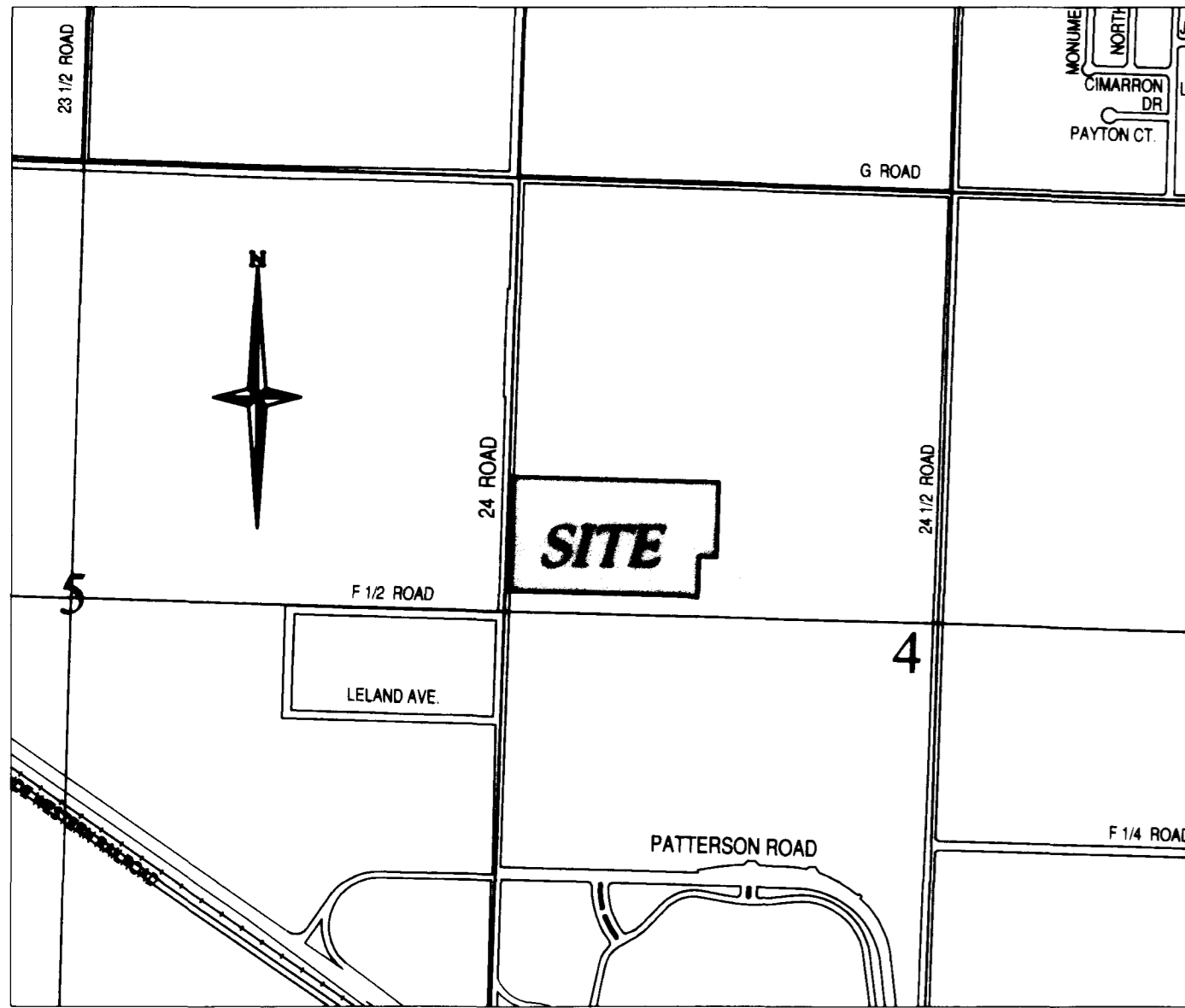


# CANDLEWOOD HILTON SUBDIVISION

## A REPLAT OF LOT 1 OF CANYON VIEW NORTH SUBDIVISION - RECEPTION NO: 2357642 LOCATED IN THE SW 1/4 OF THE NW 1/4, SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN



VICINITY MAP  
SCALE: 1" = 1000'

