

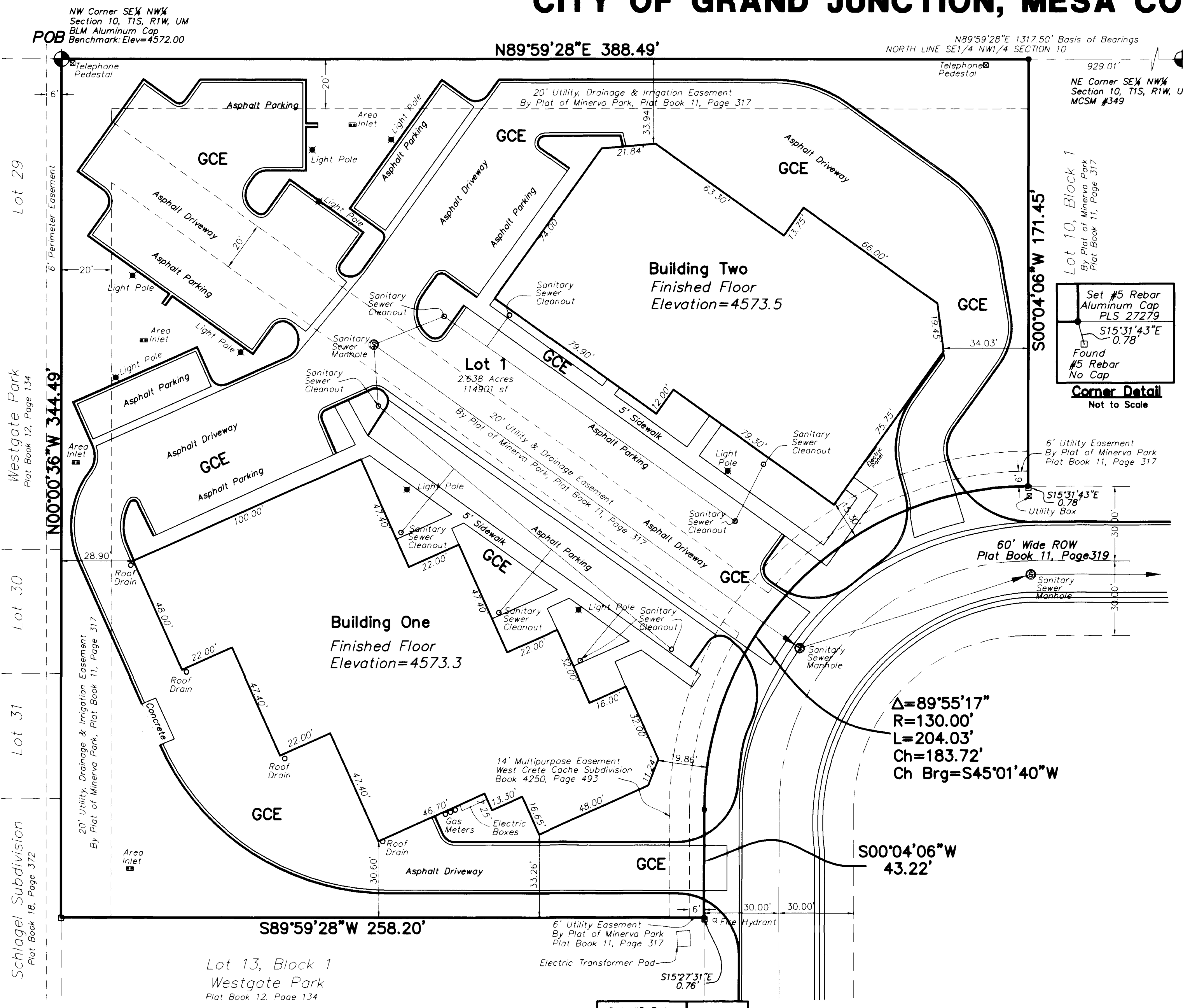
# WEST CRETE CACHE CONDOMINIUMS

## A REPLAT OF LOT 1, WEST CRETE CACHE SUBDIVISION

### AS RECORDED ON PLAT IN BOOK 4250, PAGE 493

### NW1/4 OF SECTION 10, T1S, R1W, UTE MERIDIAN

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



#### 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: (Warranty Deed Book 4111, Page 141 and 142)

A REPLAT OF LOT 1, WEST CRETE CACHE SUBDIVISION, City of Grand Junction, Mesa County, Colorado, as shown on Plat recorded in Book 4250, Page 493

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 CONDOMINIUMS, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

Owners hereby declare all lienholders to herein described real property are shown hereon.

