

FINAL PLAT
CAPCO SUBDIVISION
 A REPLAT OF PARCEL B REPLAT OF LOT 3, COLORADO WEST DEVELOPMENT PARK
 & A PORTION OF LOTS 3 & 7 OF COLORADO WEST DEVELOPMENT PARK
 SITUATED IN THE NW 1/4 SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, Shirley D. Wood and Clarence E. Wood are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 2645 at Page 609 and Book 2787 at Page 110 of the Mesa County Clerk and Records Office, and being situated in Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

(BOOK-2645 PAGE-609)
 Parcel B
 Replat of Lot 3, Colorado West Development Park (RECEPTION #1193911)
 Together with (BOOK-2787 PAGE-111)
 A Tract of land in Colorado West Development Park more particularly described as follows:
 Beginning at the Southwest corner of Lot 7 of said Subdivision;
 thence North 00°24'57" East along the West line of Lots 7 and 3, 333.86;
 thence South 89°32'25" East 668.53 feet;
 thence South 00°14'00" West 331.22 feet to the South line of Lot 7 669.57 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as CAPCO SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby state that there are no lien holders against the property.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
 All Multipurpose Easements are dedicated 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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, and 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 lots or tracts hereby plotted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

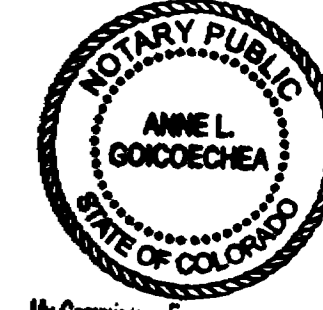
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 17th day of March A.D., 2006.

Shirley D. Wood Shirley D. Wood
Clarence E. Wood Clarence E. Wood

STATE OF COLORADO)
 COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 17th day of March A.D., 2006 by Shirley D. Wood & Clarence E. Wood.

10/11/2009
 My commission expires: _____
Anne L. Gocoechea
 Notary Public



CITY APPROVAL

This plat of CAPCO SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 20 day of SEPTEMBER A.D., 2006.

