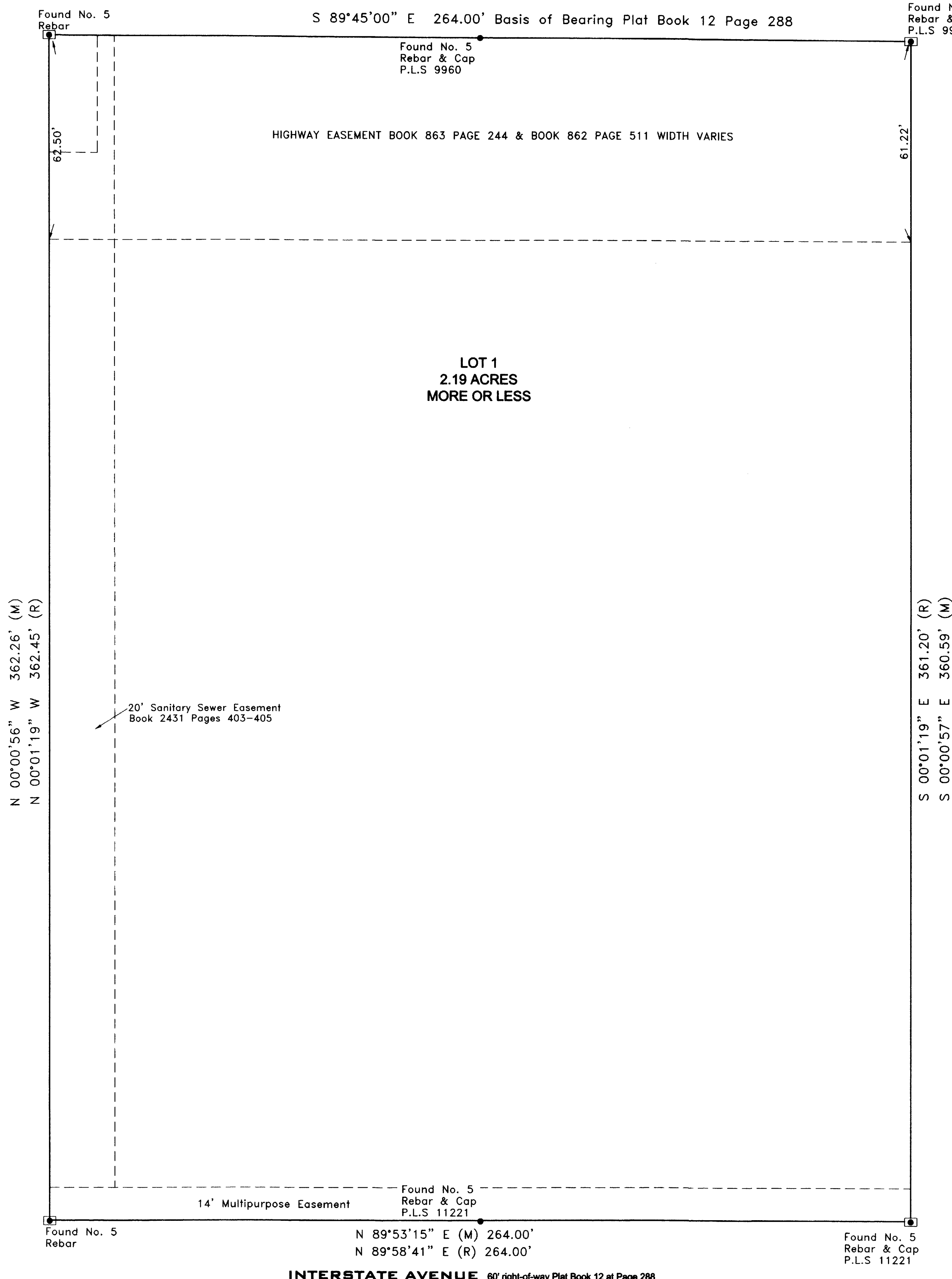


# WCJD L.L.C. SUBDIVISION

A Replat of Lots 11 & 12 in Block 1 of INTERSTATE COMMERCIAL PARK

INTERSTATE 70 RIGHT-OF-WAY BOOK 863 PAGE 240 AND BOOK 862 PAGE 507

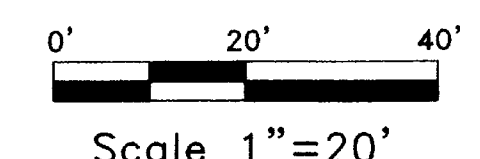
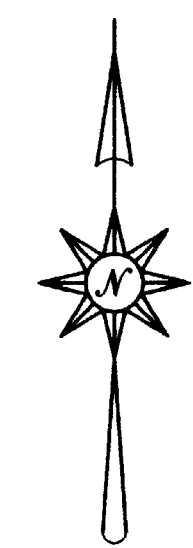