AREA SUMMARY		
LOT 1	3.236 Acres	16.4%
LOT 2	1.973 Acres	10.0%
LOT 3	2.657 Acres	13.5%
LOT 4	11.024 Acres	55.9%
R.O.W.	0.835 Acres	4.2%
<b>TOTAL</b>	<b>19.725 Acres</b>	<b>100%</b>

**STATEMENT OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
THE UNDERSIGNED, WTN COEX IV, LLC, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWNSHIP 1 SOUTH, RANGE 1 WEST, SECTION 4, UTE MERIDIAN, MESA COUNTY, COLORADO, THE EVIDENCE OF OWNERSHIP OF WHICH IS DEMONSTRATED IN AN INSTRUMENT RECORDED IN BOOK 4334 AT PAGE 788, RECEPTION NO. 2358782 OF THE MESA COUNTY RECORDS; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 1 OF CANYON VIEW NORTH SUBDIVISION AS RECORDED IN BOOK 4330 AT PAGES 133-134, RECEPTION NUMBER 2357642 OF THE MESA COUNTY RECORDS.  
THAT SAID OWNERS HAS BY THESE PRESENTS LAID OUT AND CAUSED TO BE SURVEYED THE ABOVE DESCRIBED REAL PROPERTY AS SHOWN HEREON, AND DESIGNATES THE SAME AS CANDLEWOOD HILTON SUBDIVISION, A SUBDIVISION OF CITY OF GRAND JUNCTION, COLORADO.  
THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:  
\* ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER  
\* ALL ACCESS EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC. THE PROPERTY OWNERS ARE NOT RELIEVED OF THEIR RESPONSIBILITY TO INSPECT, INSTALL, OPERATE, MAINTAIN AND REPAIR THE ACCESS EASEMENT  
\* ALL UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE 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 MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE 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/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 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 DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR THE INSPECTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF DETENTION AND DRAINAGE FACILITIES AND APPURTENANTS THERETO. THE CITY OF GRAND JUNCTION IS DEDICATED REASONABLE INGRESS/EGRESS ACCESS TO THE DRAINAGE/DETENTION EASEMENT AREAS. THE OWNER(S) AND/OR THE PROPERTY OWNERS' ASSOCIATION, IF ONE EXISTS, IS NOT RELIEVED OF ITS RESPONSIBILITY TO INSPECT, INSTALL, OPERATE, MAINTAIN, AND REPAIR THE DETENTION AND DRAINAGE FACILITIES.  
\* SAID OWNER HEREBY ACKNOWLEDGES THAT ALL LIENHOLDERS OR ENCUMBRANCERS, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

EXECUTED THIS 6<sup>th</sup> DAY OF November 2009  
BY: J. Unger  
STATE OF COLORADO )  
COUNTY OF MESA )  
THE FOREGOING STATEMENT OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY J. Unger AS Manager OF WTN COEX IV, LLC THIS 6<sup>th</sup> DAY OF November 2009 FOR THE AFOREMENTIONED PURPOSES.

NOTARY PUBLIC Marcia D. Wittman  
MY COMMISSION EXPIRES: October 5, 2013

- NOTES:
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR SOUDER MILLER AND ASSOCIATES. ALL INFORMATION REGARDING OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OF RECORD, ADJOINERS, AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE TO THIS PROPERTY IS FROM A TITLE COMMITMENT PREPARED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY, INC., NO. 00921675 C, DATED APRIL 14, 2008.
  - MONUMENTS FOUND WITHIN 0.25' OF RECORD ARE CONSIDERED AS BEING IN RECORD POSITION.
  - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE FROM ABOVE GROUND STRUCTURES OR MARKING BY THE RESPECTIVE UTILITY COMPANIES AND/OR THEIR LOCATER SERVICES, AND DRAWING PROVIDED BY THE UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO DETERMINE EXACT LOCATION AND DEPTHS OF UNDERGROUND UTILITIES AND STRUCTURES. ACTUAL LOCATION MAY VARY SLIGHTLY FROM THOSE AS SHOWN HEREON AND ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
  - PART OF THIS PROPERTY LIES WITHIN THE 100 YR FLOODPLAIN AS DEPICTED ON COMMUNITY PANEL NUMBER 080115-0460-B AND DATED JULY 15, 1992.
  - RIGHT OF WAY AS GRANTED TO GRAND VALLEY RURAL POWER LINES, INC. BY INSTRUMENT RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 148. UNABLE TO PLOT.
  - EASEMENT AND AGREEMENT RECORDED DECEMBER 13, 1977 IN BOOK 1130 AT PAGE 204. UNABLE TO PLOT.
  - RIGHT OF WAY FOR LEACH WASH AS DISCLOSED BY MESA COUNTY ROAD DOCUMENT FILED JUNE 25, 1973 AT RECEPTION NO. 1049561. UNABLE TO PLOT.