David Vailley City Manager
Shirley D. Wood President of Council

CLERK AND RECORDERS CERTIFICATE

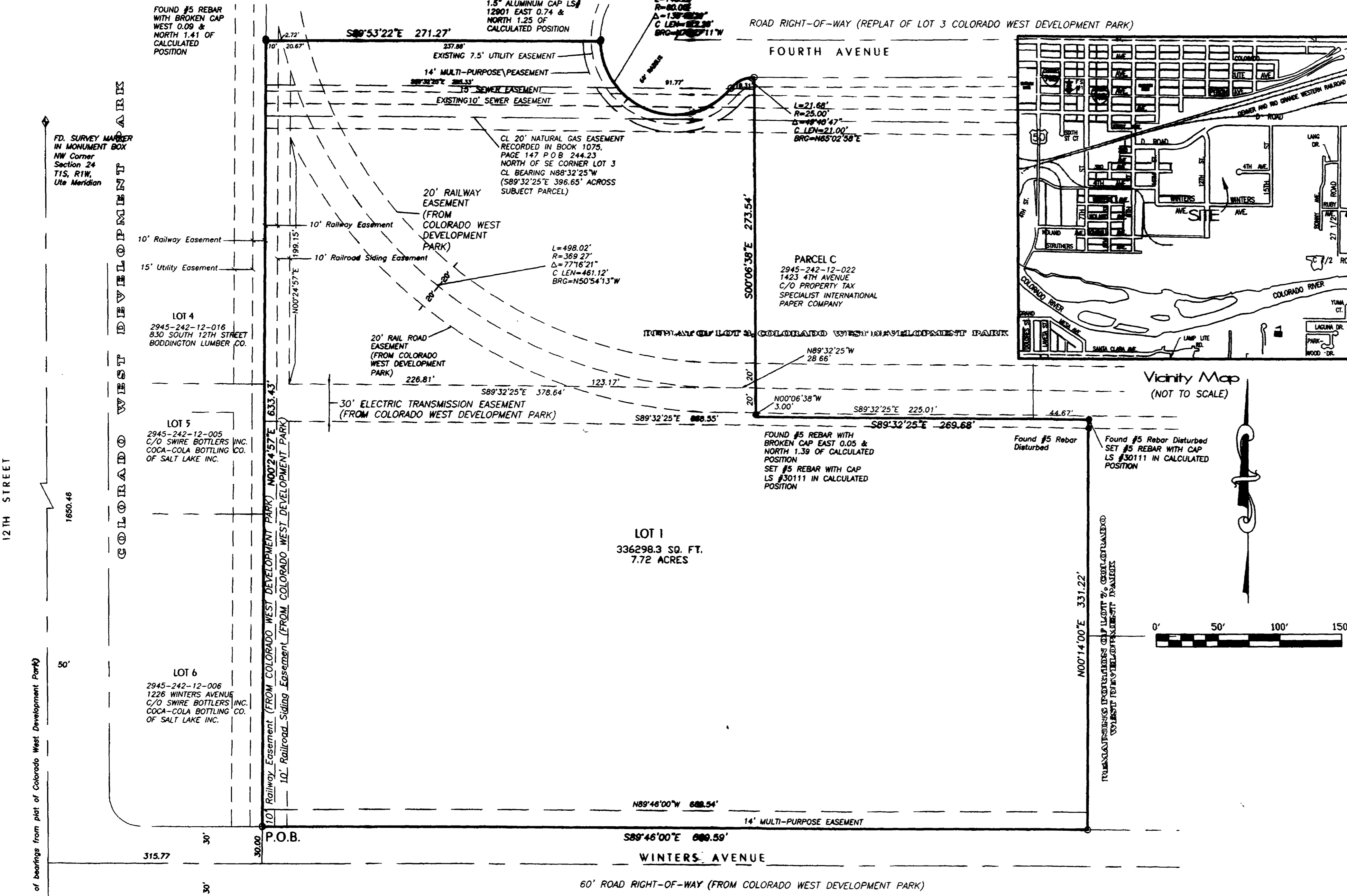
STATE OF COLORADO)
 COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 3:52 o'clock P. M. this 13th day of October A.D., 2006, and is duly recorded in Book No. 4270, Page 259

Reception No. 2343398 Drawer No. SS-93 Fees: \$ 10.00 1.00

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SITUATED IN THE NW 1/4 SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN	
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO	
FOR: CAPCO	SURVEYED BY: SB
SCALE: 1 IN = 50 FT	DRAWN BY: DMW
DATE: 1/27/06	ACAD ID: Capco-Sub
	SHEET NO.
	FILE: 2005-210



Basis of Bearings Statement:
 Bearings are based on N00°03'55"W between the Survey monuments found at the NW corner of the NW 1/4 Section 24, T1S, R1W, U&M, and the W 1/4 corner of Section 24, T1S, R1W, U&M as depicted on Colorado West Development Park.

TITLE CERTIFICATION
 STATE OF COLORADO
 COUNTY OF MESA

We, TRANSNATION TITLE INSURANCE 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 Shirley D. Wood and Clarence E. Wood; 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: 3-16-06 BY: Doreen J. Blanchette
 Title Officer
 TRANSNATION TITLE INSURANCE COMPANY

TITLE CERTIFICATION
 STATE OF COLORADO
 COUNTY OF MESA

We, STEWART TITLE OF GRAND JUNCTION, INC., 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 Shirley D. Wood and Clarence E. Wood; 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: February 23, 2006 BY: Michelle Stewart
 Title Officer
 Stewart Title of Grand Junction, Inc.

LIST OF ABBREVIATIONS

SQ. FT.	SQUARE FEET
T	TOWNSHIP
R	RANGE
W	WEST
E	EAST
N	NORTH
S	SOUTH
LS	LICENSED SURVEYOR
MCSM	MESA COUNTY SURVEY MARKER
FD	FOUND
RE-BAR	REINFORCING BAR
W.C.	WITNESS CORNER
U.M.	UTE MERIDIAN
R.O.W.	RIGHT-OF-WAY
BRG	BEARING
L	ARC LENGTH
Δ	DELTA ANGLE
C LEN	CHORD LENGTH

SURVEYOR'S CERTIFICATE

I, David Max Morris, certify that the accompanying plat of CAPCO SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the City of Grand Junction and all applicable state laws and regulations.

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.