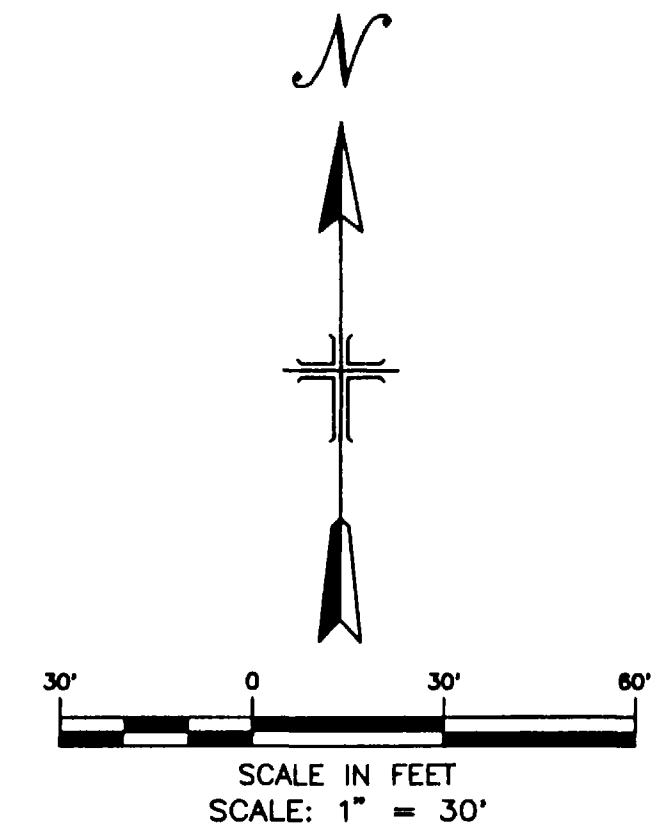
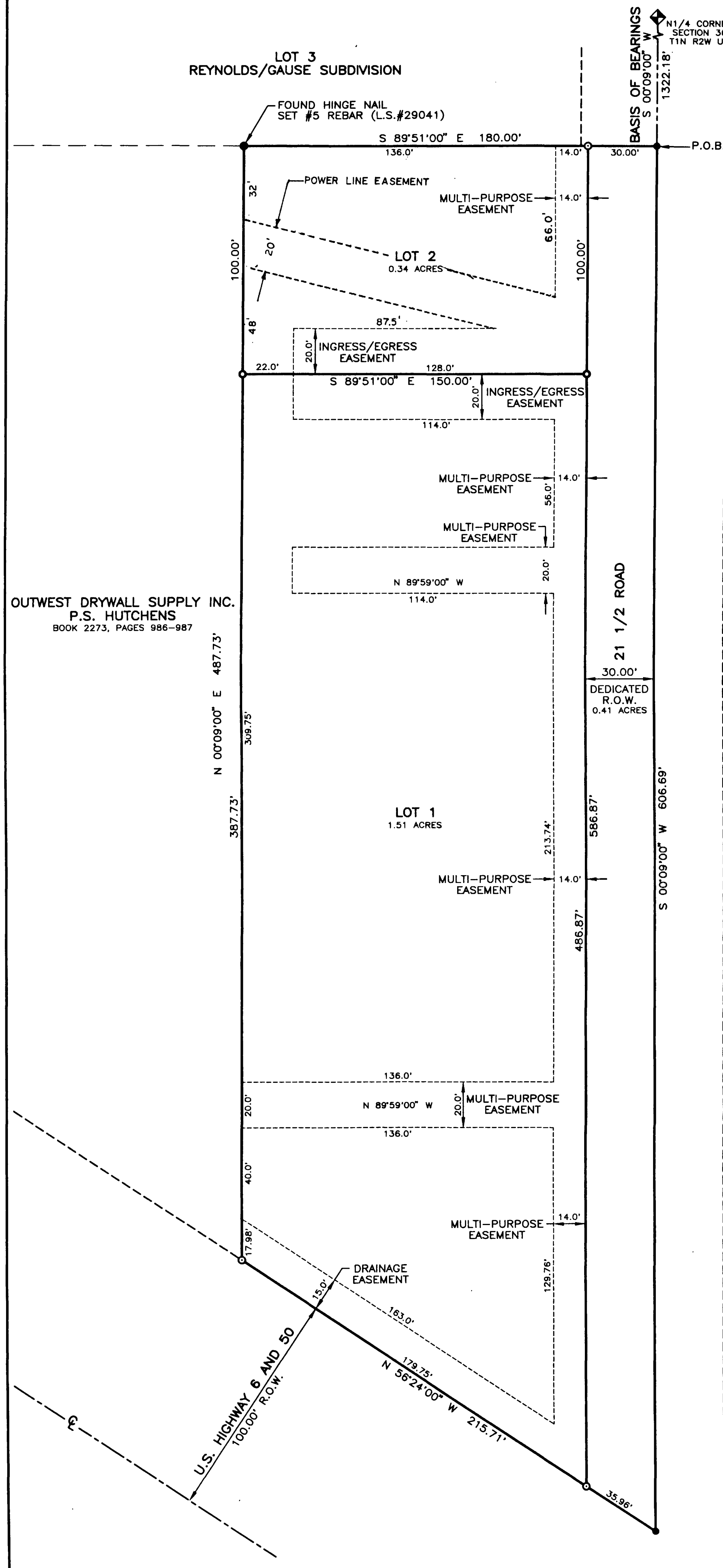


