

WDD SUBDIVISION

A REPLAT OF LOTS 1, 3, 5, 7, 9, 11 & 13, BLOCK 6, THE GRAND RIVER SUBDIVISION, LOTS 1 AND 2, WEST GRAND SUBDIVISION,
A PORTION OF VACATED WEST GRAND AVENUE, AND A PORTION OF VACATED HOESCH STREET ALL LYING IN THE SE1/4 OF
SECTION 15 T.1S., R.1W. OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW BY ALL MEN THESE PRESENTS:

The undersigned, The City of Grand Junction, a Colorado home rule municipality and WDD Properties, L.L.P., a Colorado Limited Liability Partnership are the owners of that real property being a replat of Lots 1, 3, 5, 7, 9, 11 and 13, Block 6 of THE GRAND RIVER SUBDIVISION, recorded May 2, 1994 in Plat Book 1 at Page 29 at the Mesa County Clerk & Recorder's Office, Lots 1 and 2, WEST GRAND SUBDIVISION recorded April 11, 1980 in Plat Book 12 at Page 250 at the Mesa County Clerk & Recorder's Office, a portion of vacated West Grand Avenue, and a portion of vacated Hoesch Street, all lying in the Southeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 15 (a 3" aluminum cap stamped "TIS RIW C 1/4 S15 2003 NO. 1271-2 LS 23824");
WHENCE the Center-East Sixteenth Corner of said Section 15 (a 2 1/2" brass cap stamped "E1/16 S 15 543 2280) bears N89°39'30"E a distance of 1323.42 feet;
THENCE S86°07'39"E a distance of 327.85 feet to the POINT OF BEGINNING;

THENCE the following three (3) courses along the northerly line of a parcel of land described in Vacation Ordinance 3228

- 1) N71°57'55"E a distance of 52.92 feet;
- 2) THENCE S79°48'20"E a distance of 24.03 feet;
- 3) THENCE S40°26'24"E a distance of 45.88 feet;

THENCE N89°39'30"E along the northerly line of Lots 5, 3 and 1, Block 6 of said THE GRAND RIVER SUBDIVISION distance of 71.24 feet;
THENCE S00°03'54"W along the easterly line of said Lot 1 a distance of 83.90 feet;

THENCE S40°26'24"E a distance of 42.43 feet;
THENCE N00°23'25"W along the westerly line of Lot 1 of said WEST GRAND SUBDIVISION a distance of 147.77 feet;
THENCE S31°38'57"E along the easterly line of said WEST GRAND SUBDIVISION, also being the westerly line of a parcel of land described in Book 2037 at Page 144, Mesa County Clerk and Recorder's Office, a distance of 401.11 feet;

THENCE the following two (2) courses along the northerly right-of-way line of Highway 340 as recorded in Book 886 at Page 169:

- 1) S83°23'01"W a distance of 69.66 feet;
- 2) THENCE S56°36'01"W a distance of 188.65 feet;

THENCE N00°16'56"E along the westerly line of Lot 2 of said WEST GRAND SUBDIVISION, also being the easterly right-of-way line of Hoesch Street as dedicated on the plat of said THE GRAND RIVER SUBDIVISION a distance of 115.22 feet;

THENCE N89°35'46"E along a northerly line of said Lot 2 a distance of 11.20 feet;
THENCE N00°23'25"W along the westerly line of Lots 2 and 1 of said WEST GRAND SUBDIVISION, being also the easterly right-of-way line of Hoesch Street as dedicated on the plat of said WEST GRAND SUBDIVISION, tangent with the following described curve, a distance of 177.00 feet;

THENCE along the arc of a curve to the left, having a central angle of 89°13'58", a radius of 28.00 feet, a chord bearing N45°00'22"W a distance of 39.33 feet, and an arc distance of 43.61 feet to the southeast corner of Lot 1, Block 6 of said THE GRAND RIVER SUBDIVISION;

THENCE S89°35'46"W along the southerly line of Lots 1, 3, 5, 7, 9, 11 and 13 of said Block 6, non-tangent with the last described curve, a distance of 175.00 feet;
THENCE N00°03'54"E along the westerly line of said Lot 13 and extension thereof a distance of 148.43 feet to the POINT OF BEGINNING.

