILSON RANCH FILING NO. ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents a survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Daniel K. Brown 7/2/94
Daniel K. Brown, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 23877 Date



WILSON RANCH REPLAT OF LOTS 14 AND 15,
WILSON RANCH FILING NO. ONE

FINAL PLAT		
SITUATED IN THE NW1/4 SE1/4 SECTION 34, T1N, R1W, U.M.		
FOR: GNT DEVELOPMENT CORP	<p>Q. E. D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: DMM MF
SCALE: 1" = 20'		DRAWN BY: DKB
DATE: 7/6/94		ACAD ID: WILREP
		SHEET NO. 1 OF 1
		FILE: 91014



NOTE: ALL EXISTING COVENANTS OF WILSON RANCH FILING NO. 1 STILL APPLY.

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY LS 16413 SET IN CONCRETE
- SET #5 REBAR W/CAP LS23877
- 1. SURVEY ORIENTED WITH FOUND MONUMENTS
- 2. BEARINGS BASED ON S89°54'00"E ALONG THE NORTH LINE OF LOT 15, BLOCK 1
- 3. ACCURACY OF HORIZONTAL CLOSURE MEETS OR EXCEEDS 1 PART IN 10,000

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.