**SURVEYOR'S STATEMENT**

I, LYNN D. LANTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF CANDLEWOOD HILTON SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, STATE OF COLORADO, HAS BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE SAME. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION LAND DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO. THIS STATEMENT IS APPLICABLE ONLY TO THE SURVEY DATA REPRESENTED HEREON, AND DOES NOT REPRESENT A WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS, OR QUALITY OF TITLE. THIS STATEMENT IS NOT A GUARANTEE, EITHER EXPRESSED OR IMPLIED.

**LIENHOLDERS RATIFICATION OF PLAT**  
THE UNDERSIGNED Mark W. Ault, 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 SECURED BY A DEED OF TRUST RECORDED IN BOOK 4330 AT PAGES 572 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 BE SIGNED BY ITS President, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6<sup>th</sup> DAY OF November 2009  
BY: Mark W. Ault FOR: Alliance Bank  
STATE OF Kansas  
COUNTY OF Edwards

THE FOREGOING LIENHOLDERS' RATIFICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY Mark W. Ault OF Alliance Bank THIS 6<sup>th</sup> DAY OF November 2009 FOR THE AFOREMENTIONED PURPOSES.  
Connie Ann Call  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/29/10

**TITLE COMPANY'S CERTIFICATE**  
ABSTRACT AND TITLE COMPANY OF MESA COUNTY, COLORADO, HAS EXAMINED THE TITLE TO LANDS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT OF CANDLEWOOD HILTON SUBDIVISION AND CERTIFIES THAT THE TITLE TO SUCH LAND AS DESCRIBED IN THE OWNER'S STATEMENT AND DEDICATION SHOWN HEREON IS VESTED IN WTN COEX IV, LLC. THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS SHOWN HEREON AS EVIDENCE BY TITLE COMMITMENT NUMBER 00921675C PREPARED BY THE COMPANY, as of November 6, 2009.  
BY: Est. Wilson TITLE: Pres.

**CITY APPROVAL**  
THIS PLAT OF CANDLEWOOD HILTON SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 12 DAY OF November  
Jim Medvid CITY MANAGER  
Ed Hill MAYOR

STATE OF COLORADO )  
COUNTY OF MESA )  
THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 2:25 O'CLOCK P.M., ON 19<sup>th</sup> DAY OF November, 2009 A.D., AND WAS RECORDED AT RECEPTION NO. 2513435, BOOK 4944, PAGE 251258, DRAWER NO. XX-56, FEES 20.00 + 1.00  
BY: Janice Rich CLERK AND RECORDER  
Janice Rich DEPUTY