# W.E.I. MINOR SUBDIVISION

PROPERTY LOCATED IN THE NE1/4, SE1/4, NW1/4, SECTION 36, T1N, R2W, UTE MERIDIAN



- LEGEND:**
- ◆ - MESA COUNTY SURVEY MARKER
  - - FOUND HINGE NAIL
  - - FOUND #5 REBAR (NO CAP)
  - - SET #5 REBAR (L.S.#29041)
  - — — — — EXISTING SECTION LINE
  - — — — — EXISTING/PROPOSED PROPERTY LINE
  - — — — — EXISTING ROW LINE
  - - - - - PROPOSED EASEMENT LINE
  - P.O.B. - POINT OF BEGINNING

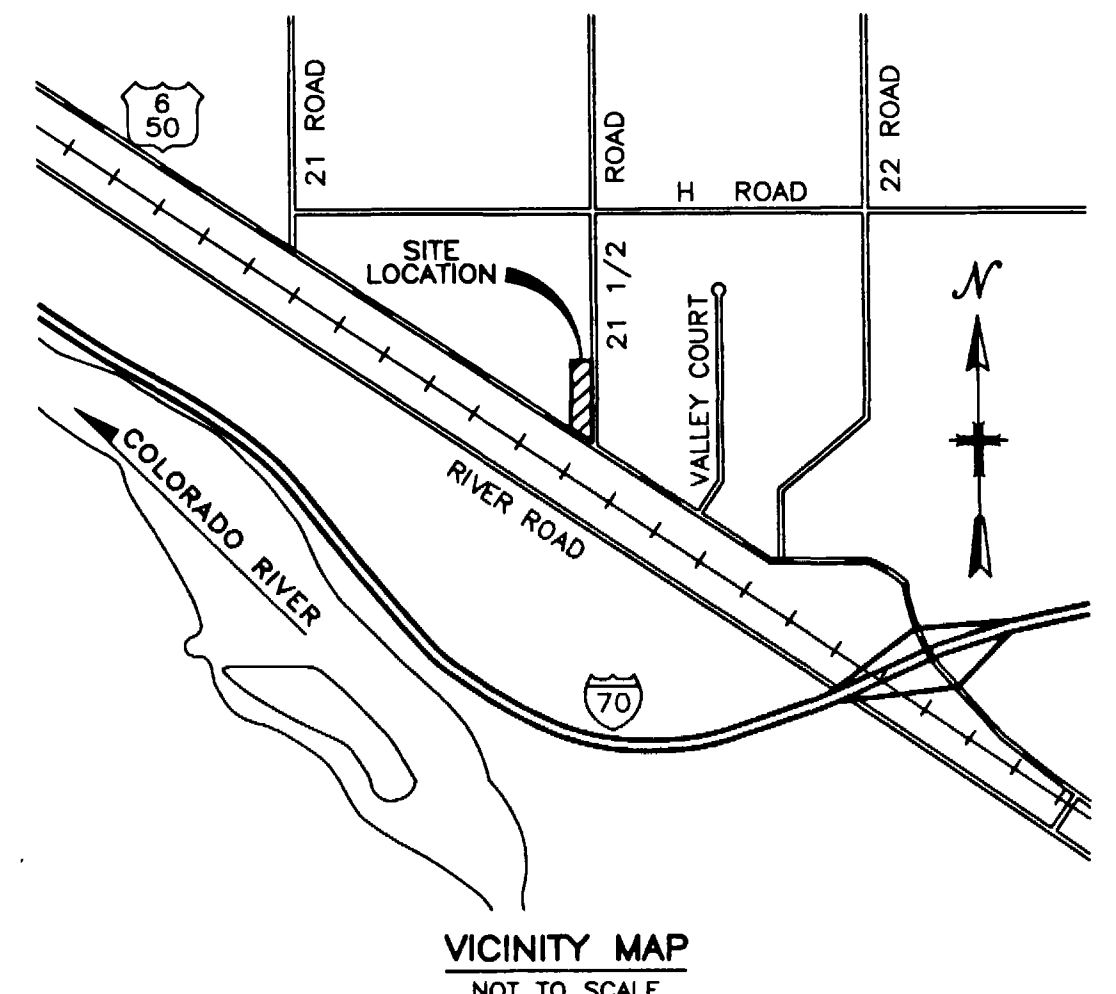
**ACREAGE SUMMARY**

AREA DESIGNATION	ACREAGE
LOT 1	1.51 ACRES
LOT 2	0.34 ACRES
DEDICATED R.O.W.	0.41 ACRES
<b>TOTAL</b>	<b>2.26 ACRES</b>

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.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.

- NOTES:**
1. THIS SITE AND ADJOINING PROPERTIES ARE ZONED I-1 (LIGHT INDUSTRIAL).
  2. PROPERTY LINES SHOWN FROM WARRANTY DEED INFORMATION, BOOK 1206, PAGE 403 OF THE MESA COUNTY OF RECORDS.
  3. AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080115-0455 B, WHICH BEARS A MAP REVISED DATE OF JULY 15, 1992, THIS PROPERTY IS DETERMINED TO BE WITHIN ZONE X AND IS OUTSIDE THE 500 YEAR FLOOD PLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THIS DETERMINATION.