Containing 75,033 square feet, (1.723 Acres), more or less.

That said owner has by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designates the same as WDD SUBDIVISION a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owner(s) do hereby dedicate and set apart real property as shown and labeled on this plat as follows:

All Utility Easements are dedicated 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 utility providers and appurtenant facilities.

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees or brush, and in Drainage/Retention easements or tracts the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

NOTES:

1. Basis of Bearing - the northerly line of the Southeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian bears N89°39'30"E (assumed) and is monumented as shown on this survey.
2. Statute of Limitations - 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.
3. Title Commitment - This survey does not constitute a title search by Carter & Burgess, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Carter & Burgess, Inc. relied upon Title Commitment Numbers 02072B2004, 02073B2004, 02190B2004, 2811A2006, and 02180B2004 all dated January 26, 2006 at 4:30 P.M., and Title Commitment Number 02812A2006 dated January 27, 2006 at 4:30 P.M., all prepared by H. C. Peck and Associates, Inc. and issued by United General Title Insurance Company. All tax information, liens, if any, leases, deeds of trust, releases, assignments, assumptions, terms, agreements, provisions, conditions and obligations for the property shown hereon are reflected in said title commitment.
4. Monumentation Notice - Any person who knowingly removes, alters or defaces any public land survey monument or accessory commits a class two (2) misdemeanor pursuant to state statute 18-4-506 C.R.S.
5. There are no lienholders of record for this property.
6. Existing Monuments were held along the easterly line of West Grand Subdivision which established the West right-of-way of Hoesch Street. Existing City monuments were held to establish River Road from West White Avenue to West Grand Avenue, and offset to establish the East right-of-way of Hoesch Street. Holding record monuments results in non parallel right of way along Hoesch Street from the southerly line of West White Avenue to West Grand Avenue. Local surveys of record have also held these record monuments.

Said owner further certifies that all lienholders, if any, are represented hereon.
Executed this 7th day of JULY, 2008.

The City of Grand Junction, a home rule municipality
By: David VanLooy
Its: City Manager
State of Colorado } ss
County of Mesa }

The foregoing Statement of Ownership and Dedication was acknowledged before me by DAVID VANLOOY
of the City of Grand Junction as City Manager this
7th day of July, 2008 for the aforementioned purposes.
Susan M. Mueller
Notary Public
My commission expires: 6/30/2010

Said owner further certifies that all lienholders, if any, are represented hereon.
Executed this ___ day of _____, 2008.

WDD PROPERTIES L.L.P.
By: William B. Thompson
Its: General Partner
State of Colorado } ss
County of Mesa }

The foregoing Statement of Ownership and Dedication was acknowledged before me by William B. Thompson
of WDD Properties, L.L.P. as General Partner this
18th day of July, 2008 for the aforementioned purposes.
Dorene J. Wilkins
Notary Public
My commission expires: 12/09/2007

SURVEYOR'S CERTIFICATE

I, Kenneth W. Carlson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of WDD SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon and does not constitute a warranty or opinion as to ownership, lienholders, or quality of title.
Kenneth W. Carlson
Date: 7/7/08
For and on behalf of
Carter & Burgess

TITLE CERTIFICATE

State of Colorado }
City and County of Denver } ss
We UNITED GENERAL TITLE INSURANCE COMPANY, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to The City of Grand Junction, a Colorado home rule municipality and WDD Properties, L.L.P.; 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 rights of way of record are shown hereon.

