

# MAYNARD SIMPLE SUBDIVISION

## A REPLAT OF LOT 24 & LOT 25, BLOCK 3 WESTGATE PARK

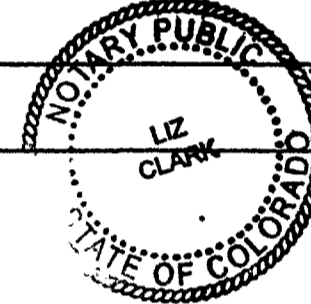
### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Gilbert Maynard and Debbie Maynard are the owners of that real property as described in Book 3517 at Page 774 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:  
Lot 24 and Lot 25, Block 3, Westgate Park as recorded in Plat Book 12 at Page 134 with Reception No. 1186994 of the records of Mesa County, Colorado.  
Said parcel contains 0.28 acres more or less.  
Said Owners have by these presents laid out, platted and subdivided the above-described real property into one lot, as shown hereon, and designated the same as MAYNARD SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

Gilbert Maynard  
Gilbert Maynard

Debbie Maynard  
Debbie Maynard

STATE OF COLORADO )  
County of Mesa ) ss  
The forgoing instrument was acknowledged before me this 17 day of Dec  
A.D., 2003 by Gilbert Maynard and Debbie Maynard  
Witness my hand and official seal: [Signature] Notary Public  
Address 2415 F Road Grand Junction Co 81505  
My commission expires: 10-1-2007



### LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described 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 which is recorded in Book 3517 at Pages 775 of the 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 Vice President, with the authority of its Board of Directors.

