

# WHITE WILLOWS WEST SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Cheryl R. Ketchem and Gerald E. Ketchem are the owners of that real property being the north 361.81 feet of the east 396.09 feet of the NE 1/4 SE 1/4 NW 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Beginning at the found Mesa County survey marker for the C-N 1/16 corner of said Section 19, the basis of bearing being N89°39'11"W to the NW 1/16 corner of said Section 19, being a found Bureau of Land Management aluminum monument; thence S00°03'34"E a distance of 361.81 feet; thence N89°39'11"W a distance of 396.09 feet; thence N00°03'34"W a distance of 361.81 feet to the north line of said NE 1/4 SE 1/4 NW 1/4; thence S89°39'11"E a distance of 396.09 feet to the point of beginning. Said parcel contains 3.29 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as WHITE WILLOWS WEST SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever.

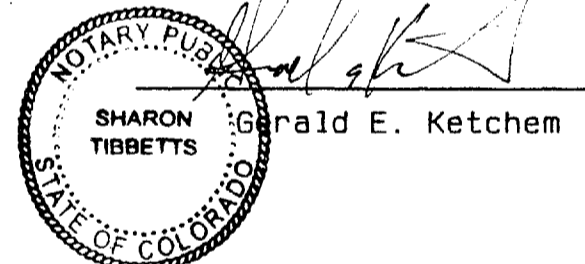
All Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Irrigation Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

*Cheryl R. Ketchem*  
Cheryl R. Ketchem



*Gerald E. Ketchem*  
Gerald E. Ketchem

STATE OF Colorado } ss  
County of Mesa }

My Commission Expires  
January 25, 2006

The foregoing instrument was acknowledged before me this 2nd day of August

A.D., 2004 by Cheryl R. Ketchem and Gerald E. Ketchem.

Witness my hand and official seal: Sharon Tibbetts  
Notary Public

Address 200 Grand Ave., Grand Junction, CO 81501

My commission expires: 01-25-06

THIS PROPERTY IS SUBJECT TO:  
Declaration of Covenants, Conditions and Restrictions of White Willows Subdivision as recorded in Book 3105 at pages 797  
First Amendment to the Declaration of Covenants, Conditions and Restrictions of White Willows Subdivision recorded in Book 3161 at Page 466.  
Affidavit Concerning the First Amendment to Declaration of Covenants, Conditions and Restrictions of White Willows Subdivision recorded in Book 3609 at Page 618.  
First Amendment to Declaration of Covenants, Conditions and Restrictions of White Willows Subdivision recorded in Book 3609 at Page 619.  
Third Amendment to Declaration of Covenants, Conditions and Restrictions of White Willows Subdivision recorded in Book 3714 at Page 140.

To be completed by the City of Grand Junction personnel.  
The accuracy of this information is the responsibility of the City of Grand Junction.

Irrigation Easements conveyed to White Willows West Homeowner's Association in Book 3714 at Pages 143

Temporary Emergency Turnaround Easements conveyed to the City of Grand Junction. in Book 3714 at Pages 139

## 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 Gerald E. Ketchem and Cheryl R. Ketchem; 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 easements, reservations and right-of-ways of record are shown hereon.

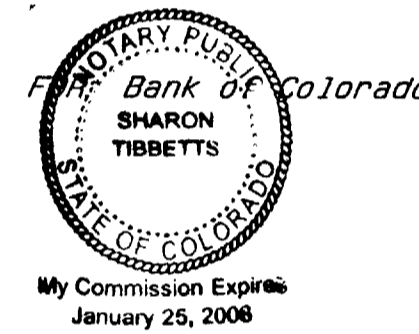
DATE: 8-4-04

By: *Danna Smith*

## 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 3315 at Page 603 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: *Michael Mast* 8-2-04  
DATE



STATE OF COLORADO } ss  
County of Mesa }

The foregoing instrument was acknowledged before me this 2nd day of August

A.D., 2004 by Michael Mast, Vice President for Bank of Colorado

Witness my hand and official seal: Sharon Tibbetts  
Notary Public

Address 200 Grand Ave., Grand Junction, CO 81501

My commission expires: 01-25-06

## CITY APPROVAL

This plat of WHITE WILLOWS WEST, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 4<sup>th</sup> day of August, 2004.

