

WILTGEN MINOR SUBDIVISION

A REPLAT OF LOTS 40, 41 AND 42, BLOCK 3, WESTGATE PARK GRAND JUNCTION, COUNTY OF MESA, COLORADO

DEDICATION

That the undersigned Donald Dennis Wiltgen and Carol-Ann Wiltgen are the owners of that real property situated in Lots 40, 41 and 42, Block 3 of WESTGATE PARK, Plat Book 12, Page 134, situated in the East 1/2 of the West 1/2 NW1/4 Section 10, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Colorado as recorded the official records of the Clerk and Recorders Office of Mesa County, Colorado, has caused a replat, more particularly described as:

Replat of Lots 40, 41 and 42, Block 3, WESTGATE PARK, GRAND JUNCTION, COLORADO

That said owners have caused the said property to be laid out and surveyed as WILTGEN MINOR SUBDIVISION, a subdivision of a part of Grand Junction, County Mesa County, Colorado. Containing 0.52 acres as described.

All Utility Easements including the utility easement previously dedicated in Plat Book 12 Page 134 to the City of Grand Junction for the use of City-approved: public utilities 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, equivalent other public providers and appurtenant facilities.

IN WITNESS WHEREOF, said owner's, have caused their name's to be hereunto subscribed this 18 day of June, 2004 A.D.

By: Donald Dennis Wiltgen
Donald Dennis Wiltgen
By: Carol-Ann Wiltgen
Carol-Ann Wiltgen

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Donald Dennis & Carol Ann Wiltgen this 18th day of June, A.D., 2004.

Witness my hand and official seal Linda M. Barley
Notary Public

My Commission Expires 7-7-07



TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss

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 Donald Dennis Wiltgen and Carol-Ann Wiltgen; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easement, reservation and rights of way of are shown hereon.

Date: 7-1-04

By: Pam Sawyer - Title Examiner
Name and Title
First American Heritage Title Company

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 3552, Page 294, inclusive, 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, this 18th day of June 2004.

By: Pam Sawyer
For: First National Bank of the Rockies
First National Bank of the Rockies

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Ron Sawyer this 18th day of June, A.D., 2004.

Witness my hand and official seal Linda M. Barley
Notary Public

My Commission Expires 7-7-07



Prepared for: Donald & Carol Ann Wiltgen
Grand Junction, CO

Ron Abelo
2945-102-14-0039

BASIS OF BEARINGS

N 89°58'22" W
136.91'

FOUND PLASTIC CAP
LS 16413

4.3'

20'

20' UTILITY, DRAINAGE AND IRRIGATION EASEMENT
PLAT BOOK 11, PAGE 317

MINERVA PARK SUBDIVISION
PLAT BOOK 11, PAGE 317

4.3'

20'

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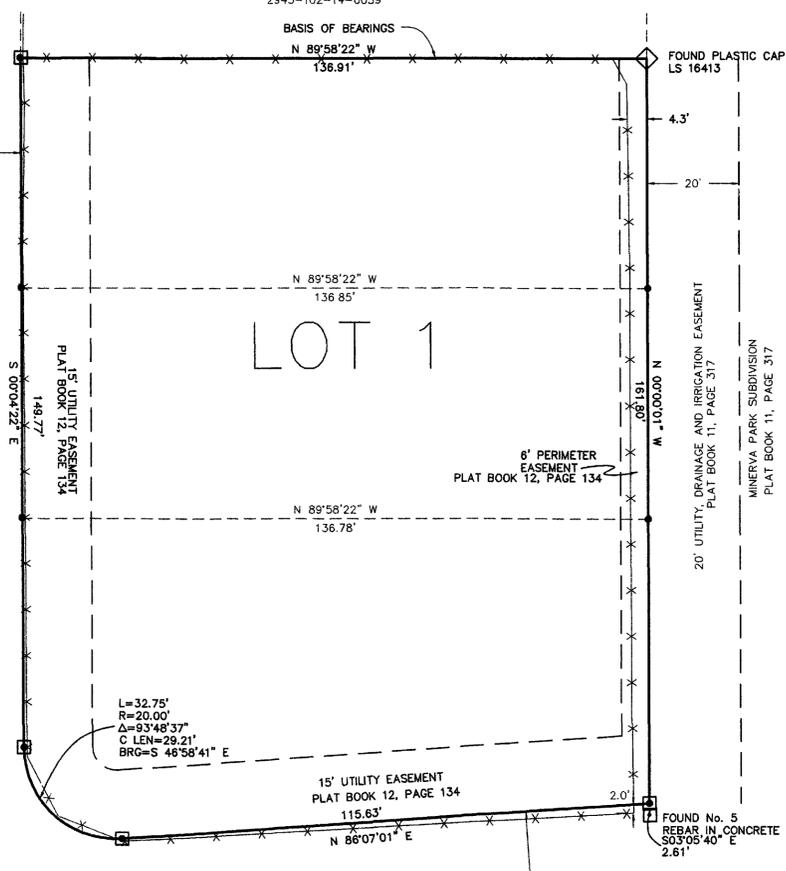
MINERVA PARK SUBDIVISION
PLAT BOOK 11, PAGE 317