The owner certifies that the Condominium Plat of WEST CRETE CACHE CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for Condominium Plat of WEST CRETE CACHE CONDOMINIUMS as recorded in the Clerk and Recorder's Office of Mesa County, State of Colorado.

That the Owner does hereby dedicate, grant and submit the real property and easements, together with all improvements thereon, to condominium common interest under the style and name WEST CRETE CACHE CONDOMINIUMS with the various portions of such real property and easements being designated for separate and common ownership as shown on this plat in accordance with WEST CRETE CACHE CONDOMINIUMS Declaration of Condominium.

IN WITNESS WHEREOF, said owner, Westcrete Cache, LLC, has caused their name to be hereunto subscribed this 17th day of SEPTEMBER, A.D. 2007

by: Julie D. Gunnell  
Westcrete Cache, LLC

#### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Westcrete Cache, LLC, this 17th day of September, A.D., 2007

Witness my hand and official seal:

Kelsey Share  
Notary Public

My Commission Expires November 8, 2008

#### 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 Abstract & Title CO. of Mesa County, Inc., Title Commitment Policy No. 00919901 C, dated April 25, 2007.

Benchmark: The Northwest Corner of the SE¼ NW¼ Section 10, T1S, R1W, Ute Meridian, a Bureau of Land Management Aluminum Cap having an Elevation of 4572.00, based on Mesa County SIMS LCS.

#### SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this condominium map of WEST CRETE CACHE CONDOMINIUMS was prepared containing information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and it was made from measurements upon and within the existing structure. The improvements and units shown hereon are substantially complete.

Dated Sept. 17, 2007

#### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 4250 Pages 119 through 124, 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' Officer with the authority of its' Board of Directors, this 14th day of September, 2007

By: Sil Man (title) Business Relationship Manager

For: Wells Fargo Bank, N.A.

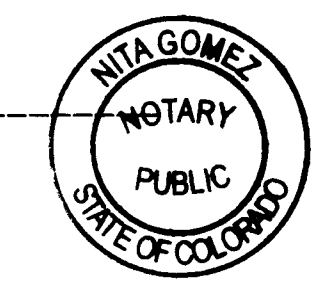
#### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Daniel Meyer (title) Business Relationship Manager for Wells Fargo Bank, N.A. this 14 day of September, A.D., 2007

Witness my hand and official seal:

Nita Gomez  
Notary Public



My Commission Expires 1/8/2011

#### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Abstract and Title Co., 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: Sept. 13, 2007 by: Donald K Davis, C.T.O. Name And Title  
for: Abstract and Title Co. Name Of Title Company

#### FOR CITY USE ONLY

Associated Recorded Documents	Book	Page	Type
	<u>4521</u>	<u>803</u>	<u>Condominium Declaration for WEST CRETE CACHE CONDOMINIUMS</u>

#### CITY OF GRAND JUNCTION APPROVAL

This plat of WEST CRETE CACHE CONDOMINIUMS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21st day of September, A.D., 2007

City Manager: Jim Madril

President of City Council: [Signature]

#### CLERK AND RECORDER'S CERTIFICATE

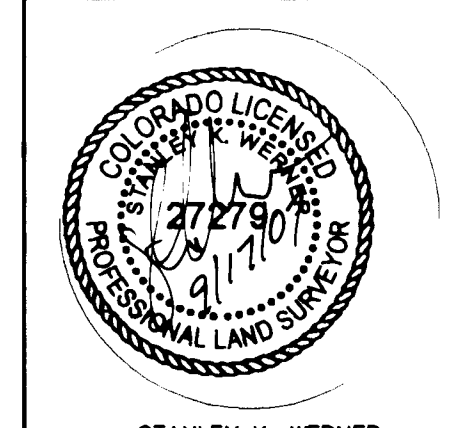
STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:05 o'clock P.M., September 25, A.D., 2007, and was duly recorded in Book 4521

Page No. 789 Reception No. 2403688 Drawer No. 44-20 Fees: 20+1

Janice Rich  
Clerk and Recorder

Sham Bridgewater  
Deputy



**WEST CRETE CACHE CONDOMINIUMS**

A REPLAT OF LOT 1, WEST CRETE CACHE SUBDIVISION  
NW¼ OF SECTION 10, T1S, R1W, UM  
GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**

