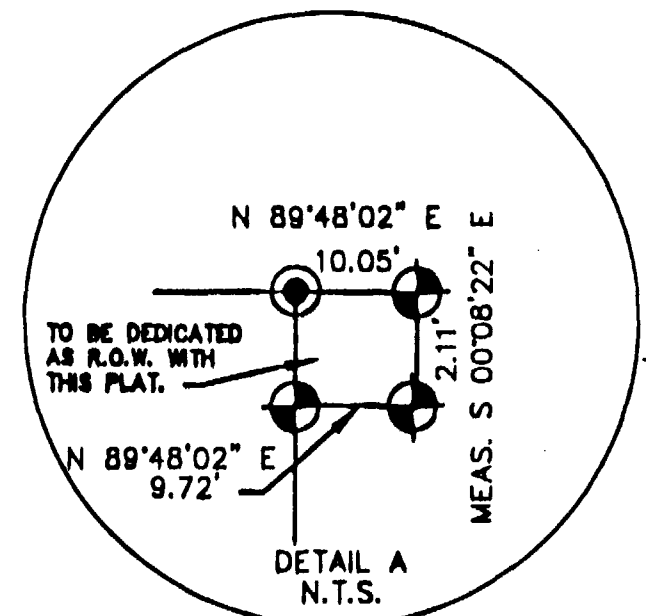
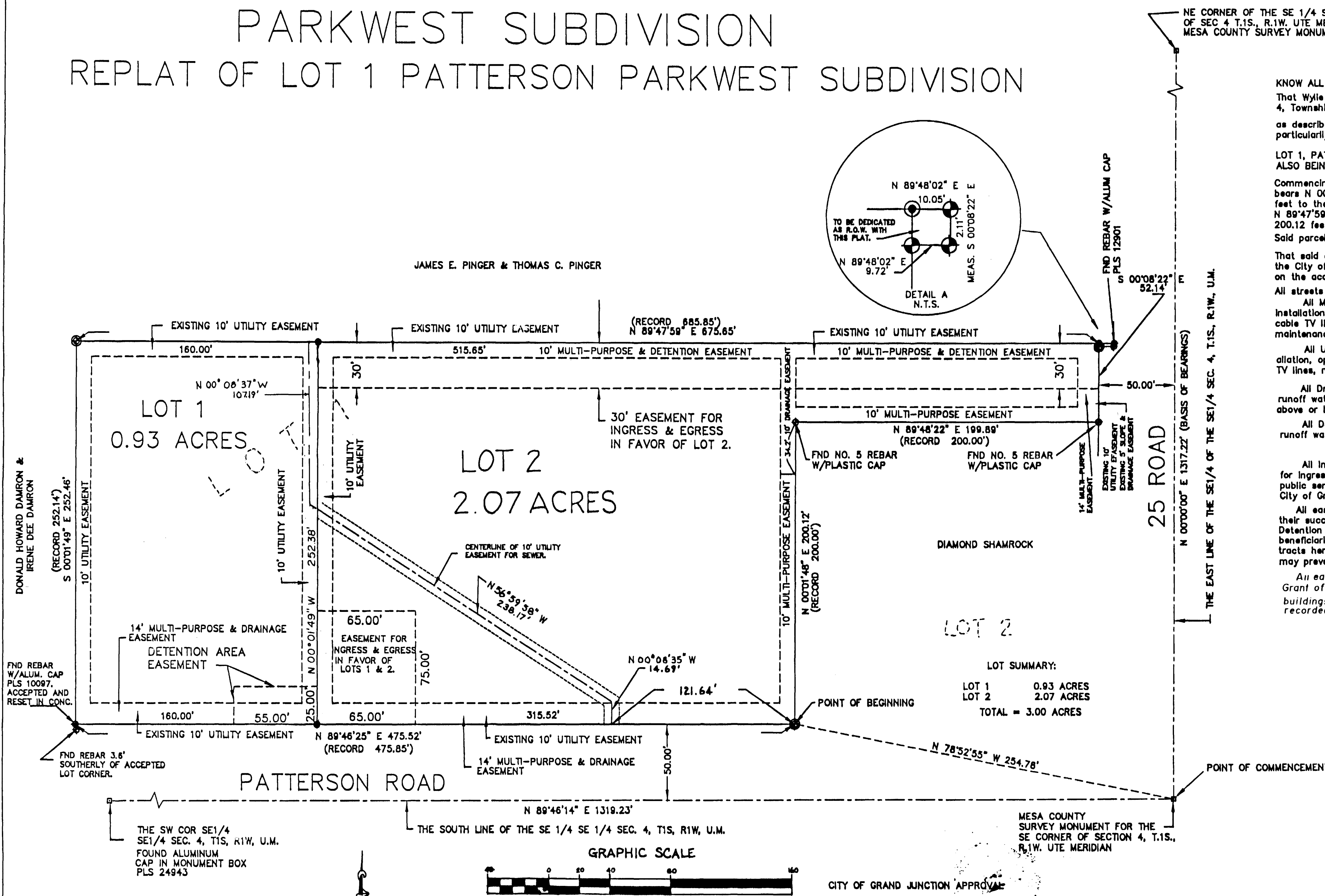