4.3'

20'

20' UTILITY, DRAINAGE AND IRRIGATION EASEMENT
PLAT BOOK 11, PAGE 317

MINERVA PARK SUBDIVISION
PLAT BOOK 11, PAGE 317



SOUTH COMMERCIAL DRIVE

WEST PINYON AVENUE

Ute Water Conservancy District
2945-102-00-947

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }ss
I hereby certify that this instrument was filed in my office at 3:14 o'clock P.M., July 6 A.D., 2004, and was duly recorded in Book No. 31490 Page No. 374

2200510
Reception No.

DP-59
Drawer No.

Clerk and Recorder
By: _____
Deputy

CITY OF GRAND JUNCTION APPROVAL

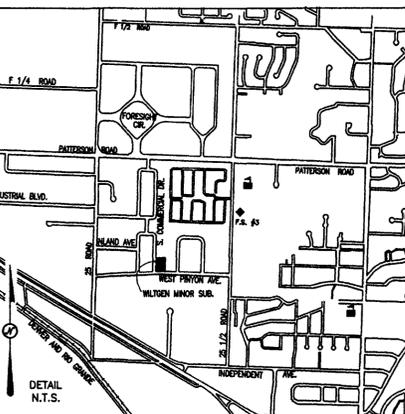
This plat of WILTGEN MINOR SUBDIVISION, a replat of Lots 40, 41 and 42, Block 3, WESTGATE PARK, a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21st day of July, A.D., 2004.

[Signature]
City Manager

[Signature]
Mayor

[Signature]
City Manager

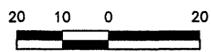
[Signature]
Mayor



Idora Investments, LLC
2945-102-23-028



SCALE: 1" = 20'



LEGEND

- FOUND No. 5 REBAR
- ◇ FOUND REBAR AND CAP
- ◆ FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- ◻ ALUMINUM CAP ON No. 5 REBAR, PLS 27279 SET IN CONCRETE
- (LS) LICENSED SURVEYOR
- EXISTING FENCE

NOTES

Easement and Title Information provided by First American Heritage Title Company, Policy No. J1961512.

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on found evidence at the NE corner of Lot 40, (QED plastic cap, LS 16483) and evidence found at the NW corner of Lot 40, (No. 5 rebar), of Block 3, Westgate Park Subdivision. The bearing of this line is N89°58'22"W.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during April, 2004, and that both have been completed according to the standards of practice and laws of the State of Colorado, and are correct to the best of my knowledge.

Stanley K. Werner
S.S. 27279

CERTIFIED THIS 18th day of June, 2004.

WILTGEN MINOR SUBDIVISION
NW 1/4, SECTION 10
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

High Desert Surveying, LLC
2591 B 3/4 Road, Grand Jct., CO 81503
970-254-8649 Fax 970-255-7047

| | |
|------------------------------|---------------|
| SUR. BY: BE/ES | DRAWN BY: SKW |
| JOB NO. 04-28 | SHEET 1 OF 1 |
| REVISION DATE: JUNE 29, 2004 | |