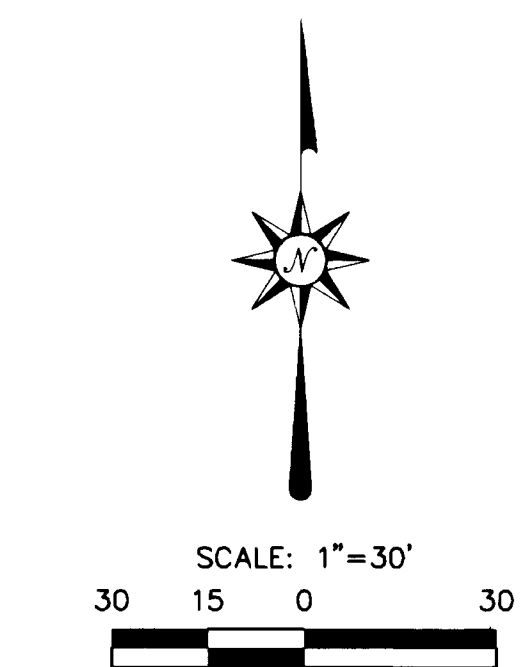
2591 B 3/4 Road, Grand Jct., CO 81503  
Tele: 970-254-8649 Fax: 970-241-0451

PROJ NO. 07-47	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: April, 2007	JT	RSK	SKW	1	2