  4. SITE UTILITY VENDORS INCLUDE: ROADS - CITY OF GRAND JUNCTION (21 1/2 ROAD); STATE OF COLORADO (U.S. HIGHWAY 6 AND 50); WATER - UTE WATER CONSERVANCY DISTRICT; ELECTRIC - GRAND VALLEY RURAL POWER COMPANY; GAS - PUBLIC SERVICE COMPANY OF COLORADO; TELEPHONE - U.S. WEST COMMUNICATIONS; IRRIGATION - GRAND VALLEY IRRIGATION CO.; SURFACE DRAINAGE - GRAND JUNCTION DRAINAGE DISTRICT;
  5. SITE BENCHMARK IS AN ORTHOMETRIC HEIGHT FROM MESA COUNTY DEPT. OF PUBLIC WORKS G.P.S. SURVEY DATED 12-20-95, NAVD 88 DATUM, ELEVATION OF NORTH 1/4 CORNER OF SECTION 36 = 4527.80.
  6. BASIS OF BEARINGS FROM PLAT RECORDED AT PLAT BOOK 12, PAGE 391, RECEPTION #1260222, RECORDED JUNE 17, 1981 (REYNOLDS/GAUSE SUBDIVISION). BASIS OF BEARING ALONG THE EAST LINE OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN, BEARING BEING S 00°09'00\"/>



**LIENHOLDERS CERTIFICATES**

IN WITNESS WHEREOF a representative for said lienholder of the herein described property, the Bank of Grand Junction, has caused his name to be hereunto subscribed this 27 day of July, A.D., 1999.

(STATE OF COLORADO )  
 (COUNTY OF MESA ) §  
 The foregoing instrument was acknowledged before me this 27 day of July, A.D., 1999, by a representative for the Bank of Grand Junction.

