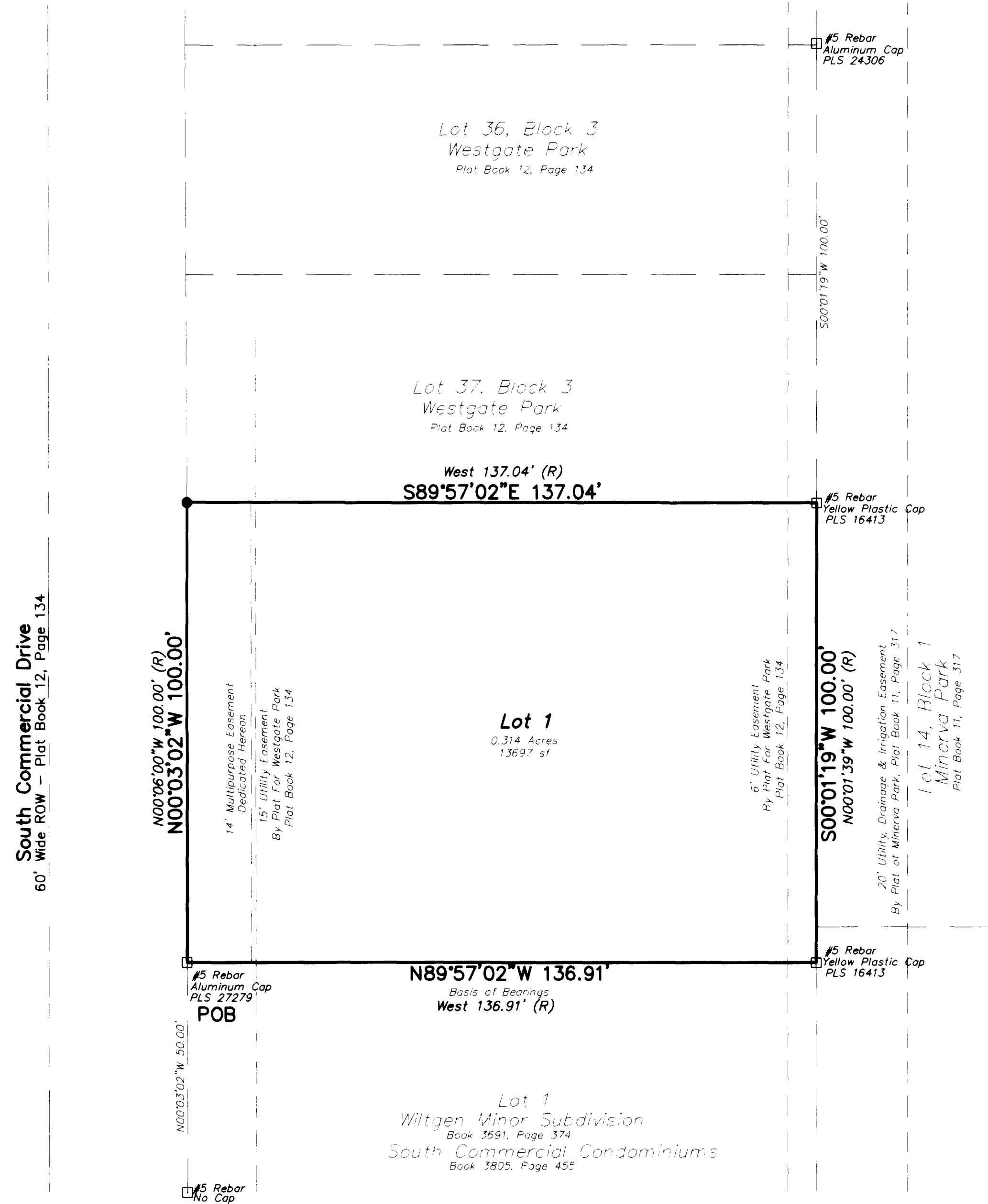


WILCO SUBDIVISION

A REPLAT OF LOTS 38 AND 39, BLOCK 3 LOCATED IN WESTGATE PARK PLAT BOOK 12, PAGE 134 E1/2 SW1/4 NW1/4 SECTION 10, T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Ron Abeloe is the owner of that real property located in part of the East Half of the Southwest Quarter of the Northwest Quarter (E1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2604, Page 388 for Lot 38 and 2604, Page 389 for Lot 39.)

Lots 38 and 39, Block 3, Westgate Park, as shown on plat recorded in Plat Book 12, Page 134, Mesa County records.

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.

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

None.

Owners hereby declare there are no lienholders of record to herein described real property as shown hereon.