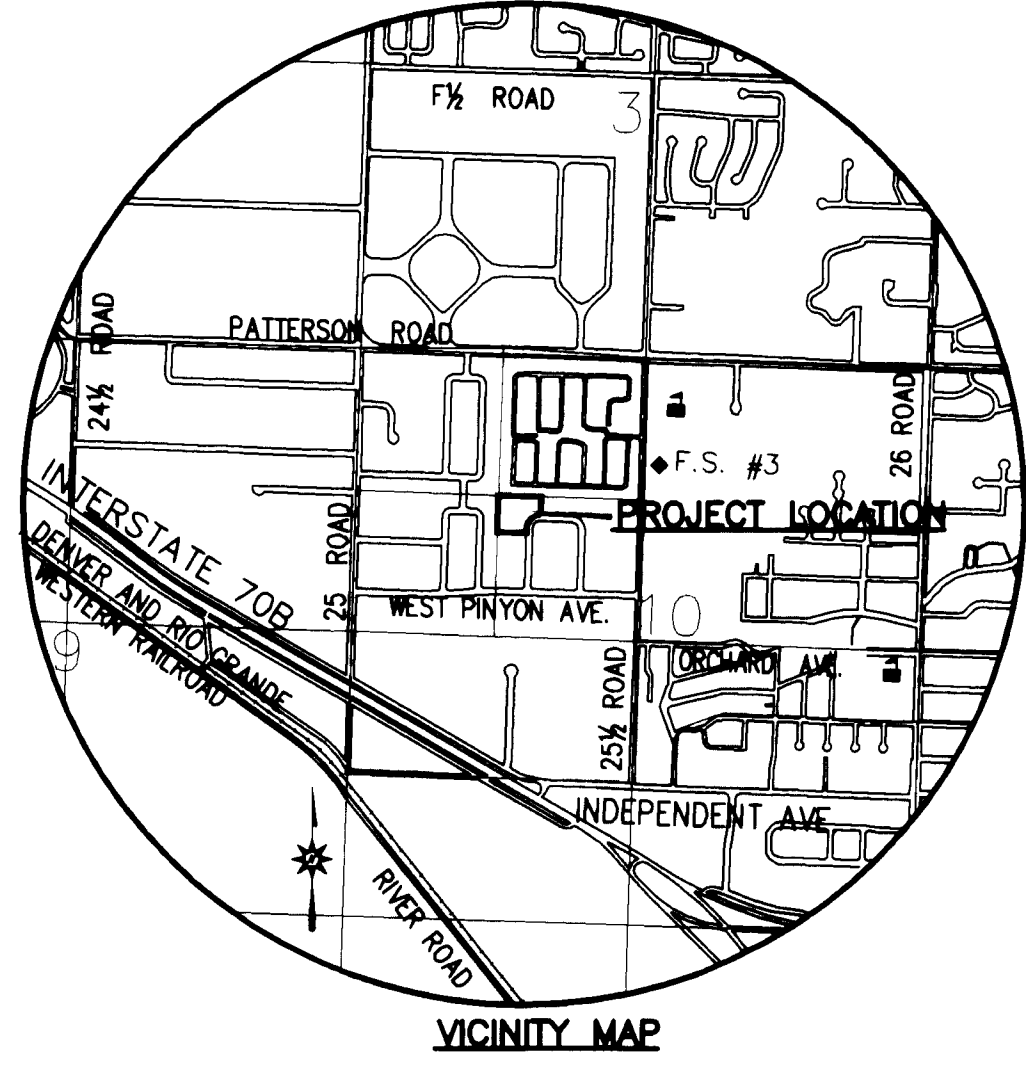
#### AREA SUMMARY

LOT	= 2.638 Acres	100.00%
TOTAL	= 2.638 Acres	100.00%

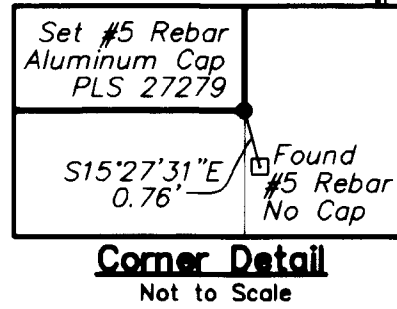
- #### LEGEND
- ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
  - PER CRS-38-51-105, IN CONCRETE FOUND REBAR, AS NOTED
  - △ DELTA ANGLE OF ARC
  - R RADIUS OF ARC
  - L LENGTH OF ARC
  - Ch CHORD DISTANCE OF ARC
  - Brg CHORD BEARING OF ARC
  - EQJL EQJL SYMBOL
  - % PERCENT SYMBOL
  - & AND SYMBOL
  - ⊗ INTERSTATE HIGHWAY SYMBOL
  - ⊙ STATE HIGHWAY SYMBOL
  - US UNITED STATES
  - NTS NOT TO SCALE
  - CRS COLORADO REVISED STATUTES
  - ⌘ SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
  - PLS PROFESSIONAL LAND SURVEYOR NUMBER
  - LLC LIMITED LIABILITY COMPANY
  - A.D. ANNO DOMINI
  - ± MORE OR LESS
  - ° DEGREES
  - ' MINUTES OR FEET
  - " INCHES OR SECONDS
  - MCSM MESA COUNTY SURVEY MARKER
  - BLM BUREAU OF LAND MANAGEMENT
  - ROW RIGHT-OF-WAY
  - LCS LOCAL COORDINATE SYSTEM
  - SIMS SATELLITE CONSTELLATION SIMULATOR
  - GPS GLOBAL POSITIONING SURVEY
  - POB POINT OF BEGINNING
  - LCE LIMITED COMMON ELEMENT
  - GCE GENERAL COMMON ELEMENT



