

WPW SUBDIVISION

BEING A SUBDIVISION OF A PART OF THE LOT 10 OF RIVERSIDE SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 28 SITUATED IN THE NE 1/4 SE 1/4 SECTION 9, T1S, R1W, UTE P.M. GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS: That, WW LLC is the owner of that real property located in the NE Quarter of the SE Quarter of Section 9, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado as described in Book 4454 at Pages 574 and 575 and Book 4454 at Pages 576 and 577 of the records of the Mesa County Clerk and Recorder's Office. Said parcel being more particularly described as follows

Commencing at the Center Quarter Corner of Section 9, Township 1 South, Range 1 West of the Ute Meridian from whence the East Quarter Corner of said Section 9 bears N89°55'50"E a distance of 2645.46 feet; thence S85°17'26"E a distance of 1885.83 feet to the POINT OF BEGINNING; thence S56°27'57"E a distance of 124.55 feet to the start of curve to the right; thence along said curve with an arc length of 107.76 feet, a radius of 3711.12 feet and central angle of 1°39'49" whose chord bears S55°38'03"E a distance of 107.76 feet; thence S35°11'38"W a distance of 65.71 feet; thence N77°14'56"W a distance of 134.37 feet; thence N85°13'06"W a distance of 23.91 feet; thence N0°00'19"W a distance of 151.68 feet to the POINT OF BEGINNING.
Said parcel contains 0.437 acres as described.

Said Owners state that there are no lien holders.

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

All multi-purpose easements shown hereon 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 television lines, natural gas pipelines, sanitary sewer line, 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 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, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from easement.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 5 day of DECEMBER, A.D. 2007.

by: Warren P. Walcher for WW LLC

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Warren P. Walcher for WW LLC this 5th day of December, A.D. 2007.
Witness my hand and official seal

Notary Public Kathy Thompson
My Commission Expires _____



My Commission Expires 08/09/2008

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 10:41 o'clock A.M., Dec 12, A.D. 2007, and was duly recorded in Book 4568, Page No. 366-76 Reception No. 2415804 Drawer No. V.V-40 Fees: 20.00

Janice Rich
Clerk and Recorder
Debbie Horn
Deputy

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

WE, SECURITY TITLE GUARANTY 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 VESTED TO WW 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: 12-5-2007 BY: Carren A. Sheader
NAME AND TITLE
SECURITY TITLE GUARANTY COMPANY

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 4469 AT PAGE 310 OF THE 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 SIGNED BY ITS President WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF December 2007

BY: John W Stevenson FOR: Grand Valley National Bank
TITLE President

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by John W. Stevenson this 5th day of December, A.D. 2007.
Witness my hand and official seal

Notary Public Victoria Wagner
My Commission Expires 9-17-2009



NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF SE 1/4 SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N89°55'50"E, WAS CALCULATED USING PUBLISHED INFORMATION FROM THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM (SIMS) USING #S072 AT THE WEST END OF SAID LINE AND #S065 AT THE EAST END OF SAID LINE. FOUND IN PLACE WAS A BUREAU OF LAND MANAGEMENT SURVEY MARKER AT THE WEST END OF SAID LINE AND MESA COUNTY SURVEY MARKER AT THE EAST END OF SAID LINE.
- ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITH A TITLE POLICY PROVIDED BY SECURITY TITLE GUARANTY COMPANY, POLICY NUMBER _____

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable laws and regulations of the State of Colorado.



DECEMBER 5 2007
DATE
PATRICK W. CLICK
COLORADO REGISTERED LAND SURVEYOR PLS #37904

FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type

CITY APPROVAL

This plat of WW Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted of the 7th day of December 2007

Jim Madril
City Manager

John Ford
City Mayor

LAND USE SUMMARY

LOTS	0.437 ACRES	99%
ROW	0.005 ACRES	1%
TOTAL	0.443 ACRES	100%

WPW SUBDIVISION
SITUATED IN THE NE 1/4 SE 1/4 SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

CLIENT: Walcher JOB #: 2006053 FIELD WORK: WGV
DATE: 8/01/06 DRAWING NAME: PLAT DRAWN BY: PWC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S. 695 36 ROAD
PALISADE, CO 81526
PHONE (970)986-0522
FAX (970)464-7569

WPW SUBDIVISION

BEING A SUBDIVISION OF A PART OF THE LOT 10 OF RIVERSIDE SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 28
SITUATED IN THE NE ¼ SE ¼ SECTION 9, T1S, R1W, UTE P.M.
GRAND JUNCTION, MESA COUNTY, COLORADO



GRAPHIC SCALE:

1" = 20'



NOTE: ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND:

- FOUND No. 5 REBAR PLS 18480
- FOUND No. 5 REBAR NO CAP
- SET No. 5 REBAR PLS 37904
- RECOVERED No. 5 REBAR PLS 37904
- FOUND SURVEY MONUMENT AS DESCRIBED