IN WITNESS WHEREOF, said owners, Ron Abeloe has caused their names to be hereunto subscribed this 16th day of June, A.D. 2008

by: Ron Abeloe
Ron Abeloe

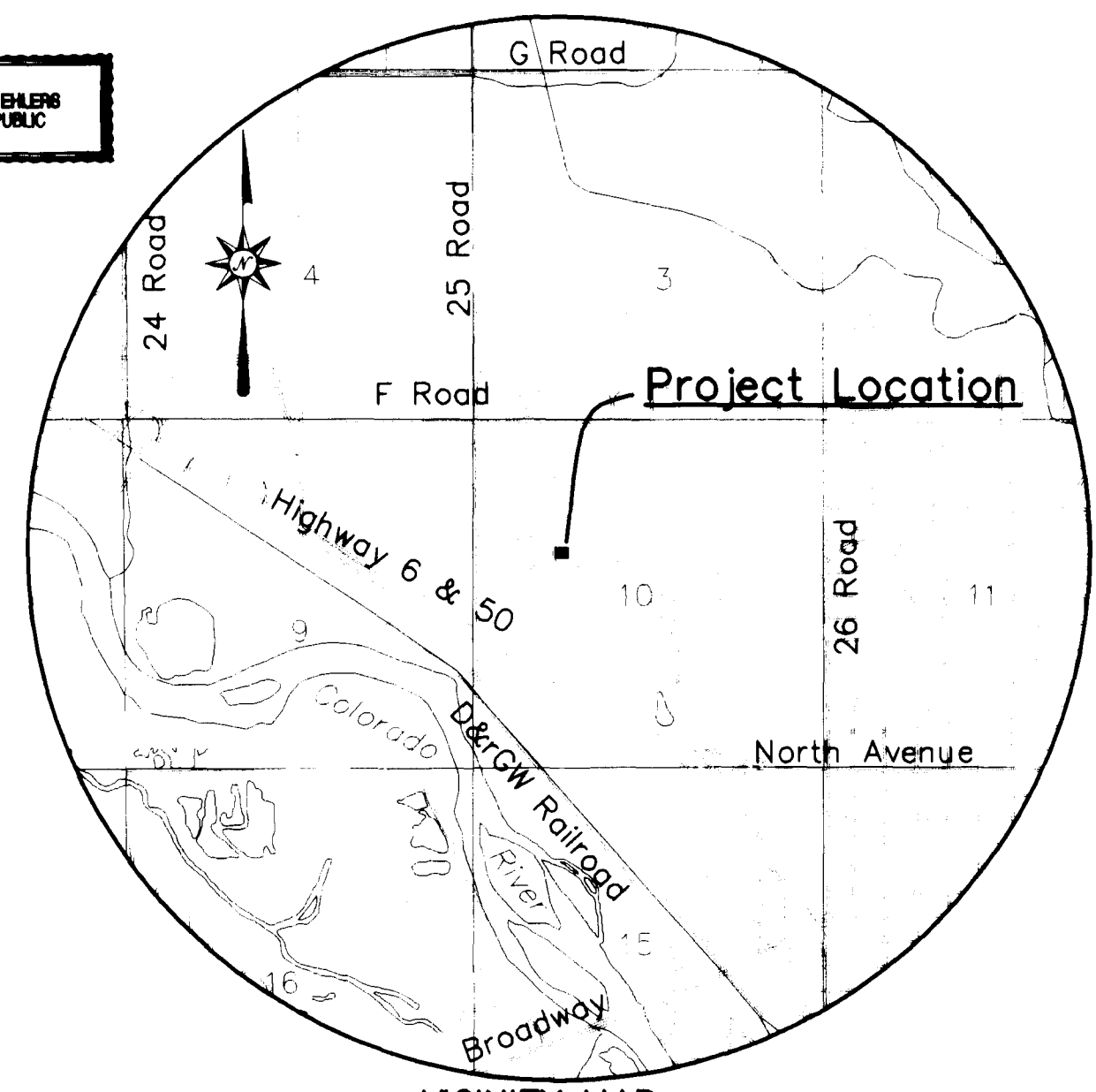
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Ron Abeloe, this 16th day of June, A.D., 2008

Witness my hand and official seal:

Heather D. Ehlers
Notary Public

My Commission Expires 1-16-2016



VICINITY MAP NOT TO SCALE SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of WILCO 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.

AREA SUMMARY		
LOTS	=	0.314 Acres 100.00%
TOTAL	=	0.314 Acres 100.00%

Date certified JUNE 16, 2008

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
We, LAWRENCE D. VENT FOR LAND TITLE GUARANTEE 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 RON ABELOE; 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: JUNE 16, 2008 by: LAWRENCE D. VENT / EXAMINER Name And Title
for: LAND TITLE GUARANTEE COMPANY Name Of Title Company

GENERAL NOTES

Basis of bearings is the South line of Lot 39, Block 3, Westgate Park which bears South 89 degrees 57 minutes 02 seconds East, a distance of 136.91 feet, established by observation of the MCGPS control network. Both monuments on this line are Lot Boundary Markers, as shown on the face of this plat.

All lined units shown hereon in U.S. Survey 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 Land Title Guarantee Company - Grand Junction, Policy No. GJB65007622, dated May 2, 2008.

FOR CITY USE ONLY

Associated Recorded Documents	Book	Page	Type

CITY OF GRAND JUNCTION APPROVAL

This plat of WILCO SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 26th day of June, A.D., 2008.

City Manager Jim Mahoney

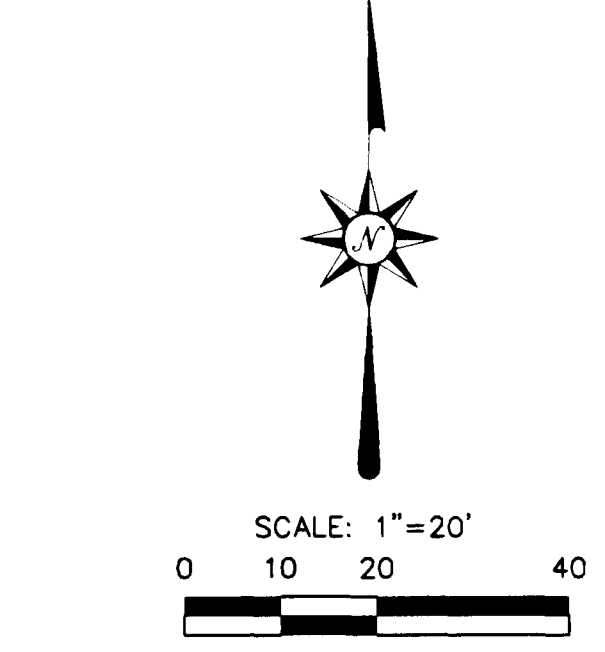
Mayor Gregory Palmer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 2:59 o'clock P.M., July 3, A.D., 2008, and was duly recorded in Book 4693 Page(s) No. 433
Reception No. 2447482 Drawer No. VV-127 Fees: 10.00 + 1.00

Janice Rich
Clerk and Recorder

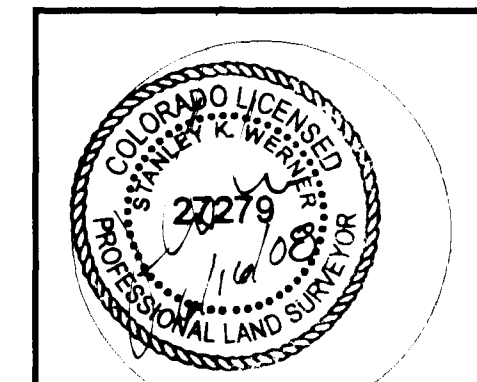
By: Heleen Cross
Deputy



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.

LEGEND

<ul style="list-style-type: none"> ⊙ 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 ▲ PK NAIL, SET IN PAVING ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105 Δ DELTA ANGLE OF ARC R RADIUS OF ARC L LENGTH OF ARC Ch CHORD DISTANCE OF ARC ⊙ CHORD BEARING OF ARC ⊙ EQUAL SYMBOL ⊙ PERCENT SYMBOL ⊙ AND SYMBOL (R) RECORD MEASUREMENT 	<ul style="list-style-type: none"> ⊙ INTERSTATE HIGHWAY SYMBOL ⊙ STATE HIGHWAY SYMBOL US UNITED STATES NTS NOT TO SCALE CRS COLORADO REVISED STATUTES ⊙ SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF) PLS PROFESSIONAL LAND SURVEYOR No. NUMBER L.L.C. LIMITED LIABILITY COMPANY A.D. ANNO DOMINI ± MORE OR LESS · DEGREES (ANGULAR) · MINUTES (ANGULAR) OR FEET (LINEAR) · SECONDS (ANGULAR) OR INCHES (LINEAR) MCSM MESA COUNTY SURVEY MARKER BLM BUREAU OF LAND MANAGEMENT ROW RIGHT-OF-WAY CDOT COLORADO DEPARTMENT OF TRANSPORTATION POB POINT OF BEGINNING POC POINT OF COMMENCING
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Stanley K. Werner COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 27279	WILCO SUBDIVISION OF LOTS 38 AND 39 LOCATED IN WESTGATE PARK E1/2 SW1/4 NW1/4 SECTION 10, T1S, R1W, UM MESA COUNTY, COLORADO High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451	PROJ. NO. 08-22 SURVEYED DRAWN CHK'D SHEET OF Rev. DATE: June, 2008 dc/tj rsk skw 1 1
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