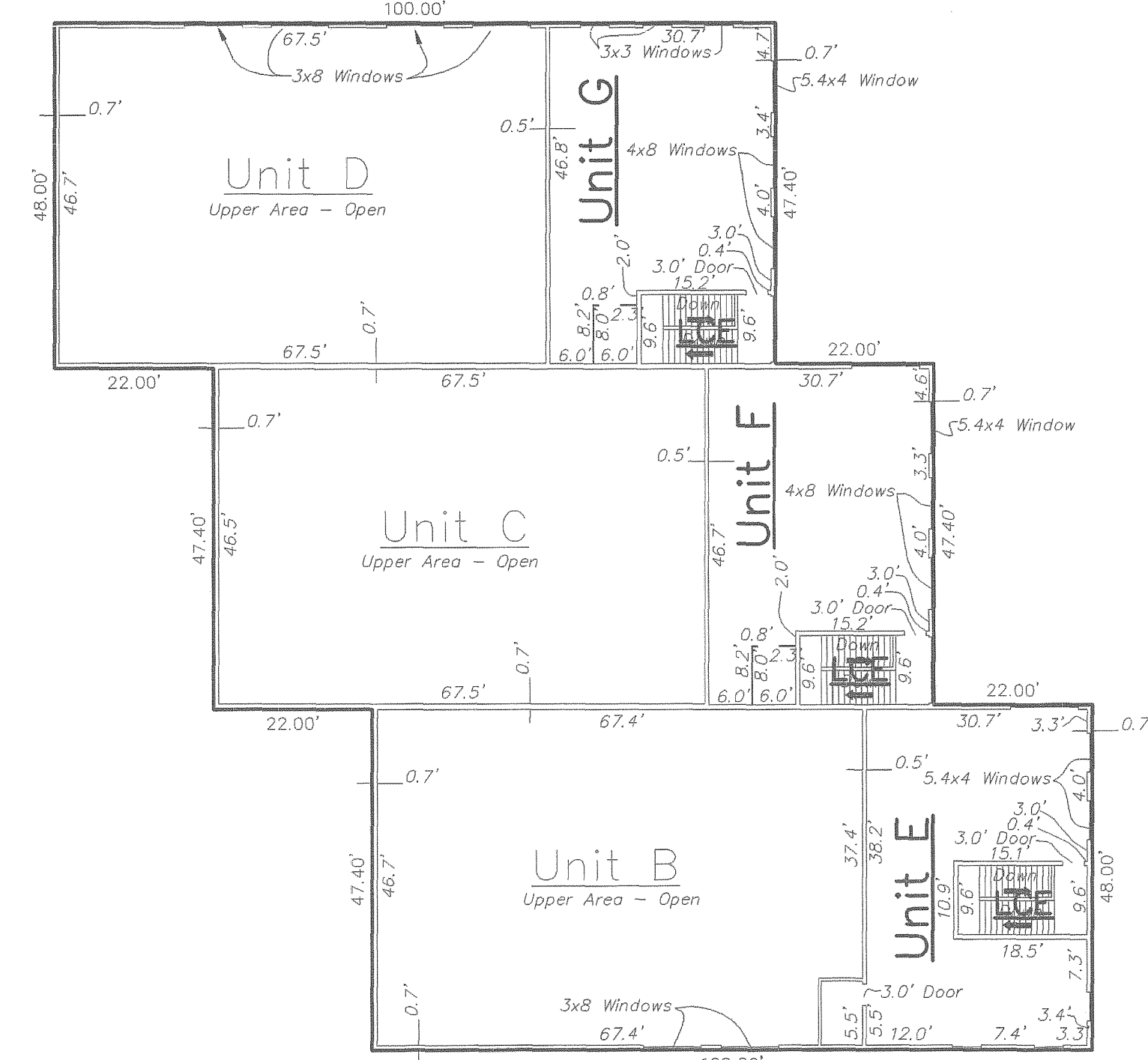
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