# PARKWEST SUBDIVISION

## REPLAT OF LOT 1 PATTERSON PARKWEST SUBDIVISION

JAMES E. PINGER & THOMAS C. PINGER



NE CORNER OF THE SE 1/4 SE 1/4 OF SEC 4 T.1S., R.1W. UTE MERIDIAN MESA COUNTY SURVEY MONUMENT

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Wylie R. Miller and Carrie J. Miller are the owners of the real property located in the SE1/4 SE1/4 SE1/4, of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, as described in Book 2359 at Page 139 of the records in the Mesa County Clerk and Recorder's office, and being more particularly described as follows.

LOT 1, PATTERSON PARKWEST SUBDIVISION, RECORDED IN PLAT BOOK 13, PAGE 437, MESA COUNTY COLORADO, ALSO BEING DESCRIBED AS: Commencing at the SE corner of said Section 4 from whence the Northeast corner of the SE1/4 SE1/4 of said Section 4 bears N 00°00'00" E 1317.22 feet and all bearings contained herein to be relative thereto; thence N 78°52'55" W 254.78 feet to the TRUE POINT OF BEGINNING; thence S 89°48'25" W 475.52 feet; thence N 00°01'49" W 252.46 feet; thence N 89°47'59" E 875.65 feet; thence S 00°08'22" E 52.14 feet; thence S 89°48'22" W 199.89; thence S 00°01'48" W 200.12 feet to the TRUE POINT OF BEGINNING. Said parcel containing 3.00 acres, or 130,680 square feet as described.

That said owners have caused the real property to be laid out and platted as PARKWEST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado. That said owners do hereby dedicate and set apart said real property as shown and labeled on the accompanying plat of PARKWEST SUBDIVISION as follows:

All streets and Rights-of-way to the City of Grand Junction for the use of the public forever; All Multi-Purpose Easement to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All Detention Easements to the owners of lots and tracts hereby platted for the purpose of conveying and detaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas.

All Ingress/Egress Easement to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guest, 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.

All easements include the right of ingress and egress on, along, over, under, and 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 easements, the right to maintain. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All easements are subject to the terms and conditions of the Parkwest Subdivision Declaration of Restrictions and Grant of Easements recorded concurrently with this plat. The area within each lot outside the footprint of buildings constructed on each lot is subject to the Parkwest Subdivision Common Area Maintenance Agreement recorded concurrently with this plat.