FOR CITY USE ONLY

BOOK	PAGE	TYPE
<u>4944</u>	<u>253</u>	RESTRICTIVE COVENANTS AND GRANT OF EASEMENT UPON CONDITION SUBSEQUENT



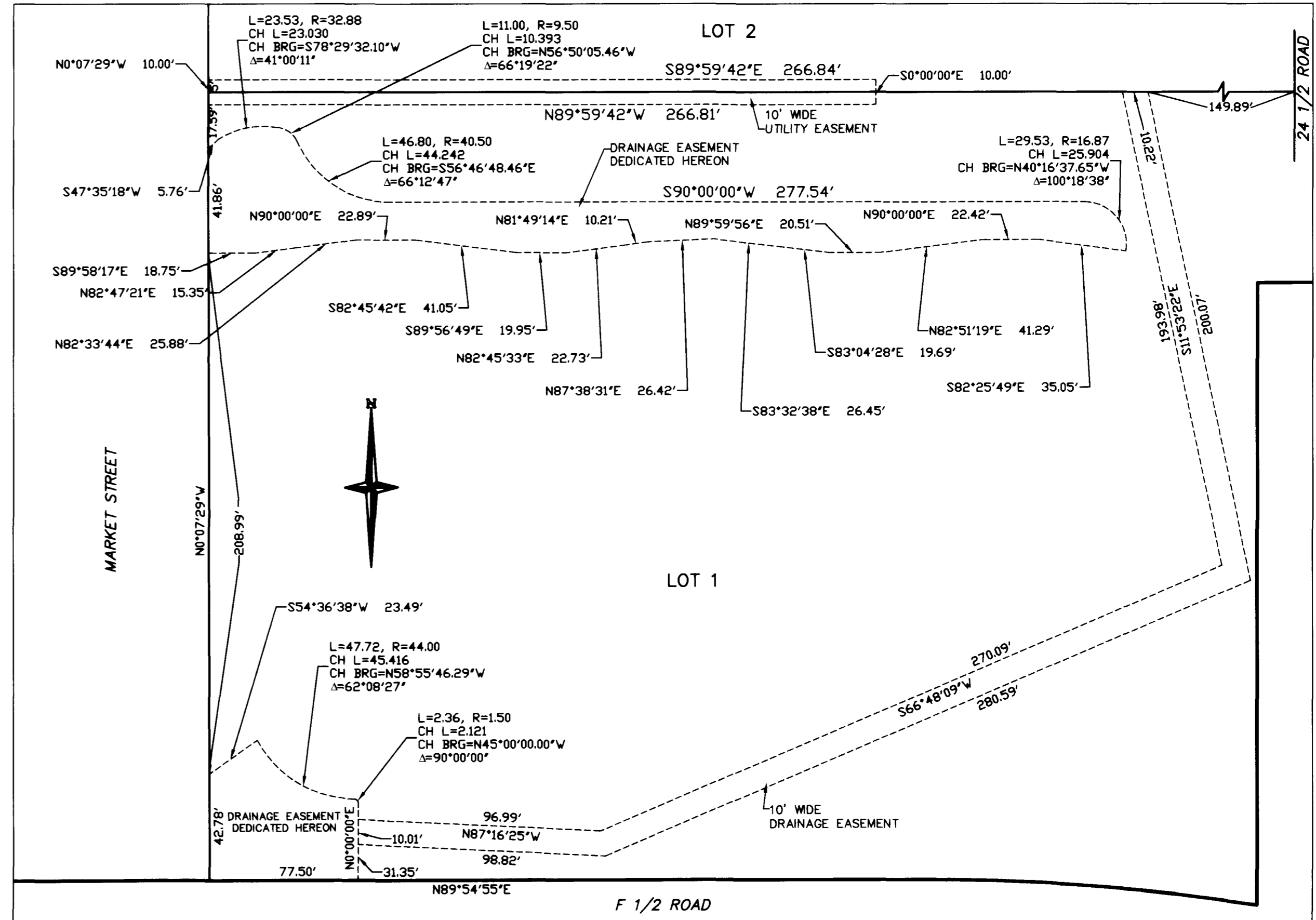
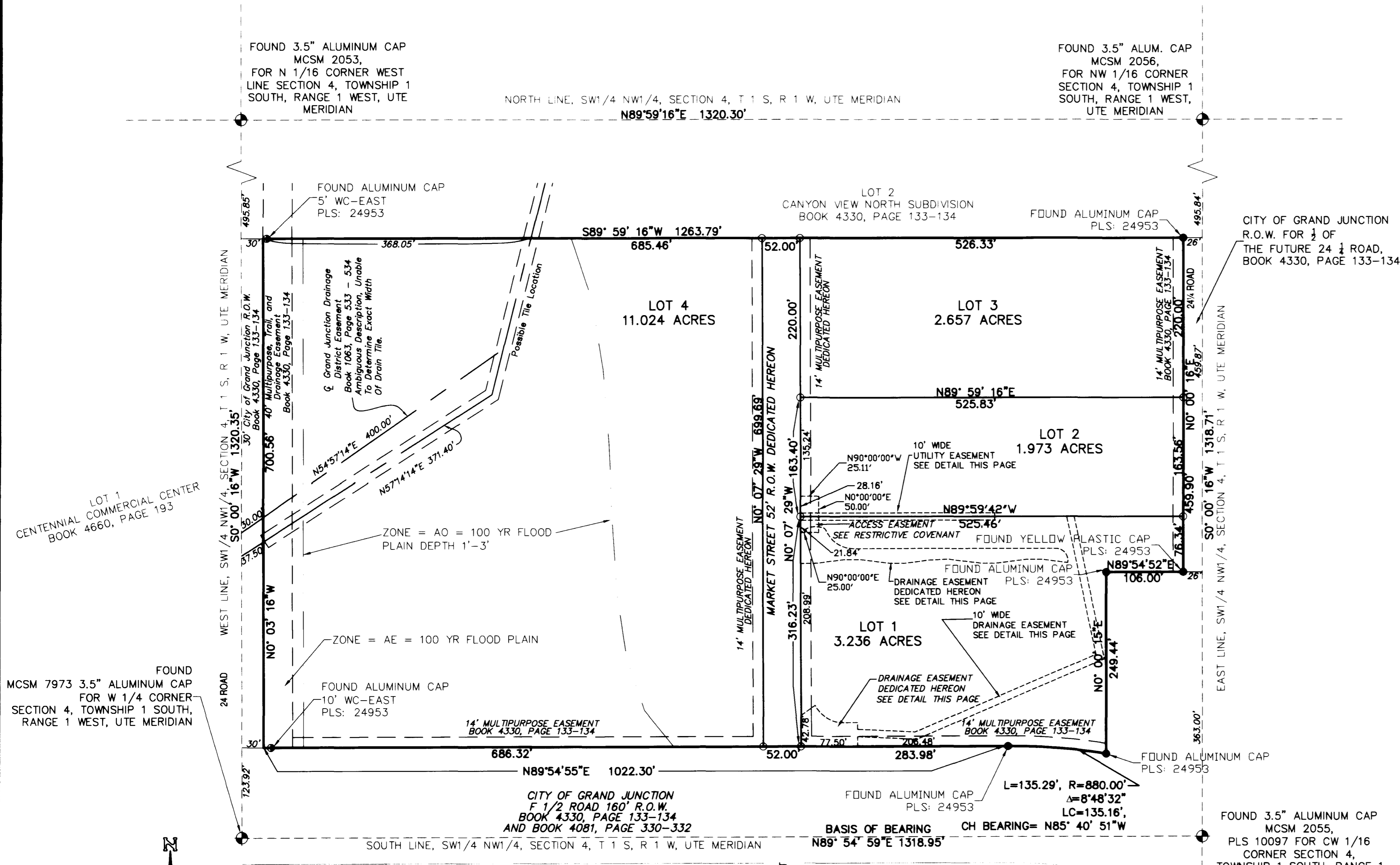
**CANDLEWOOD HILTON SUBDIVISION**  
  