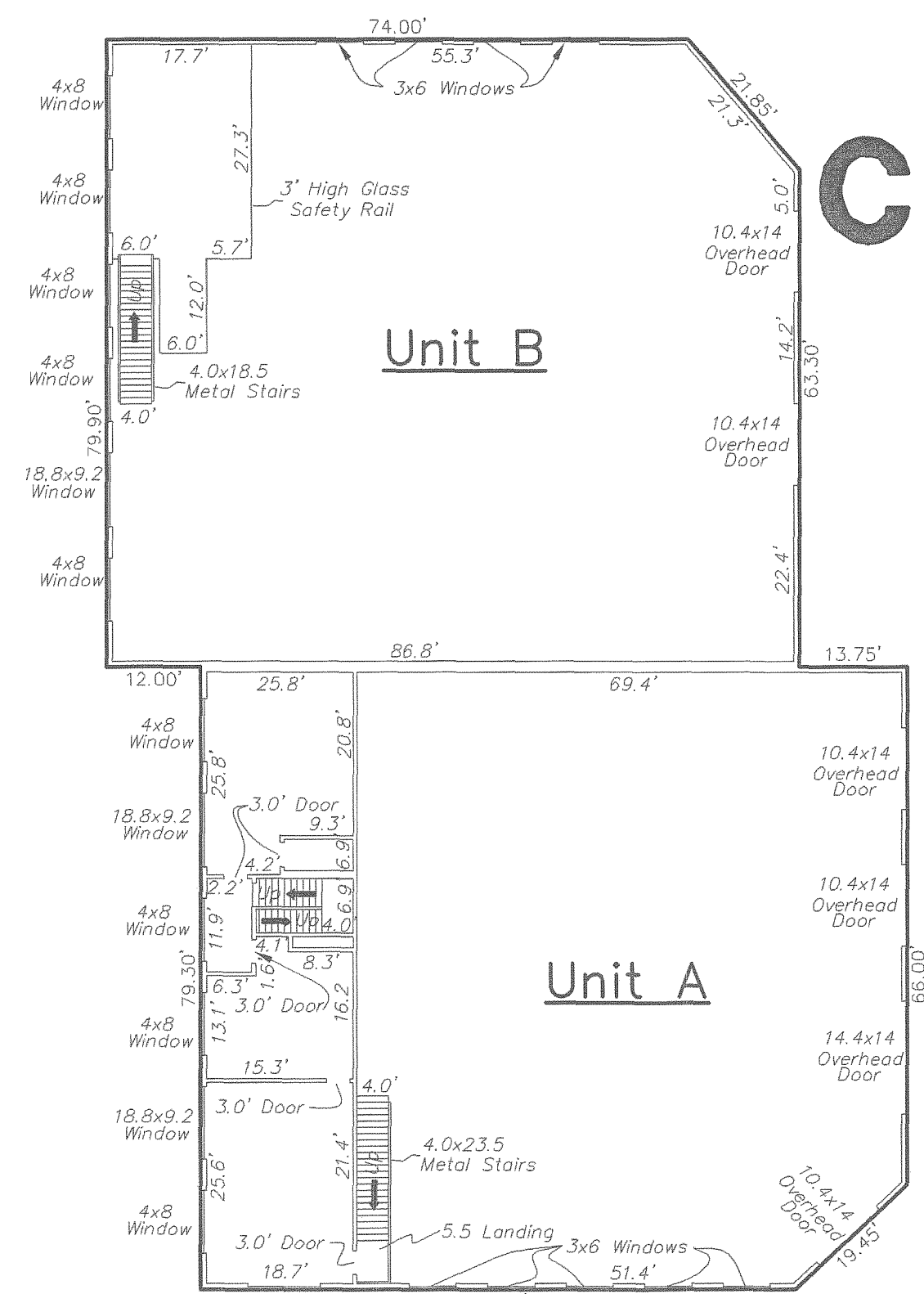
$\Delta = 89^{\circ}55'17''$   
 $R = 130.00'$   
 $L = 204.03'$   
 $Ch = 183.72'$   
 $Ch Brg = S45^{\circ}01'40''W$