My Commission expires 9/3/99  
 Witness my hand and official Seal. Linda L. Aland  
 Notary Public

IN WITNESS WHEREOF a representative for said lienholder of the herein described property, the Mesa County Revolving Loan Fund, has caused his name to be hereunto subscribed this 27 day of July, A.D., 1999.

(STATE OF COLORADO )  
 (COUNTY OF MESA ) §  
 The foregoing instrument was acknowledged before me this 27 day of July, A.D., 1999, by a representative for the Mesa County Revolving Loan Fund.

My Commission expires 9/3/99  
 Witness my hand and official Seal. Linda L. Aland  
 Notary Public

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Western Engineers Inc., are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the Northwest 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, as described in Book 1206, Page 403 at the office of the County Recorder of said Mesa County, being more particularly described as follows:

Beginning at a point on the East line of the Northwest corner of Section 36 from whence the North 1/4 corner of said Section bears North 00°09'00\"/>

That said owners have caused the said real property to be laid out and surveyed as the W.E.I. Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that real property shown and labeled hereon as dedicated 21 1/2 Road right-of-way to the City of Grand Junction for the use of the public forever; And said owner does hereby dedicate and set apart that real property shown and labeled hereon as multi-purpose easement to the City of Grand Junction for the use of the public utilities as a perpetual easement 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; And said owner does hereby dedicate and set apart that real property shown and labeled hereon as drainage easement to the Grand Junction Drainage District for the operation and maintenance of the Oest Drain; Said 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; provided, however, that the beneficiaries of said easement utilizes the same in a reasonable and prudent manner. Furthermore, the owners of lots hereby platted shall not burden nor overburden said easement by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement. Also, said owner does hereby dedicate and set apart that real property shown and labeled hereon as ingress/egress easement to the current and future owners of Lot 1 and Lot 2 for the use of ingress and egress to lots hereby platted.

IN WITNESS WHEREOF said representative for Western Engineers, Inc. has caused his name to be hereunto subscribed this 27 day of July, A.D., 1999.

(STATE OF COLORADO )  
 (COUNTY OF MESA ) §

Bruce D. Marvin  
 Bruce D. Marvin, President  
 Western Engineers, Inc.

The foregoing instrument was acknowledged before me this 27 day of July, A.D., 1999, by Bruce D. Marvin, President, Western Engineers, Inc..

My Commission expires 9/3/99  
 Witness my hand and official Seal.

Linda L. Aland  
 Notary Public

**CITY OF GRAND JUNCTION APPROVAL**

This plat of W.E.I. Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 27 day of July, A.D., 1999.

David A. Varley  
 City Manager

By Gene Kinsley  
 President of Council

**CLERK AND RECORDERS CERTIFICATE**

(STATE OF COLORADO )  
 (COUNTY OF MESA ) §

I hereby certify that this instrument was filed in my office at 12:59 o'clock P. M., this 27 day of December, A.D., 1999 and is duly recorded in Plat Book No. 17 Page 231, Reception No. 1932859, Drawer No. II-27

Fee \$ 10.00

Deputy Clerk and Recorder

**SURVEYOR'S CERTIFICATE**

I, Michael J. Helmer, a registered professional land surveyor in the state of Colorado, do hereby certify that the survey of W.E.I. Minor Subdivision, was actually made upon the ground using normal standards of care under my direct supervision and responsibility. I further certify that this land survey plat was prepared in accordance with the Colorado Revised Statutes for minimum standards for land surveys and plats. Also, to the best of my knowledge this map conforms to applicable survey and plotting requirements as listed in the Zoning and Development code of the City of Grand Junction as adopted on May 3, 1995.

Michael J. Helmer  
 L.S. #29041  
 7-24-99  
 Date

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS  
 ENGINEERS, INC. 2150 Hwy # 8 & 50, Grand Junction, CO (970)242-5202

PLAT FOR  
**W.E.I. MINOR SUBDIVISION**  
 PROPERTY LOCATED IN THE NE1/4  
 OF THE SE1/4 OF THE NW1/4 OF  
 SEC. 36, T1N, R2W OF THE UTE MERIDIAN  
 CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED W.E.I. DRAWN M.W.P. CHECKED M.J.L.  
 DATE 3-2-98 WEI DWG. NO. 1025-848-11

REVISED: 12-14-99  
 REVISED: 5-27-99  
 REVISED: 5-23-98