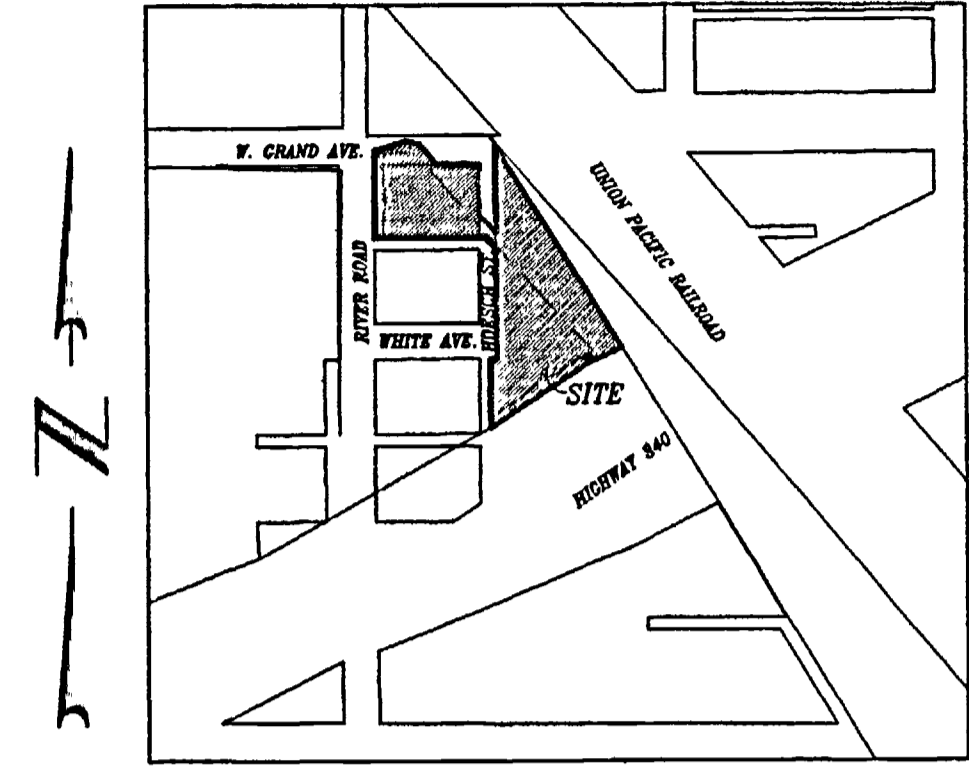
Date: 7-6-08
David VanLooy, E.V.P. A.C. Peck & Associates, Inc.
UNITED GENERAL TITLE INSURANCE COMPANY (H.C. PECK & ASSOCIATES (AGENT))

CITY APPROVAL

This plat of WDD SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 26 day of JULY, 2008.
David VanLooy
City Manager
John Peterson
Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa } ss
This plat was accepted for filing in the Office of the Clerk and Recorder of Mesa County, Colorado at 4:06 o'clock P.M. on this 27th day of July, 2008 A.D., and was recorded at Reception No. 2329913, Drawer No. SS-57, Fees \$ 20.00 + 1.00, Book 4212, Page 239-240.
By: _____ Clerk and Recorder Deputy



VICINITY MAP
NTS

ABBREVIATIONS

A = Arc Distance
Alum. = Aluminum
Ave. = Avenue
Bk = Book
C = Center, Chord Distance
CB = Chord Bearing
CT = City Monument Record
De = Delta, Central Angle
Fnd = Found
LS = Land Surveyor
(M) = Measured
NO. = Number
(NT) = Non-tangent
N.T.S. = Not To Scale
Pg = Page
PLS = Professional Land Surveyor
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
R = Range, Radius
(R) = Record
Sec. = Section
S.F. = Square Feet
ST. = Street
T = Township
U.M. = Ute Meridian

LEGEND

Mesa County Survey Monument
Found Monument as described
Set #5 Rebar with 1 1/2" Plastic Cap, IS 24842
Easement Line
Right of way Dedicated by this Plat
Right of way to be vacated by separate document.
Section line
City Line

LAND USE SUMMARY

Lot 1, Block 1 = 0.756 Acres +- 43.6%
Lot 2, Block 1 = 0.447 Acres +- 25.6%
ROW Dedication = 0.620 Acres +- 30.2%
Total Acreage = 1.723 Acres +- 100%

CONVEYANCE DOCUMENTS (FOR CITY USE ONLY)

Right of Way Vacation Book _____ Page _____ (Parcel 1)
Right of Way Vacation Book _____ Page _____ (Parcel 2)
Right of Way Vacation Book _____ Page _____ (Parcel 3)
Right of Way Vacation Book _____ Page _____ (Parcel 4)

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**

Carter & Burgess
707 Seventeenth Street, Suite 2300
Denver, Colorado 80202
(303) 820-5240 Fax (303) 820-4842

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY CARTER & BURGESS, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF CARTER & BURGESS SHALL BE AT THE SOLE RISK OF THE USER.