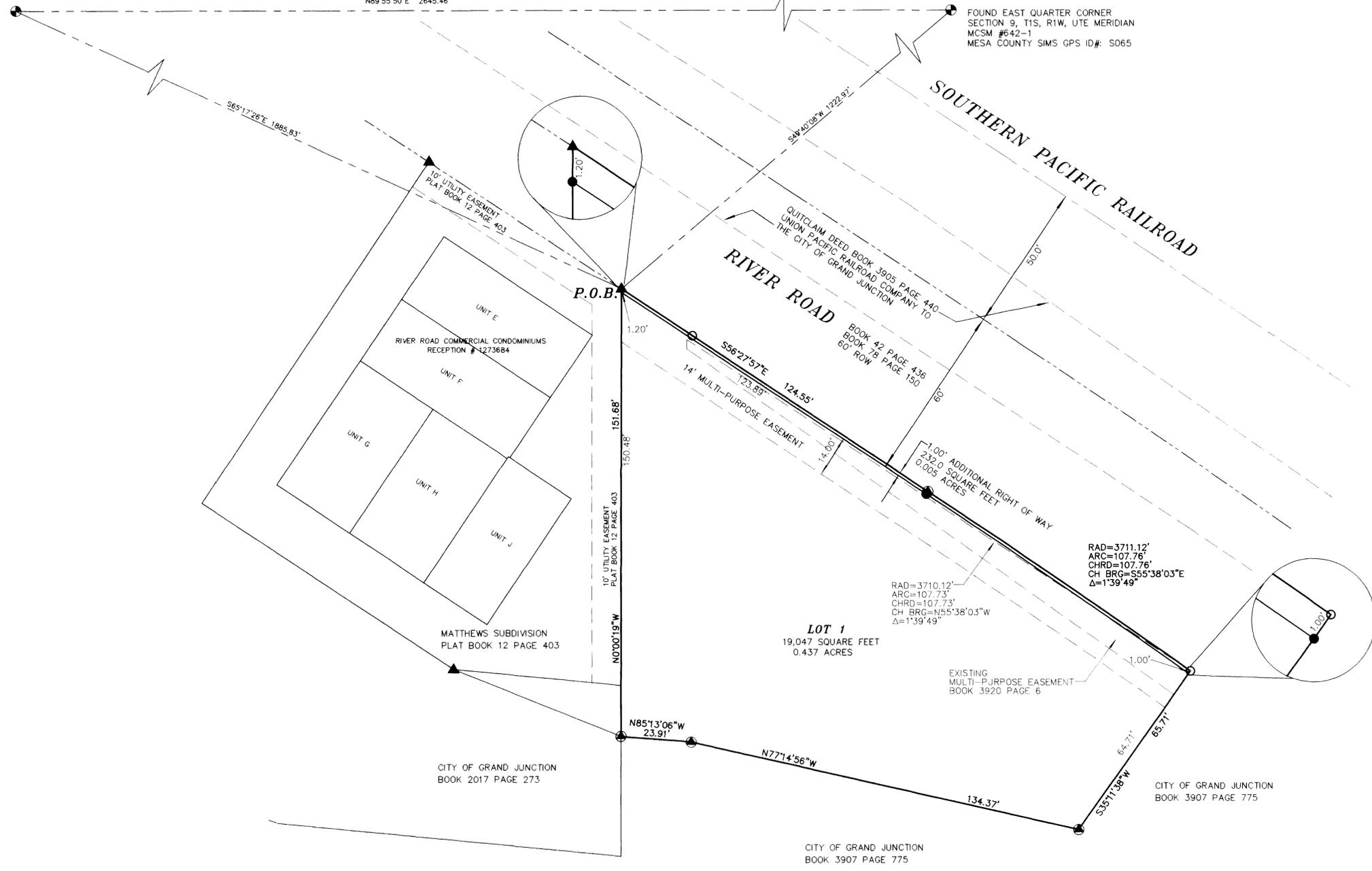
ABBREVIATIONS:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- # NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- BLM BUREAU OF LAND MANAGEMENT
- RAD RADIUS
- ARC LENGTH OF CURVE
- CHRD LENGTH OF CHORD
- CH BRG BEARING OF CHORD
- Δ CENTRAL ANGLE OF CURVE

P.O.C.
FOUND CENTER QUARTER CORNER
SECTION 9, T1S, R1W, UTE MERIDIAN
BLM ALUMINUM CAP
MESA COUNTY SIMS GPS ID#: S072

BASIS OF BEARINGS
NORTH LINE OF THE SE ¼ SECTION 9
N89°55'50"E 2645.46'

FOUND EAST QUARTER CORNER
SECTION 9, T1S, R1W, UTE MERIDIAN
MCSM #642-1
MESA COUNTY SIMS GPS ID#: S065



WPW SUBDIVISION		
SITUATED IN THE NE ¼ SE ¼ SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO		
JOB #: 2006053	FIELD WORK: WGV	
DATE: 10/29/06	DRAWING NAME: PLAT053	DRAWN BY: PWC
POLARIS SURVEYING		
PATRICK W. CLICK P.L.S.	695 36 ROAD PALISADE, CO 81526 PHONE (970)986-0522 FAX (970)464-7569	