LOT SUMMARY:

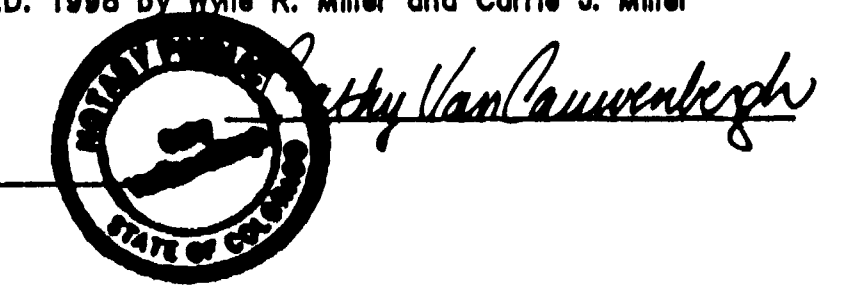
LOT 1	0.93 ACRES
LOT 2	2.07 ACRES
TOTAL	= 3.00 ACRES

IN WITNESS WHEREOF said owner's, Wylie R. Miller and Carrie J. Miller has caused their names to be hereunto subscribed this 22 day of January, A.D. 1998.

Wylie R. Miller  
Wylie R. Miller  
Carrie J. Miller  
Carrie J. Miller

STATE OF COLORADO }  
COUNTY OF MESA } ss  
The foregoing instrument was acknowledged before me by Wylie R. Miller and Carrie J. Miller this 22 day of January, A.D. 1998 by Wylie R. Miller and Carrie J. Miller

Witness my hand and official seal  
My commission expires 9/9/98



CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF MESA } ss  
I hereby certify that this instrument was filed in my office at 10:33 o'clock 17 day of APRIL, A.D. 1998 and was duly recorded as Reception number 1841832 in PLAT BOOK 16 at Page No. 138 thru      inclusive. Fee Drawer FF50  
Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

CITY OF GRAND JUNCTION APPROVAL  
This plat of PARKWEST SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16th day of April, A.D. 1998.  
Mark A. Achen City Manager  
Paul J. Juy Mayor

SURVEYOR'S CERTIFICATION  
I WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF PARKWEST 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. THE PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.  
William S. Maurer 24320  
WILLIAM S. MAURER PLS No. 24320

LIENHOLDERS RATIFICATION OF PLAT  
THE UNDERSIGNED, having property interest in or encumbrances upon property involved, DO HEREBY RATIFY AND AFFIRM the plat of PARKWEST SUBDIVISION.  
Signed this 26th day of JAN, 1998.  
By Jon F. Abrahamson  
Jon F. Abrahamson, Trustee  
NOTARY PUBLIC CERTIFICATION  
INDIANA  
STATE OF COLORADO }  
COUNTY OF MESA } ss  
BROWN  
My commission expires 06-11-99  
The foregoing instrument was acknowledged before me by Jon F. Abrahamson, Trustee, this 26 day of JAN, A.D. 1998 by  
Witness my hand and official seal Janice L. Hopkins  
My commission expires 06-11-99

- LEGEND
- MESA COUNTY SURVEY MARKER
  - ◆ FOUND REBAR, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
  - ⊕ FOUND NO. 5 REBAR, ACCEPTED POSITION, REHABILITATED WITH CONC. AND SET 1" ALUM. CAP STAMPED PLS 27279

Note:  
1.) Basis of bearings assume the East line of the SE1/4 SE1/4 SE1/4, of Section 4, T1S, R1W to bear N 00°00'00" E. Original monuments found on this line were both Mesa County Survey Markers.

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 CERTIFICATION SHOWN HEREON.

PREPARED BY: APPLIED EARTH SCIENCES, INC 737 HORIZON DRIVE #204 GRAND JUNCTION, CO. 81506 970-248-3559		<b>PARKWEST SUBDIVISION</b> <b>GRAND JUNCTION, CO.</b> <b>REPLAT OF LOT 1</b> <b>PATTERSON PARKWEST</b> <b>SUBDIVISION</b> PART OF THE SE 1/4, SE 1/4, SEC. 4 T1S, R1W, U.M. MESA COUNTY, CO.
DRAWN BY: <u>WSM/SKW</u>	DATE: <u>11/97</u>	
CHECKED BY: <u>WSM</u>	DRAWING NO.: <u>EARL.DWG</u>	
JOB NO.: <u>971</u>	SHEET <u>1</u> OF <u>1</u>	
REVISIONS: <u>2-26-98, REV. SEWER EASMT.</u>		