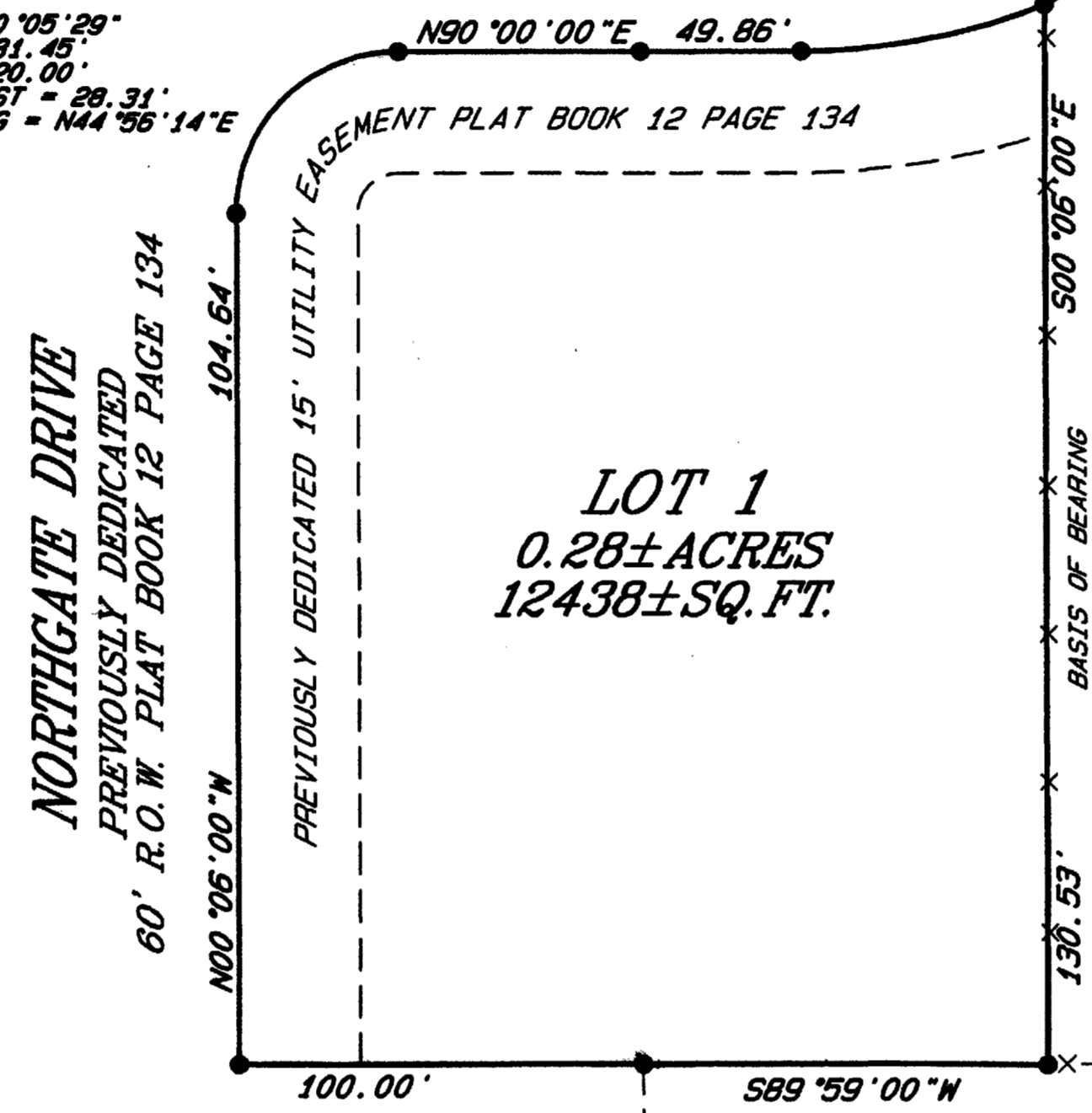
BY: [Signature]  
Rodger Martin



FOR: Bank of Grand Junction  
STATE OF COLORADO )  
County of Mesa ) ss  
The forgoing instrument was acknowledged before me this 16 day of December  
A.D., 2003 by Rodger Martin, Vice President, Bank of Grand Junction  
Witness my hand and official seal: [Signature] Notary Public  
Address 2415 FRd Grand Junction Co 81505  
My commission expires: 5/1/07

WESLO COURT  
PREVIOUSLY DEDICATED  
60' R.O.W. PLAT BOOK 12 PAGE 134  
Δ = 22°06'09"  
ARC = 30.86'  
RAD = 80.00'  
CHD DIST = 30.87'  
CHD BRG = N78°56'41"E

Δ = 90°05'29"  
ARC = 31.45'  
RAD = 20.00'  
CHD DIST = 29.31'  
CHD BRG = N44°56'14"E



NORTHGATE DRIVE  
PREVIOUSLY DEDICATED  
60' R.O.W. PLAT BOOK 12 PAGE 134

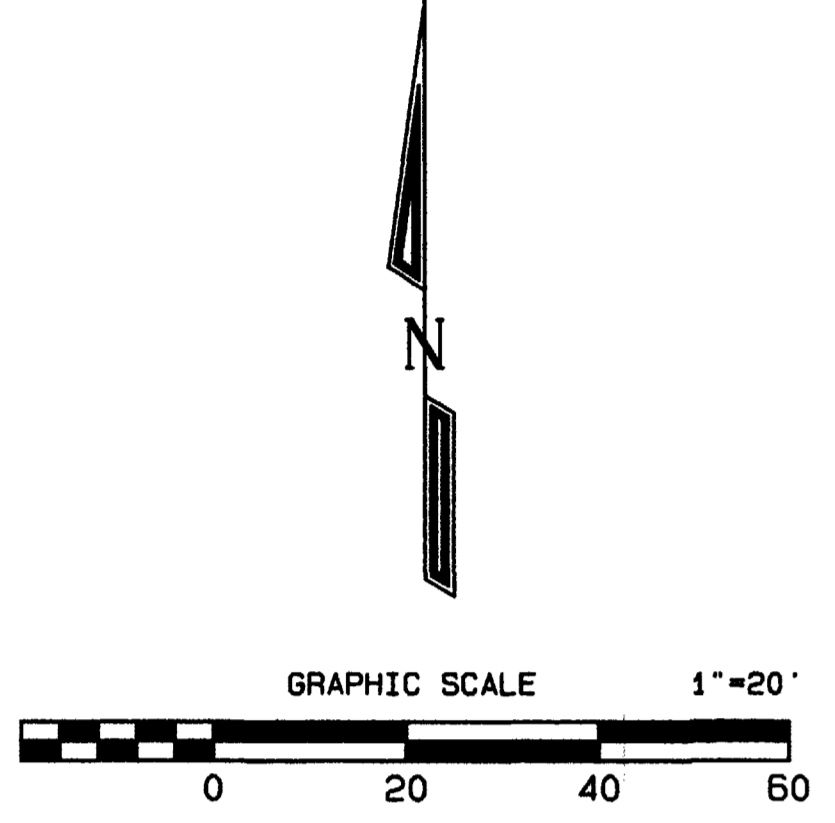
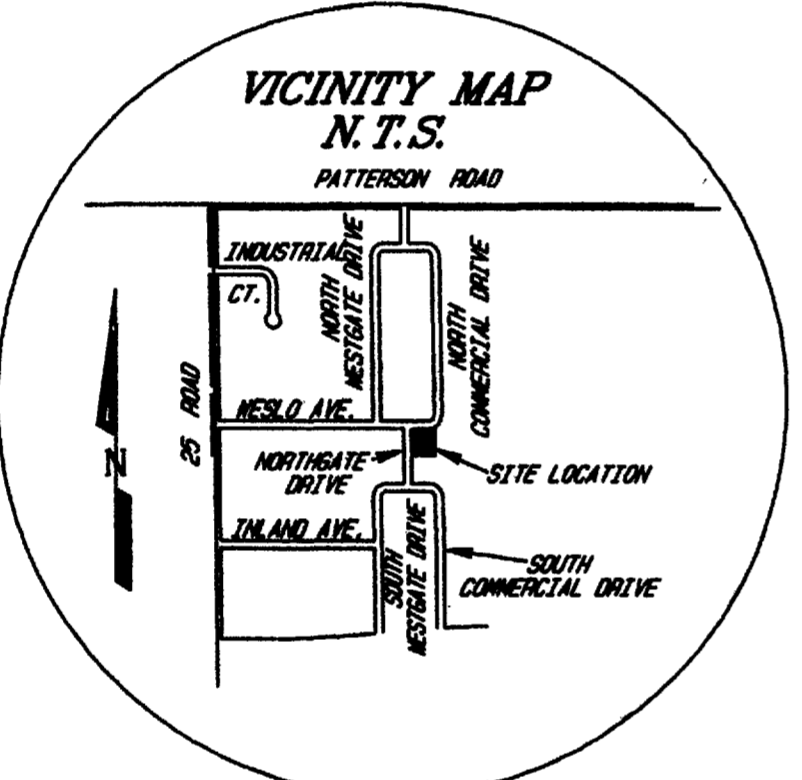
N90°00'00"E 49.86'