*Michael Mast*  
City Manager

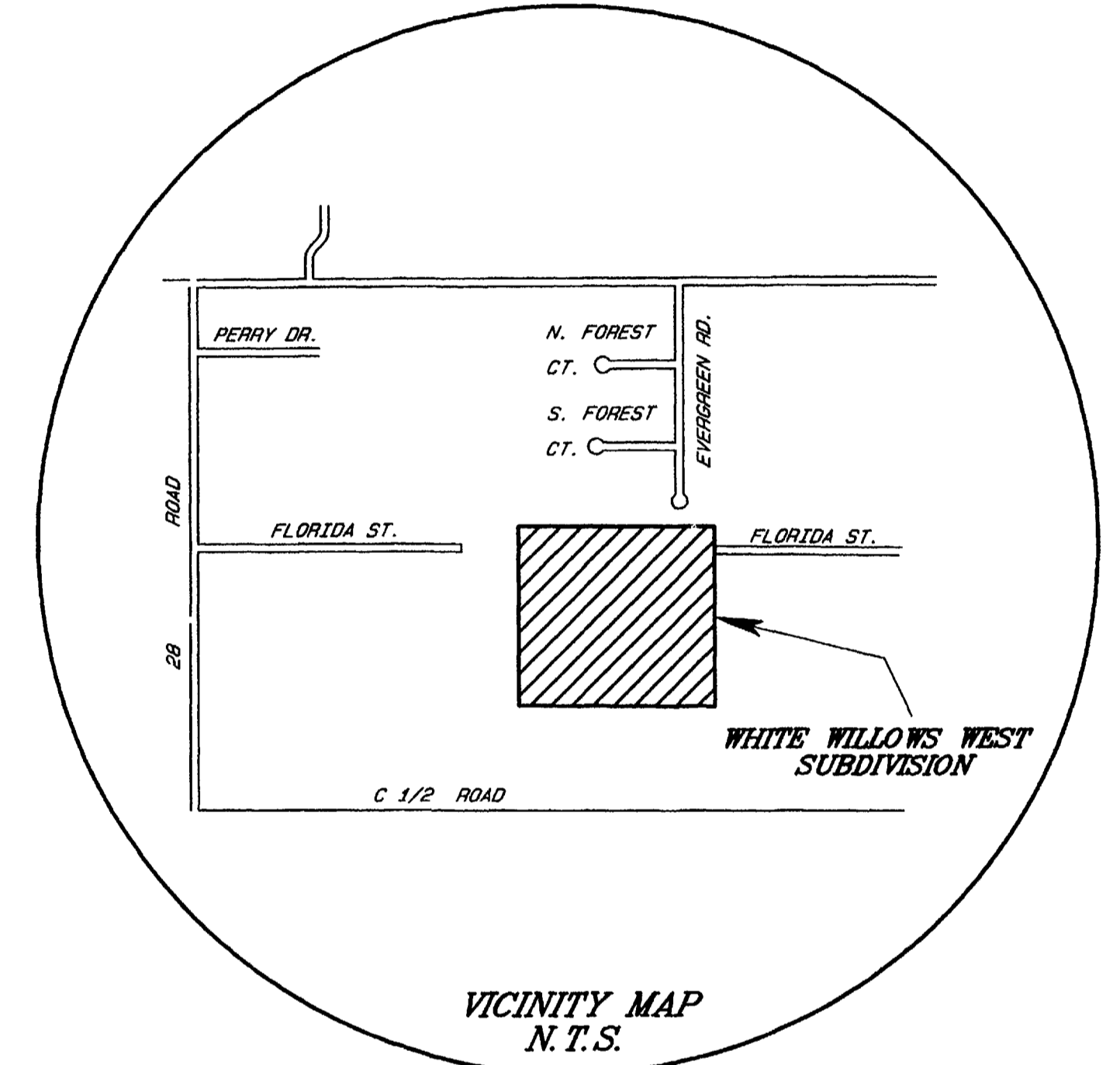
*Tom Hill*  
City Mayor

## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:58 o'clock P.M., this 4<sup>th</sup> day of August, A.D. 2004, and is duly recorded in Book No. 3714 at page 137-138  
Reception No. 2207172, Fee \$ 2600.100, Drawer No. PP-86