C & B	SIGNATURE	DATE
DRAWN	DGW/jsk	6/1/06
DESIGNED		
QC REVIEW		
APPROVED		
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	WDDSubdPlatFinal.dwg	

**WDD SUBDIVISION
GRAND JUNCTION
COLORADO**

CLIENT PROJECT NO.
CARTER & BURGESS PROJECT NO. 071514
SCALE: 1"=40'

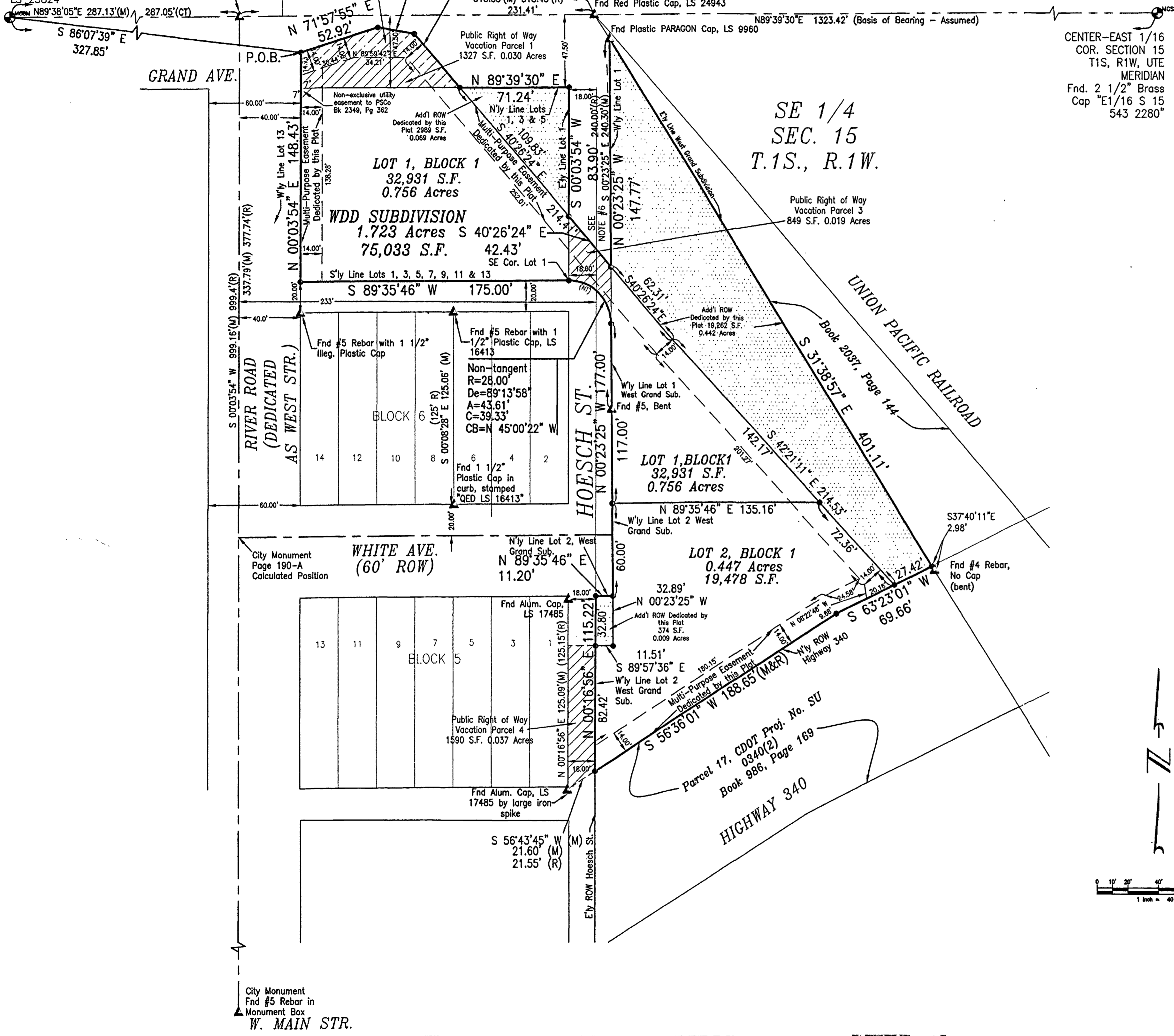
**WDD SUBDIVISION
SE1/4, SECTION 15
TOWNSHIP 1 SOUTH, RANGE 1 WEST
UTE MERIDIAN
MESA COUNTY, COLORADO**