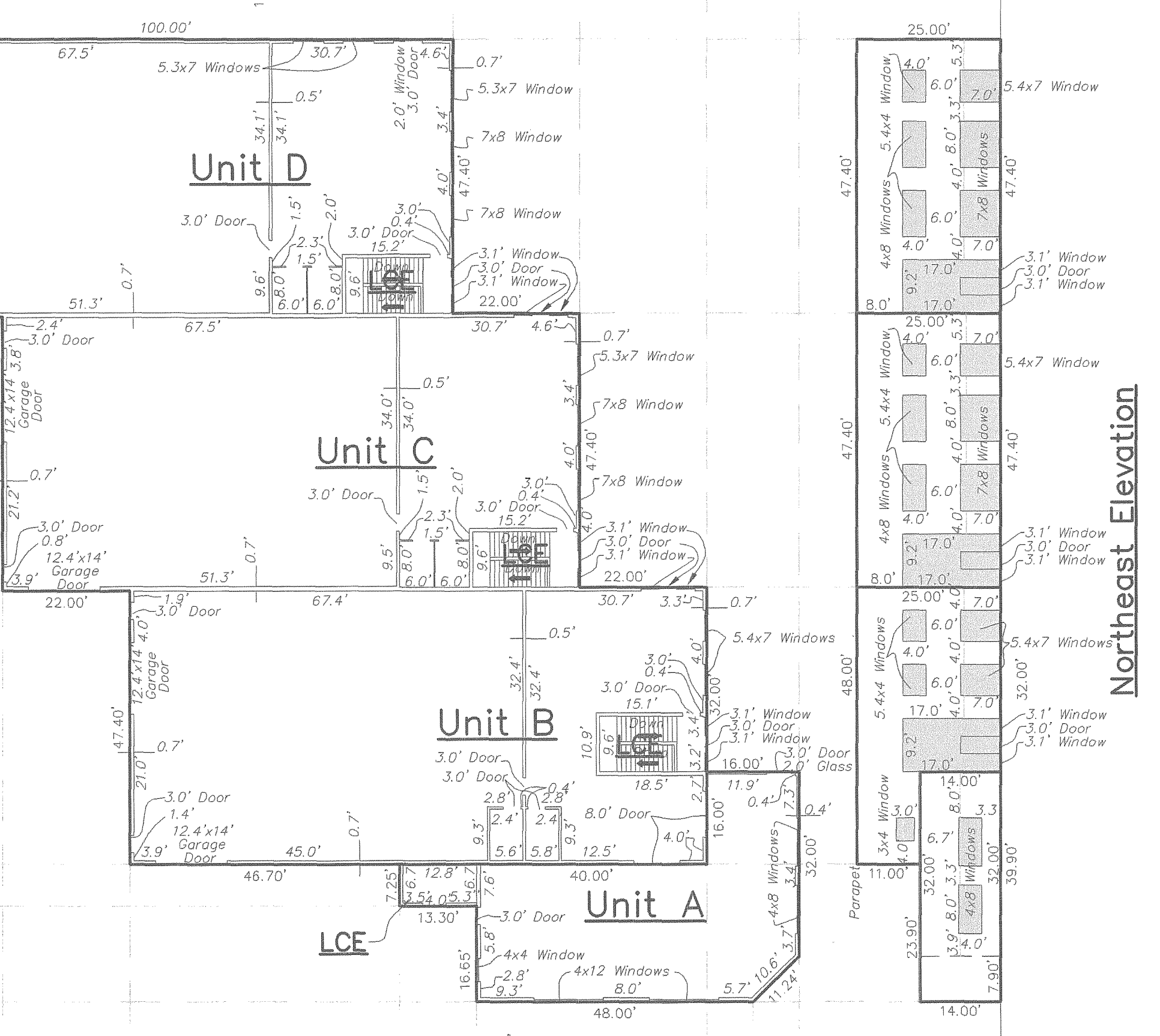
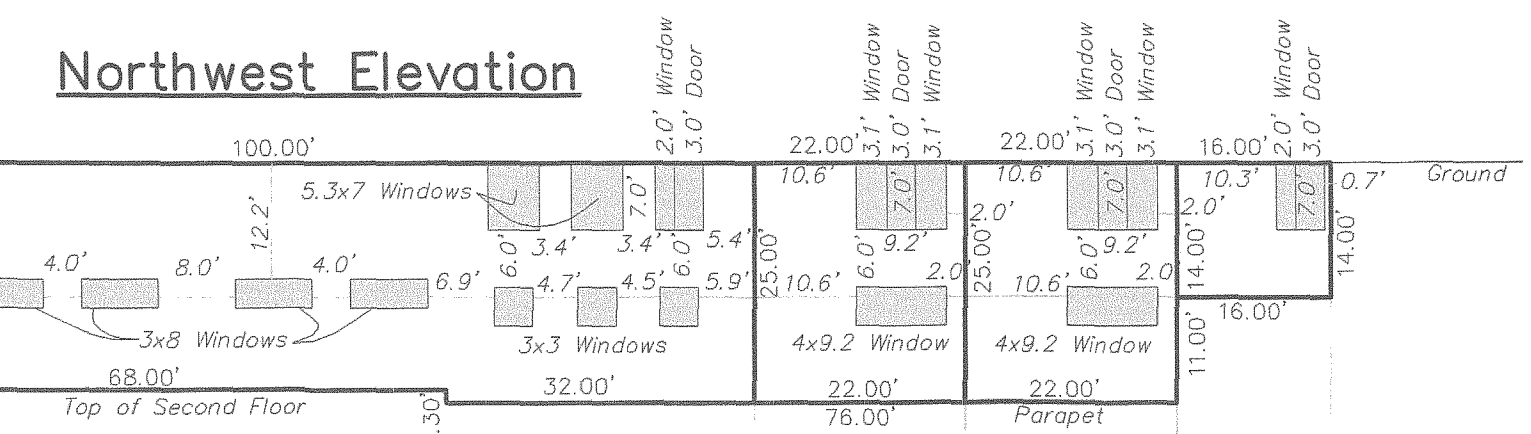
# WEST CRETE CACHE CONDOMINIUMS CONDOMINIUM DETAIL