Deputy

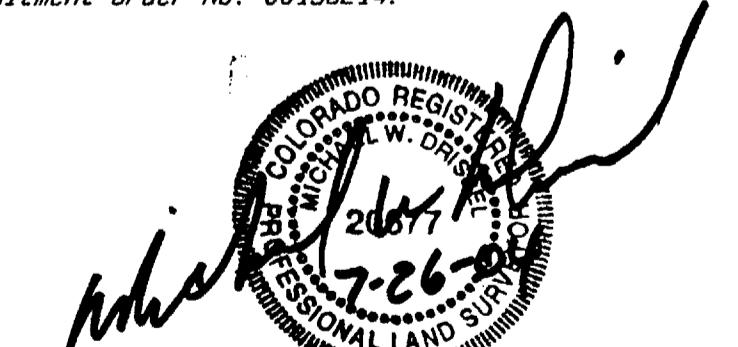
Clerk and Recorder



VICINITY MAP  
N.T.S.

## SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me of under my direct responsibility, supervision, and checking. That title research was supplied by First American Heritage Title Company in Title Commitment Order No. 00155214.



## WHITE WILLOWS WEST SUBDIVISION

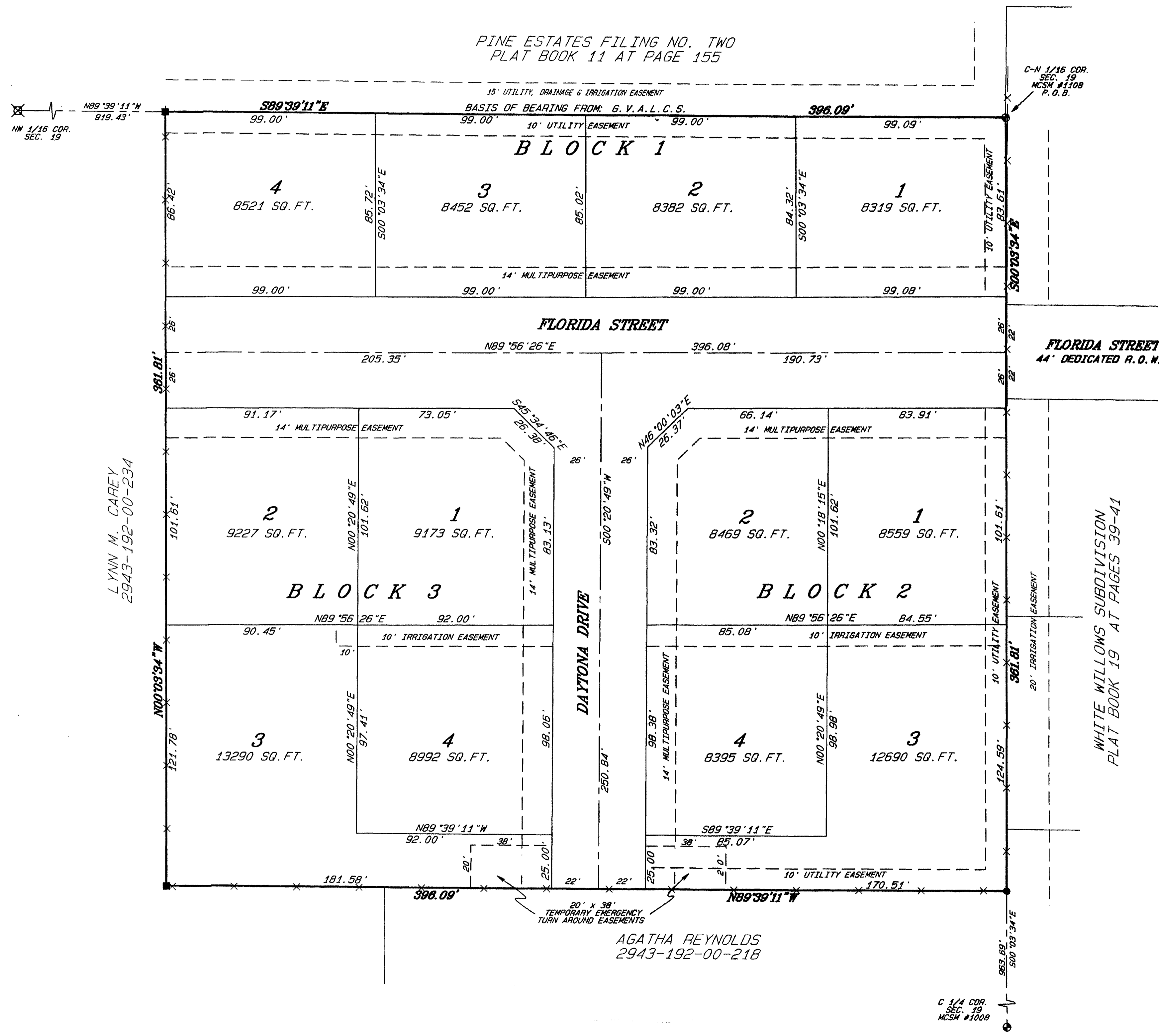
LOCATED IN THE  
NE 1/4 SE 1/4 NW 1/4, SEC 19, T1S, R1E, U1M.