REVISION: 0 DRAWING NO. SHEET NO. 1 OF 2

WDD SUBDIVISION

A REPLAT OF LOTS 1, 3, 5, 7, 9, 11 & 13, BLOCK 6, THE GRAND RIVER SUBDIVISION, LOTS 1 AND 2, WEST GRAND SUBDIVISION,
A PORTION OF VACATED WEST GRAND AVENUE, AND VACATED HOESCH STREET, ALL LYING IN THE SE1/4 OF SECTION 15 T.1S.,
R.1W. OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

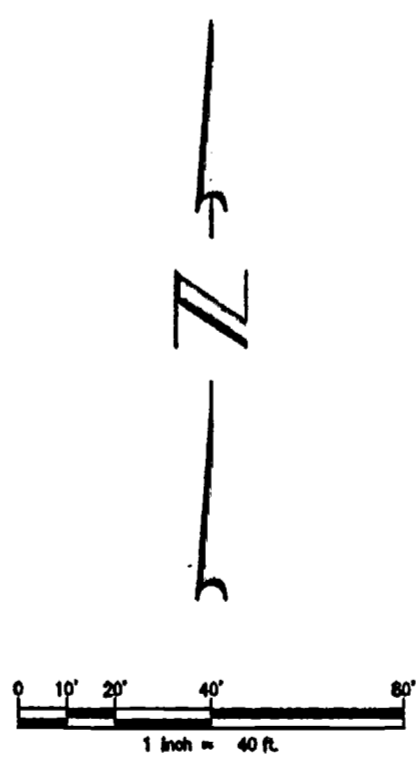
P.O.C.
CENTER 1/4 COR.
SECTION 15
T1S, R1W, UTE
MERIDIAN
Fnd. 3" Mesa County
Alum. Cap
"T1S R1W C 1/4 S15
2003 NO. 1271-2
LS 23824



CENTER-EAST 1/16
COR. SECTION 15
T1S, R1W, UTE
MERIDIAN
Fnd. 2 1/2" Brass
Cap "E1/16 S 15
543 2280"

- ABBREVIATIONS**
- A = Arc Distance
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 - CB = Chord Bearing
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 - U.M. = Ute Meridian

- LEGEND**
- Mesa County Survey Monument
 - Found Monument as described
 - Set #5 Rebar with 1 1/2" Plastic Cap, LS 24942
 - Easement Line
 - Right of way Dedicated by this Plat
 - Right of way to be vacated by separate document.
 - Section line
 - City Line



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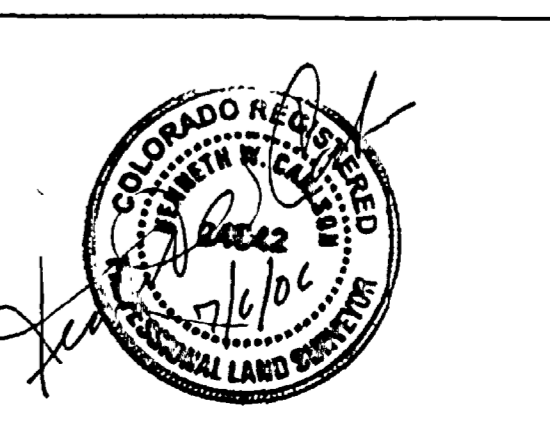
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C & B	SIGNATURE	DATE
DRAWN	DGW/jsk	6/1/06
DESIGNED		
QC REVIEW		
APPROVED		
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
GEO FILE NAME: WDDSubdPlatFinal.dwg		

**WDD SUBDIVISION
GRAND JUNCTION
COLORADO**

CLIENT PROJECT NO. _____
CARTER & BURGESS PROJECT NO. 071514
SCALE: 1" = 40'



WDD SUBDIVISION
SE1/4, SECTION 15
TOWNSHIP 1 SOUTH, RANGE 1 WEST
UTE MERIDIAN
MESA COUNTY, COLORADO

REVISION: 0 DRAWING NO. SHEET NO. 2 OF 2