PREVIOUSLY DEDICATED 15' UTILITY EASEMENT PLAT BOOK 12 PAGE 134

S00°06'00"E  
BASIS OF BEARING  
LOT 23, BLOCK 3,  
WESTGATE PARK

100.00' S89°59'00"W

LOT 26, BLOCK 3, WESTGATE PARK  
LOT 27, BLOCK 3, WESTGATE PARK



### LEGEND & ABBREVIATIONS

- FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 24953
- X — FENCE LINE
- EXTERIOR CORNERS SET IN CONCRETE
- Δ = DELTA
- RAD = RADIUS
- CHD BRG = CHORD BEARING
- CHD DIST = CHORD DISTANCE
- N.T.S. = NOT TO SCALE
- R.O.W. = RIGHT-OR-WAY
- SG.FT. = SQUARE FEET

AREA SUMMARY  
LOT 1 = 0.28 ACRES / 100%  
TOTAL = 0.28 ACRES / 100%

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:22 o'clock P.M., this 22nd day of January, A.D. 2004, and is duly recorded in Plat Book No. 3574 at page 525, Reception No. 2173438, Fee \$10.00 + \$1.00 Drawer No. 00-119.

Deputy Clerk and Recorder

### SURVEYOR'S CERTIFICATE

I, Alan R. VanPelt, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. Title information was supplied by First American Heritage Title Company, Policy No. CN5926612.



### BASIS OF BEARING

Basis of Bearing being S00°06'00"E between the northeast corner and the southeast corner of Lot 24, Block 3, Westgate Park, both being found 1.5" plastic caps on # 5 rebar stamped LS 24953.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

### CITY APPROVAL

This plat of MAYNARD SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 16 day of January, 2004.

[Signature]  
City Manager

[Signature]  
City Mayor

### TITLE CERTIFICATION

State of Colorado  
County of Mesa  
We, First American Heritage Title Company, 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 Gilbert Maynard and Debbie Maynard; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

date: 1-14-04 by: [Signature]

<b>MAYNARD SIMPLE SUBDIVISION</b>		
LOCATED IN THE		
NW 1/4 NW 1/4 SEC 10 T1S R1W U.M.		
MESA COUNTY, COLORADO		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By A.V.P.	Checked By M.W.D.	Job No. 771-03-01
Drawn By TMOEL	Date DECEMBER 2003	Sheet 1 OF 1