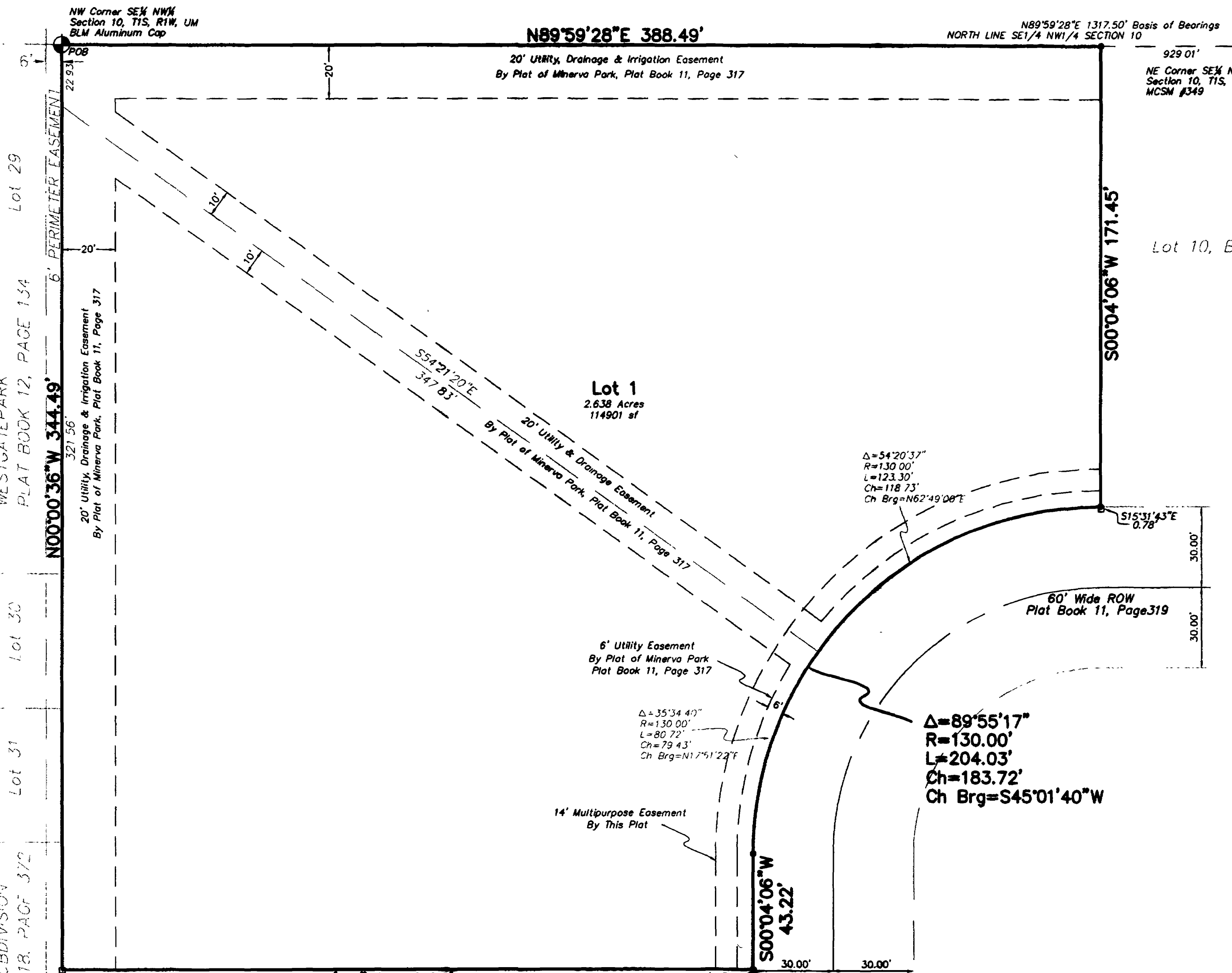


# WEST CRETE CACHE SUBDIVISION

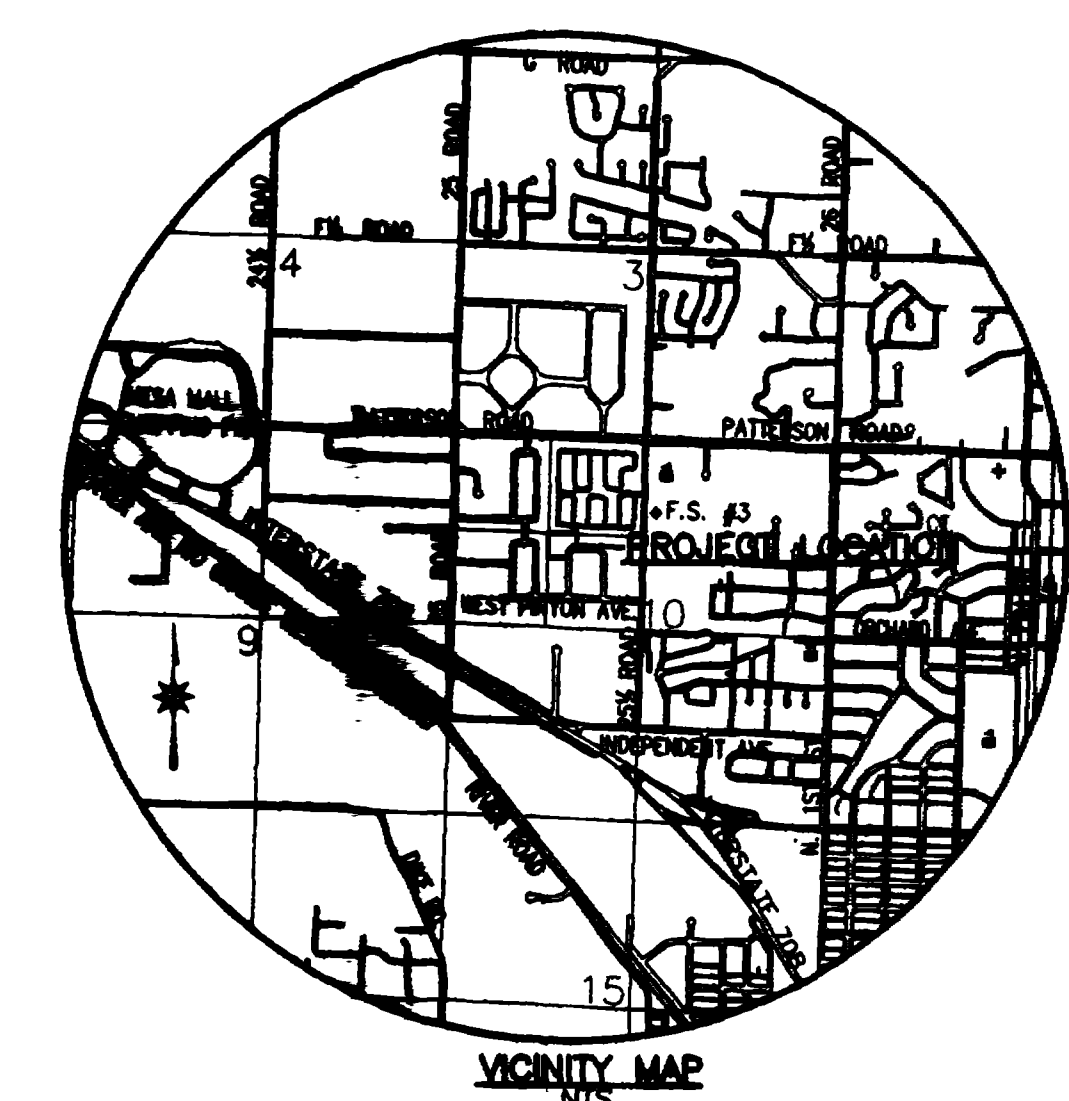
## A REPLAT OF LOTS 11 & 12, BLOCK 1, MINERVA PARK NW1/4 OF SECTION 10, T.1S., R.1W., UTE MERIDIAN



Lot 13, Block 1

AREA SUMMARY		
LOT	= 2.638 Acres	100.00%
TOTAL	= 2.638 Acres	100.00%

- LEGEND**
- ALQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 PER CRS-38-96-106, IN CONCRETE FOUND REBAR, AS NOTED
  - DELTA ANGLE OF ARC
  - R RADIUS OF ARC
  - L LENGTH OF ARC
  - Ch CHORD DISTANCE OF ARC
  - Brg CHORD BEARING OF ARC
  - = EQUAL SYMBOL
  - % PERCENT SYMBOL
  - & AND SYMBOL
  - INTERSTATE HIGHWAY SYMBOL
  - STATE HIGHWAY SYMBOL
  - US UNITED STATES
  - NTS NOT TO SCALE
  - CRS COLORADO REVISED STATUTES
  - PLS SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
  - PLS PROFESSIONAL LAND SURVEYOR NUMBER
  - L.L.C. LIMITED LIABILITY COMPANY
  - A.D. ANNO DOMINI
  - MINUTES OR FEET
  - INCHES OR SECONDS
  - MCSM MESA COUNTY SURVEY MARKER BUREAU OF LAND MANAGEMENT
  - BLM BUREAU OF LAND MANAGEMENT
  - ROW RIGHT-OF-WAY
  - LCS LOCAL COORDINATE SYSTEM
  - SIMS SATELLITE SIMULATION SYSTEM
  - GPS GLOBAL POSITIONING SURVEY
  - POB POINT OF BEGINNING



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Westcrete Cache, LLC is the owner of that real property located in part of the NW¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

A replat Lot 11 in Block 1 and Lot 12 in Block 1 of MINERVA PARK, City of Grand Junction, Mesa County, Colorado, as shown on Plat recorded in Plat Book 11, Page 317.

BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) Section 10, Township 1 South, Range 1 West of the Ute Meridian, whence the Northeast corner of said SE¼ NW¼ of Section 10 bears North 89 degrees 59 minutes 28 seconds East, a distance of 1317.50 feet, for a basis of bearings, with all bearings contained herein relative thereto, and being the North line of said MINERVA PARK; thence North 89 degrees 59 minutes 28 seconds East, a distance of 388.49 feet, along said North line of MINERVA PARK to the Northeast corner of Lot 11, said MINERVA PARK; thence South 00 degrees 04 minutes 06 seconds West, a distance of 171.45 feet, along the East line of said Lot 11, said MINERVA PARK, to the North right-of-way line of a 60 foot wide right-of-way for West Crete Circle; thence along said North and West right-of-way line the following two (2) courses: (1) a non-tangent curve to the left, having a delta angle of 89 degrees 55 minutes 17 seconds, a radius of 130.00 feet, an arc length of 204.03 feet, with a chord bearing of South 45 degrees 01 minutes 40 seconds West, and a chord length of 183.72 feet; (2) South 00 degrees 04 minutes 06 seconds West, a distance of 43.22 feet, to a point at the Southeast corner of Lot 12, said MINERVA PARK; thence South 89 degrees 59 minutes 28 seconds West, a distance of 258.20 feet, along the South line of said Lot 12, said MINERVA PARK; thence North 00 degrees 00 minutes 36 seconds West, a distance of 344.49 feet, along the West line of said Lot 12 and Lot 11, said MINERVA PARK to the POINT OF BEGINNING.

Said parcel containing an area of 2.638 acres, as described.

That 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 WEST CRETE CACHE SUBDIVISION a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Multipurpose Easements are granted 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.

Owners hereby declare there are no lienholders to herein described real property.

All Tracts/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 and brush, and in Drainage & and Detention/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.

IN WITNESS WHEREOF, said owner, West Crete Cache, LLC, has caused their name to be hereunto subscribed this 2nd day of August, A.D. 2006.

by: Subray Squinell  
Westcrete Cache, LLC

### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by West Crete Cache, LLC, this \_\_\_\_\_ day of 2nd of August, A.D. 2006

Witness my hand and official seal:  
Gregory E. Stephen  
Notary Public



### GENERAL NOTES

The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observation on a BLM standard aluminum monument at the NW corner SE1/4 NW1/4 Section 10 and a MCSM at the NE corner SE1/4 NW1/4, Section 10, Township 1 South, Range 1 West, Ute Meridian. The bearing of this line is S89°59'28"W and a distance of 1317.50 feet.

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

Easement and Title Information provided by Meridian Land Title Company, Title Commitment Policy No. 78929, dated December 7, 2005 for Lot 12, and Title Commitment Policy No. 78927, dated December 5, 2005 for Lot 11.

### SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of WEST CRETE CACHE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 2nd August, 2006

### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Meridian Land Title, 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 WESTCRETE CACHE, LLC; 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: AUGUST 2, 2006 by: LAWRENCE D. VENT/EXAMINER Name And Title  
for: MERIDIAN LAND TITLE, LLC Name Of Title Company

### FOR CITY USE ONLY

#### Associated Recorded Documents

Book	Page	Type
4250	494	Revocable Permit

### CITY OF GRAND JUNCTION APPROVAL

This plat of WEST CRETE CACHE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 4 day of AUGUST, A.D., 2006

City Manager: Daniel Valdez  
President of City Council: [Signature]

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 11:10 o'clock A.M., September 19, A.D., 2006 and was duly recorded in Book 4250

Page No. 493, Reception No. 2338568, Drawer No. 55-82, Fees: 1200+1.00

Clerk and Recorder  
By: \_\_\_\_\_  
Deputy

Prepared for: Westcrete Cache, LLC  
Grand Junction, CO



**WEST CRETE CACHE SUBDIVISION**  
A REPLAT OF LOTS 11 & 12, BLOCK 1, MINERVA PARK NW¼ OF SECTION 10, T.1S, R.1W, UM GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
2591 B 3/4 Road, Grand Jct., CO 81503  
Tele: 970-254-8649 Fax: 970-241-0451

PROJ NO.06-06	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: June, 2006	JT	RSK	SKW	1	1

NOTE: 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.