### SURVEYORS CERTIFICATION

I Cecil D. Caster, do hereby certify that the accompanying plat of WCJD L.L.C. SUBDIVISION, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same. Basis of Bearing: All bearings shown are per INTERSTATE COMMERCIAL PARK as recorded in Plat Book 12 at Page 288 in the Mesa County Clerk and Recorder's office.

*Cecil D. Caster*  
Cecil D. Caster  
Registered Professional Surveyor  
P.L.S No. 24843

Basis Bearing: A bearing of S89°45'00"E is recorded in Plat Book 12 at Page 288 in the Mesa County Clerk and Recorder's office along the North line of said INTERSTATE COMMERCIAL PARK.



**LEGEND**

- = Found No. 5 Rebar Set by P.L.S 16835
- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- = Set Monument in Concrete

**AREA SUMMARY**

Lots 2.19 acres = 100%  
Streets 0.0 acres = 0%  
Total 2.19 acres = 100%

### KNOW ALL MEN THESE PRESENTS:

The undersigned, Rocky Mountain Exchange Company, A Colorado Corporation Owner of that real property as described in Book 2836 at Page 734 in the Mesa County Clerk and Recorder's Office. Said real property described as Lots 11 and 12 in Block 1 of INTERSTATE COMMERCIAL PARK, Plat Book 12 at Page 288, Mesa County, Colorado.

Said owner has caused the described real property to be subdivided and to be publicly known as WCJD L.L.C. SUBDIVISION.

Easements designated on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with perpetual right of ingress and egress to the easement.

All Multipurpose Easements to the City of Grand Junction for the use of City approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

Said owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this 18<sup>th</sup> day of July 2001

*Ralph J. Mangum*  
Ralph J. Mangum, (Manager)

### NOTARY STATEMENT

STATE OF Colorado )  
COUNTY OF Mesa ) ss

This plat was acknowledged before me by Ralph J. Mangum on this 18<sup>th</sup> day of July, 2001.  
My commission expires 5-26-05

Witness my hand and seal Phyllis M. Estes

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I certify that this instrument was filed in my office at 2:02 o'clock A. M. on the 25<sup>th</sup> day of July, 2001 A.D. and was recorded in Plat Book 18, Page No. 207  
Reception No. 2007105, Drawer No. LL-05, Fees 10.00

By: \_\_\_\_\_

Clerk and Recorder Deputy

### CITY OF GRAND JUNCTION APPROVAL

This plat of WCJD L.L.C. SUBDIVISION in the City of Grand Junction, Mesa County, Colorado was approved this 24 day of JULY, AD 2001  
*David Valley* City Manager  
*Cindy Corra-Martinez* Mayor

### LIENHOLDER APPROVAL

By: \_\_\_\_\_

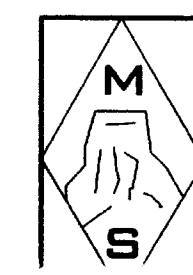
### NOTARY STATEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

This plat was acknowledged before me by \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ My Commission expires \_\_\_\_\_

Witness My hand and seal \_\_\_\_\_

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.



**Monument Surveying Co.**  
741 Road Ave.  
Grand Junction, CO 81501  
(970) 246-4189 Fax (970) 245-4874

**WCJD L.L.C. SUBDIVISION**  
A Replat of Lots 11 & 12 in Block 1 of INTERSTATE COMMERCIAL PARK Located in the SW1/4 & NW1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian.

DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
DRAWN RM TECHNICAL APPROVAL \_\_\_\_\_  
CHECKED CDC APPROVED 7/16/01  
PREPARED FOR: \_\_\_\_\_ JOB NO. \_\_\_\_\_