LOCATED IN THE SW 1/4 NW 1/4 OF SECTION 4  
TOWNSHIP 1 SOUTH, RANGE 1 WEST  
UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

JOB #: 9818002 DRAWN BY: JPF DATE: 10/9/2009 SHEET #: 1 OF 2

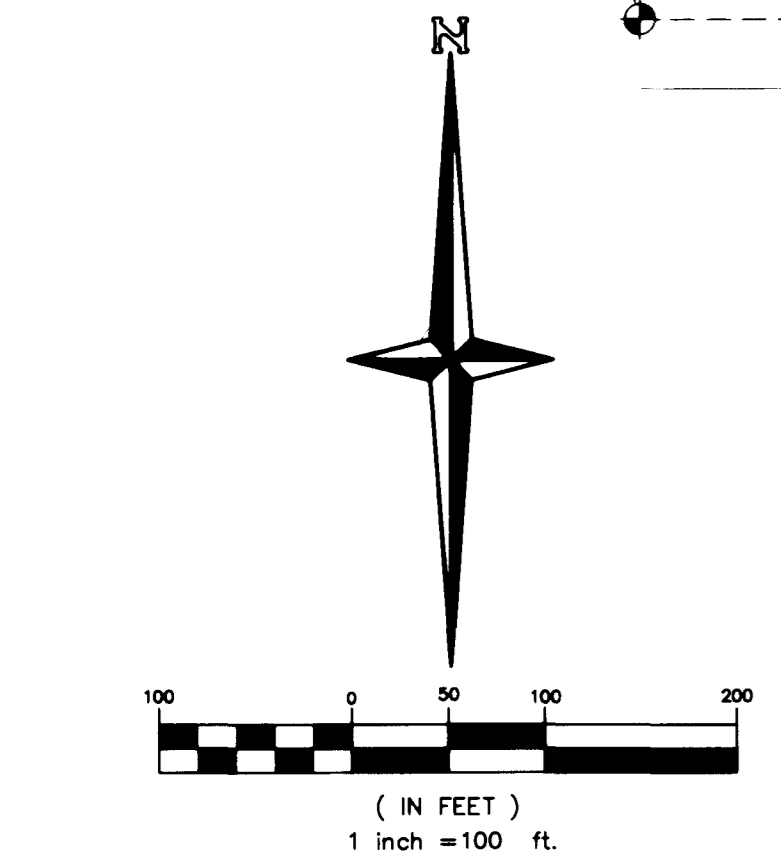
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# CANDLEWOOD HILTON SUBDIVISION

A REPLAT OF LOT 1 OF CANYON VIEW NORTH SUBDIVISION, RECEPTION NO: 2357642  
 LOCATED IN THE SW 1/4 OF THE NW 1/4, SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 UTE MERIDIAN



DRAINAGE & UTILITY  
 EASEMENTS DETAIL  
 SCALE: 1" = 40'



- LEGEND**
- FOUND PROPERTY CORNER — AS NOTED
  - ⊙ FOUND WITNESS CORNER — AS NOTED
  - ⊕ FOUND MCSM — AS NOTED
  - SET ALUMINUM CAP PLS 12046 ON NO.5 REBAR
  - ALIQUOT LINE
  - ==== SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - EXTENT OF 100 YEAR FLOODPLAIN
  - CENTERLINE
  - EASEMENT LINE

- LIST OF ABBREVIATIONS USED ON THIS PLAT**
- NE: NORTHEAST
  - NW: NORTHWEST
  - SE: SOUTHEAST
  - SW: SOUTHWEST
  - FAC: FOUND ALUMINUM CAP
  - R: RADIUS OF CURVE
  - CL: CENTERLINE
  - FND: FOUND
  - CB: BEARING OF LONG CHORD OF CURVE
  - LC: LENGTH OF LONG CHORD OF CURVE
  - L: ARC LENGTH OF CURVE
  - Δ: INTERIOR/DEFLECTION ANGLE OF CURVE
  - T: TOWNSHIP
  - R: RANGE
  - R.O.W.: RIGHT-OF-WAY
  - PLS: PROFESSIONAL LAND SURVEYOR
  - MCSM: MESA COUNTY SURVEY MARKER
  - POB: POINT OF BEGINNING
  - CORP: CORPORATION
  - N: NORTH
  - E: EAST
  - S: SOUTH
  - W: WEST

**BASIS OF BEARING and Linear Units:**  
 The bearing between the found 3.5" ALUMINUM CAP MCSM #7973 at the W 1/4 Cor. of Sec. 4, Township 1 South, Range 1 West, of the Ute Meridian, and the found 3.5" ALUMINUM CAP MCSM 2055 at the CW 1/16 Cor. Sec. 4 Township 1 South, Range 1 West, of the Ute Meridian is assumed to bear N89°54'59"E to correspond to the Mesa County Local Coordinate System.  
 Linear units are in U.S. Survey Feet defined as exactly one Meter equals 3937/1200 ft.

Notice: 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.

**CANDLEWOOD HILTON SUBDIVISION**

LOCATED IN THE SW 1/4 NW 1/4 OF SECTION 4  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST  
 UTE MERIDIAN  
 GRAND JUNCTION, MESA COUNTY, COLORADO

JOB #: 9818002

DRAWN BY: JPF

DATE: 10/9/2009

SHEET #: 2 OF 2

**SMA**

**SOUDER, MILLER & ASSOCIATES**  
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