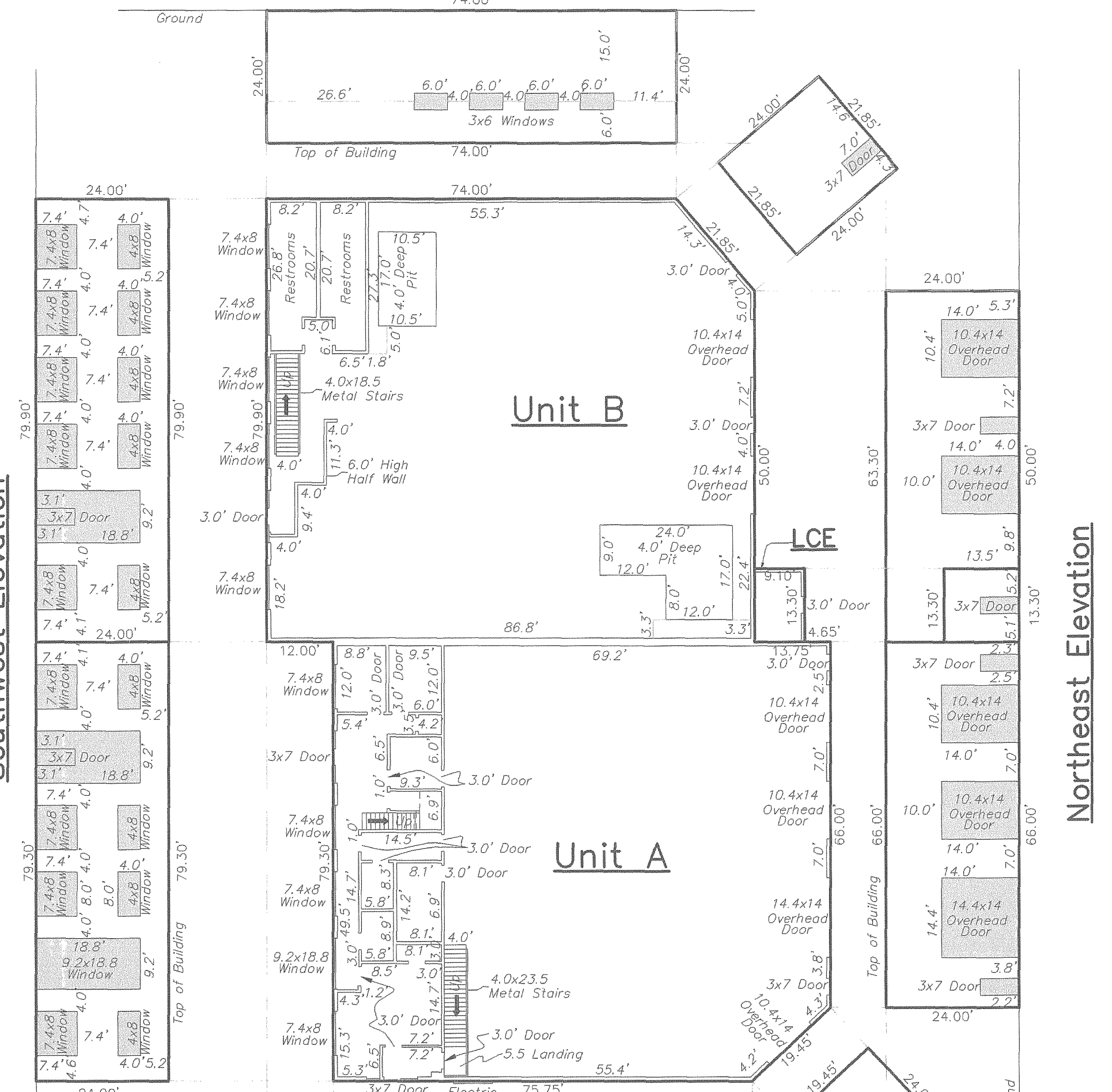
**Building One**  
Second Floor



**Building Two**  
Second Floor

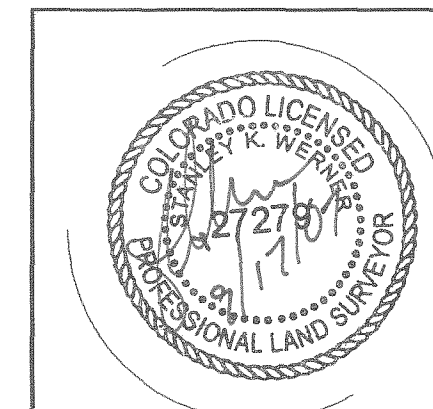


**Building One**  
First Floor



**Building Two**  
First Floor

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CACHE CONDOMINIUMS**  
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PROJ. NO. 07-47	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: April, 2007	JT	RSK	SKW	2	2

RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION