

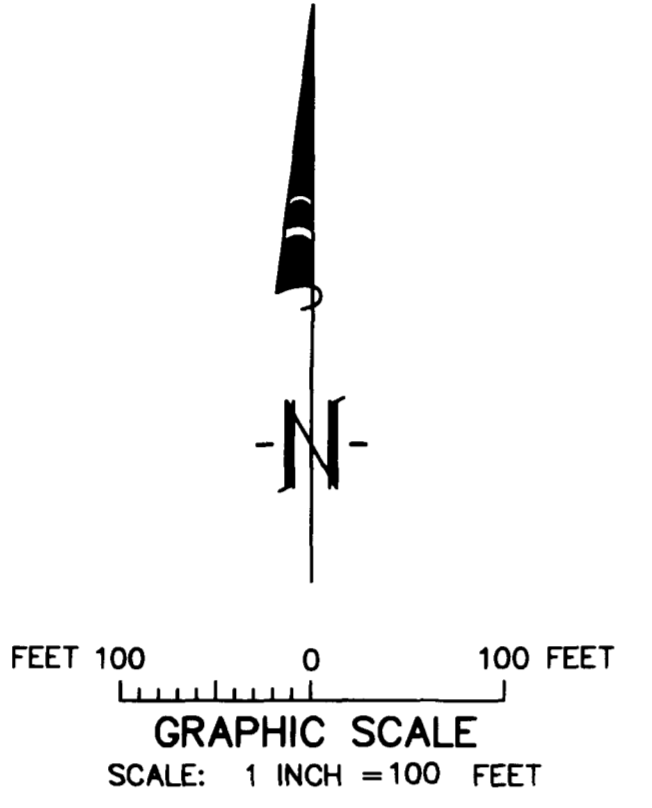
WHITE CAP SUBDIVISION  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO  
A REPLAT OF LOTS 1 AND 2, LEAH MARIE'S MINOR SUBDIVISION  
RECORDED IN PLAT BOOK 17 AT PAGE 286  
LOCATED IN THE N1/2 OF THE SE1/4-SW1/4 OF SECTION 22,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE PRINCIPAL MERIDIAN

CITY OF GRAND JUNCTION INFORMATION BOX  
THE ACCURACY OF ALL INFORMATION CONTAINED WITHIN THIS BOX  
SHALL BE THE RESPONSIBILITY OF THE CITY OF GRAND JUNCTION

VACATION OF EASEMENT recorded in Book 4847 at Pages 301  
GRANT OF IRRIGATION AND DRAINAGE EASEMENT recorded in Book 4847 at Pages 304  
SHARED ACCESS EASEMENT AGREEMENT recorded in Book 4847 at Pages 306

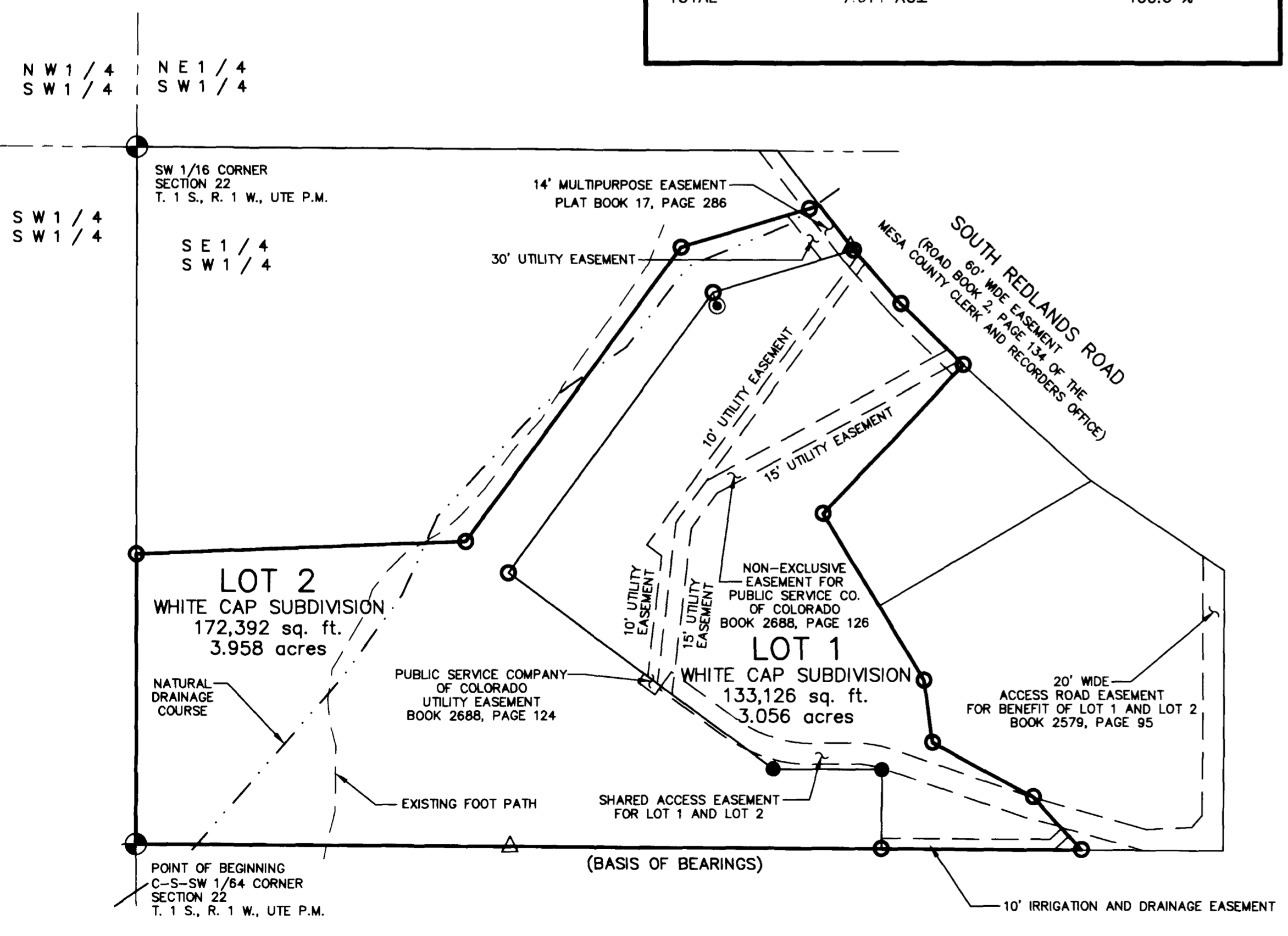
LEGEND

- FOUND 3/4" DIAMETER REBAR WITH 2" ALUMINUM CAP STAMPED LANDESIGN PLS 17485
  - FOUND 5/8" DIAMETER REBAR WITH 2-1/2" ALUMINUM CAP STAMPED THOMPSON-LANGFORD CORP. PLS 18480
  - FOUND 3-1/4" DIAMETER ALUMINUM CAP ON 2-1/2" DIAMETER ALUMINUM PIPE STAMPED QED PLS. 16413
  - FOUND 5/8" DIAMETER REBAR WITH 1" ILLEGIBLE RED PLASTIC CAP
  - FOUND 5/8" DIAMETER REBAR WITH 1-1/2" ALUMINUM CAP STAMPED COPE PLS 11221
  - SET 5/8" DIAMETER REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS 25954
- SECTION 22 SIXTEENTH LINES
- PLS PROFESSIONAL LAND SURVEYOR  
T. TOWNSHIP  
R. RANGE  
P.M. PRINCIPAL MERIDIAN  
± MORE OR LESS



WHITE CAP SUBDIVISION LAND USE AREA TABLE

DESCRIPTION	ACREAGE	PERCENTAGE OF TOTAL AREA
LOTS	7.014 AC±	100.0 %
TOTAL	7.014 AC±	100.0 %



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Todd Ferguson and Gisela Ferguson, as owners of that real property recorded in the office of the Clerk and Recorder of Mesa County, Colorado, in Book 3652 at Page 263, and Karl E. Miller and Denise A. Miller as owners of that real property recorded in Book 3019 at Page 931, do hereby plat said real property under the name and style of White Cap Subdivision, being a Re-Plat of Lot 1 and Lot 2, Leah Marie's Minor Subdivision and being a subdivision of a part of the City of Grand Junction, Colorado subdivided in accordance with the Plat shown hereon.

DESCRIPTION OF WHITE CAP SUBDIVISION

Lot 1 and Lot 2, Leah Marie's Minor Subdivision as said Subdivision was recorded in the office of the Clerk and Recorder of Mesa County, Colorado on March 3, 2000 in Plat Book 17 at Page 286.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities as a perpetual easement 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 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 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 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

All lienholders of record are shown hereon.

OWNERS OF LOT 1, LEAH MARIE'S MINOR SUBDIVISION:

Karl E. Miller and Denise A. Miller,  
Karl E. Miller Denise A. Miller 4-7-09  
Date Date Date

ACKNOWLEDGMENT OF OWNERS

State of Colorado } ss.  
County of Mesa }  
On the 7th day of April, A.D. 2008 before me the undersigned official personally appeared Karl E. Miller and Denise A. Miller and acknowledged that they executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF I hereunto affix my hand and official seal.

My commission expires: 10-29-2009

Baylan Henderson  
Notary Public

LIENHOLDER'S RATIFICATION OF PLAT

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 3542, PAGE 779 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CITIMORTGAGE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Assistant Vice President.

WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY 10th OF February, 2008.

BY: Shelley L. Hess FOR: Citi Mortgage, Inc.

TITLE: Assistant Vice President

ACKNOWLEDGMENT OF LIENHOLDER'S RATIFICATION OF PLAT

State of Colorado } ss.  
County of Mesa }  
On the 10th day of February, A.D. 2008 before me the undersigned official personally appeared Shelley L. Hess and acknowledged that the execution the foregoing Lienholder's Ratification of Plat for the purposes therein contained.

IN WITNESS WHEREOF I hereunto affix my hand and official seal.

Deborah A. Grummitt  
Notary Public, Deborah A. Grummitt

My commission expires: May 5, 2012

OWNERS OF LOT 2, LEAH MARIE'S MINOR SUBDIVISION:

Todd Ferguson and Gisela Ferguson,  
Todd Ferguson Gisela Ferguson April 7, 2008  
Date Date Date

ACKNOWLEDGMENT OF OWNERS

State of Colorado } ss.  
County of Mesa }  
On the 7th day of April, A.D. 2008 before me the undersigned official personally appeared Todd Ferguson and Gisela Ferguson and acknowledged that they executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF I hereunto affix my hand and official seal.

My commission expires: 10-29-2009

Baylan Henderson  
Notary Public

LIENHOLDER'S RATIFICATION OF PLAT

I MARK F. NICHOLS, HEREBY CERTIFY THAT I AM A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREON DESCRIBED AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT MY SECURITY INTEREST WHICH IS RECORDED IN BOOK 3652, PAGE 264 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, SAID MARK F. NICHOLS HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS 13th day of April, 2008.

BY: Mark F. Nichols  
MARK F. NICHOLS

ACKNOWLEDGMENT OF LIENHOLDER'S RATIFICATION OF PLAT

State of Colorado } ss.  
County of Mesa }  
On the 13th day of April, A.D. 2008 before me the undersigned official personally appeared Mark F. Nichols and acknowledged that he executed the foregoing Lienholder's Ratification of Plat for the purposes therein contained.

IN WITNESS WHEREOF I hereunto affix my hand and official seal.

My commission expires: 9/2/09  
Cynthia J. McKee  
Notary Public

TITLE CERTIFICATION

STATE OF COLORADO } ss. AB  
COUNTY OF MESA }  
Abstract Title Co. of Mesa County, Inc.  
WE, Abstract Title Co. of Mesa County, Inc., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO LOT 1, LEAH MARIE'S MINOR SUBDIVISION, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO KARL E. MILLER AND DENISE A. MILLER; 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. AS OF 4/13/2008

DATE: 4/22/2009

BY: Barbara A. Griffin TITLE EXAMINER  
Barbara A. Griffin TITLE EXAMINER  
(PRINT) NAME TITLE

STEWART TITLE OF COLORADO, INC. (M)  
Abstract Title Co. of Mesa County, Inc.

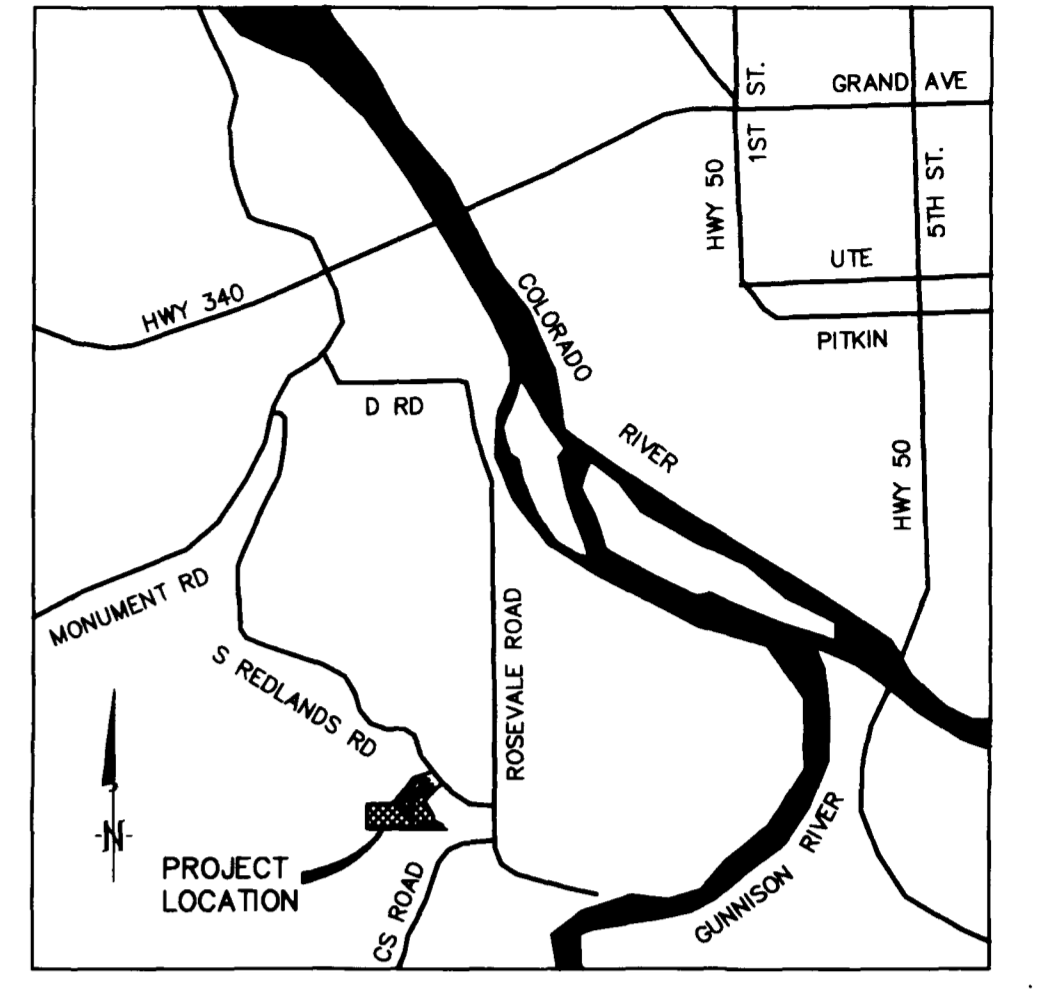
TITLE CERTIFICATION

STATE OF COLORADO } ss. AB  
COUNTY OF MESA }  
Abstract Title Co. of Mesa County, Inc.  
WE, Abstract Title Co. of Mesa County, Inc., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO LOT 2, LEAH MARIE'S MINOR SUBDIVISION, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO TODD FERGUSON AND GISELA FERGUSON; 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. AS OF 4/13/2009

DATE: 4/22/2009

BY: Barbara A. Griffin TITLE EXAMINER  
Barbara A. Griffin TITLE EXAMINER  
(PRINT) NAME TITLE

MERIDIAN LAND TITLE, LLC (M)  
Abstract Title Co. of Mesa County, Inc.



VICINITY MAP

NOTES:

- 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.
- PROPERTY DESCRIPTION AND RESEARCH FOR EASEMENTS OF RECORD WERE AB. PROVIDED BY MERIDIAN LAND TITLE, LLC OF MESA COUNTY, INC. FILE NUMBER 80321 DATED APRIL 5, 2000 AND BY STEWART TITLE OF COLORADO, INC. ORDER NUMBER 000274 DATED DECEMBER 16, 2008 FILE STRAIGHT TITLE CO. OF MESA COUNTY, INC. FILE NO. 928107 DATED 4/13/2009
- BASIS OF BEARINGS: THE SOUTH LINE OF LOT 2 MONUMENTED AT EACH END AS SHOWN HEREON IS ASSUMED TO HAVE A BEARING OF N 89° 40' 57" W WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- BOOK AND PAGE REFERENCES SHOWN HEREON REFER TO DOCUMENTS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO.
- THE LINEAL UNIT FOR DISTANCES SHOWN HEREON IS THE INTERNATIONAL FOOT.

CITY OF GRAND JUNCTION APPROVAL

This plat of White Cap Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted this 5 day of MAY, A.D. 2008.

Jim Madril City Manager  
Bar Hill City Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss.  
County of Mesa }  
I hereby certify that this instrument was filed in my office at 4:15 o'clock P. M. on the 6th day of MAY, A.D. 2008 and was duly recorded

in Book No. 4847 at Page No. 290-291 Reception No. 2487902  
Drawer No. WN-134 Fees 20.00

Janice Rich by Janice McWay Deputy  
Mesa County Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Jonathan M. Kobylarz, being a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this Subdivision Plat shown hereon was prepared under my direct responsibility, supervision and checking and is true and correct to the best of my knowledge and belief. This survey complies with applicable sections of C.R.S. §38-51-101, et seq.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 17th day of April, A.D. 2008.

Jonathan M. Kobylarz  
Registration No. 10000  
Professional Land Surveyor

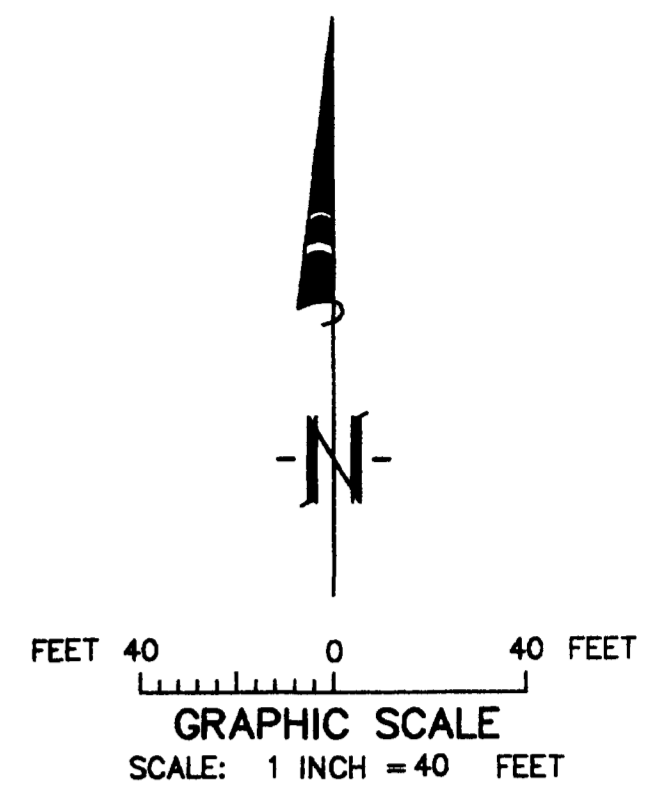
DRAWN BY: J.M.K.  
FIELD BY: J.M.K.  
CHECKED BY: J.M.K.

JONATHAN M. KOBYLARZ, P.L.S.  
CONSULTING LAND SURVEYOR  
P.O. BOX 40893, GRAND JUNCTION, CO 81504  
Ph/Fx: (970) 434-3109 ~ email: jmk\_pls @ bresnan.net

TADD AND GISELA FERGUSON GRAND JUNCTION, CO  
WHITE CAP SUBDIVISION  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO  
LOCATED IN THE N1/2 OF THE SE1/4-SW1/4 OF SECTION 22, T. 1 S., R. 1 W., UTE P.M.

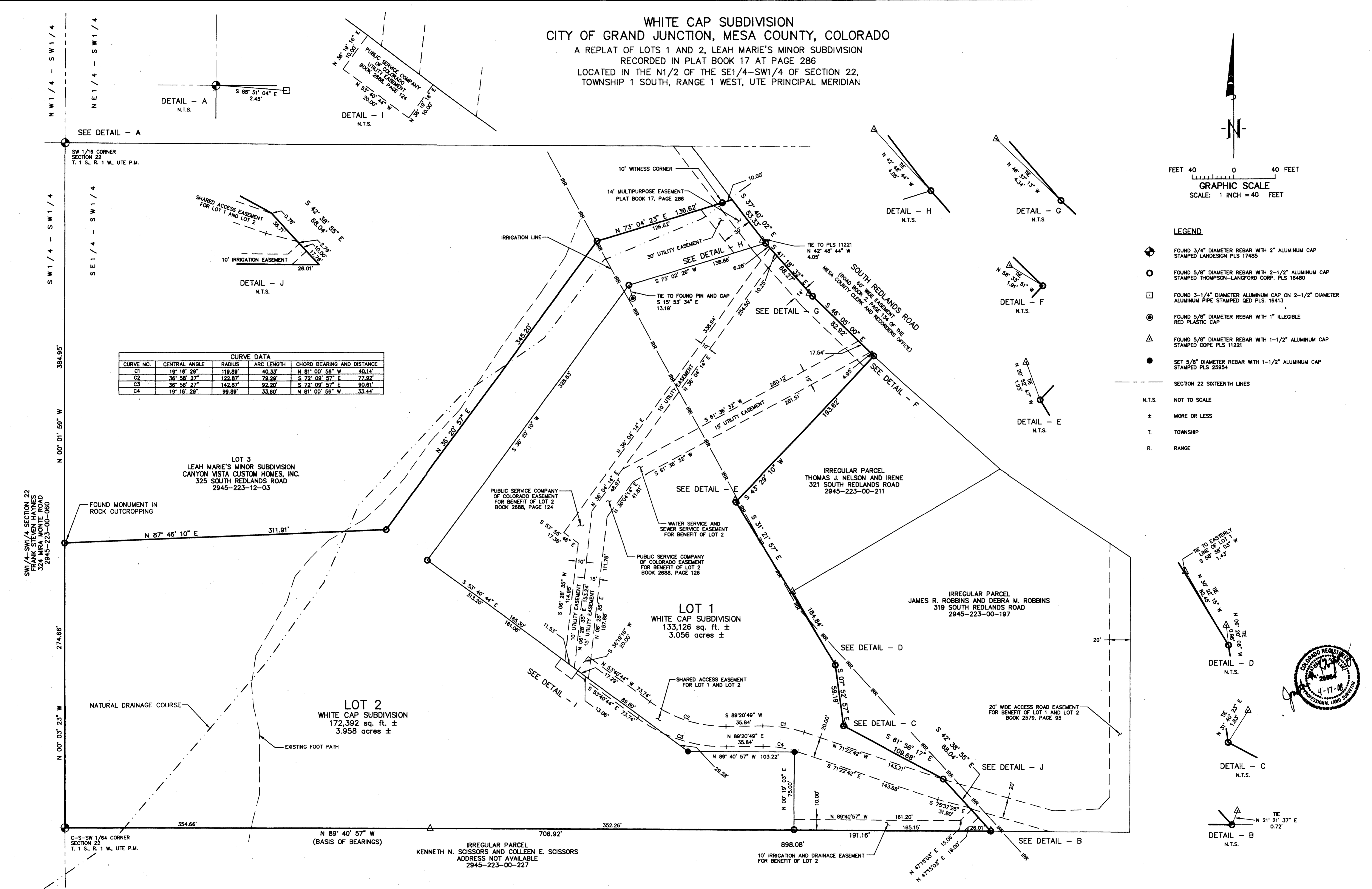
SCALE: 1" = 100'  
JOB NO: 3022-001  
DATE: 04-16-08  
SHEET NO: 1 of 2

**WHITE CAP SUBDIVISION**  
**CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO**  
 A REPLAT OF LOTS 1 AND 2, LEAH MARIE'S MINOR SUBDIVISION  
 RECORDED IN PLAT BOOK 17 AT PAGE 286  
 LOCATED IN THE N1/2 OF THE SE1/4-SW1/4 OF SECTION 22,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE PRINCIPAL MERIDIAN



- LEGEND**
- ◆ FOUND 3/4" DIAMETER REBAR WITH 2" ALUMINUM CAP STAMPED LANDESIGN PLS 17485
  - FOUND 5/8" DIAMETER REBAR WITH 2-1/2" ALUMINUM CAP STAMPED THOMPSON-LANGFORD CORP. PLS 18480
  - FOUND 3-1/4" DIAMETER ALUMINUM CAP ON 2-1/2" DIAMETER ALUMINUM PIPE STAMPED QED PLS. 16413
  - FOUND 5/8" DIAMETER REBAR WITH 1" ILLEGIBLE RED PLASTIC CAP
  - △ FOUND 5/8" DIAMETER REBAR WITH 1-1/2" ALUMINUM CAP STAMPED COPE PLS 11221
  - SET 5/8" DIAMETER REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS 25954
  - SECTION 22 SIXTEENTH LINES
  - N.T.S. NOT TO SCALE
  - ± MORE OR LESS
  - T. TOWNSHIP
  - R. RANGE

CURVE DATA				
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	19° 18' 29"	119.89'	40.33'	N 81° 00' 56" W 40.14'
C2	36° 58' 27"	122.87'	79.29'	S 72° 09' 57" E 77.92'
C3	36° 58' 27"	142.87'	92.20'	S 72° 09' 57" E 90.61'
C4	19° 18' 29"	99.89'	33.60'	N 81° 00' 56" W 33.44'



DRAWN BY: J.M.K.  
 FIELD BY: J.M.K.  
 CHECKED BY: J.M.K.

**JONATHAN M. KOBYLARZ, P.L.S.**  
 CONSULTING LAND SURVEYOR  
 P.O. BOX 40893, GRAND JUNCTION, CO 81504  
 Ph/Fx: (970) 434-3109 ~ email: jmk\_pls @ hresman.net

TADD AND GISELA FERGUSON  
 GRAND JUNCTION, CO

**WHITE CAP SUBDIVISION**  
**CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO**  
 LOCATED IN THE N1/2 OF THE SE1/4-SW1/4 OF SECTION 22, T. 1 S., R. 1 W., UTE P.M.

SCALE: 1" = 40'  
 JOB NO: 3022-001  
 DATE: 04-16-08  
 SHEET NO: 2 of 2