D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By M.W.D. Checked By A.V.P. Job No. 670-03-02  
Drawn By TMODEL Date JULY 2004 Sheet 1 OF 2

# WHITE WILLOWS WEST SUBDIVISION

PINE ESTATES FILING NO. TWO  
PLAT BOOK 11 AT PAGE 155



**AREA SUMMARY**

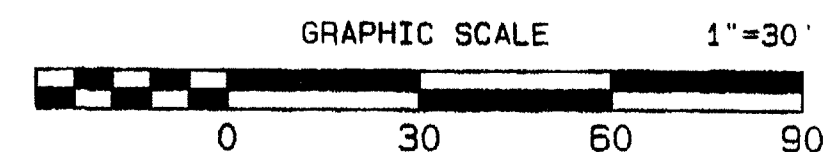
DED. ROADS	= 0.71 AC. / 22%
LOTS 12 EA.	= 2.58 AC. / 78%
TOTAL	= 3.29 AC. / 100%

- LEGEND**
- FD MESA COUNTY SURVEY MARKER
  - ⊗ FD BUREAU OF LAND MANAGEMENT SURVEY MARKER
  - FD #5 REBAR W/PLASTIC CAP MARKED MONUMENT LS (ILLEGIBLE)
  - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEY LS 20577
  - X- FENCE LINE
  - EXTERIOR MONUMENTS SET IN CONCRETE
  - G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
  - P. O. B. = POINT OF BEGINNING
  - SQ. FT. = SQUARE FEET

*Michael J. Reynolds*  
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 20677  
 7-26-04

**WHITE WILLOWS WEST SUBDIVISION**  
 LOCATED IN THE  
 NE 1/4 SE 1/4 NW 1/4, SEC 19, T1S, R1E, U.M.  
**D H SURVEYS INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	670-03-02
Drawn By	TMODEL	Date	JULY 2004	Sheet	2 OF 2



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.

AGATHA REYNOLDS  
2943-192-00-218

LYNN M. CAREY  
2943-192-00-234

WHITE WILLOWS SUBDIVISION  
PLAT BOOK 19 AT PAGES 39-41