VAUGHN SUBDIVISION

A part of LOT 5 SEC 24 TIS RIW U.M.

		F GRAND JUNCTION	I MESA COI	INTY COLORADO	SUBLIVISION
DEDICATION	CIII OI	GRAND JUNCTION	, MEDA COC	IVII, COLICIADO	FLAMPLITE LAGUNA DR
KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the heirs of E.J. Hall a/k/a Edward J. Hall a/k/a/ Edward Jet Hall, Donald E. Carpenter, Chris V. Olcott and Greg A. Vaughn; are the owners of the property situate in the SE 1/4 NW 1/4 of Section 17, Township 1 South, Range of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more parties described as follows:	ohn that 1 East rticularly	2945-243-00-097 CHAPMAN RANDALL	7 S		SANTA CLARA AV LS LS WOODD DA OLSON AVE
Commencing at the found Mesa County survey marker for the southwest corner of said Section 25, the basis of bearing being S89 °55 '28 "E along the south line of said Loto the W 1/16 corner of said Section 24, also being a found Mesa County survey made thence S89 °55 '28 "E a distance of 625.00 feet; thence N00 °04 '32 "E a distance of 30.00 feet to the point of beginning; thence N00 °04 '32 "E a distance of 264.00 feet; thence S89 °55 '28 "E a distance of 165.00 feet; thence S00 °04 '32 "W a distance of 66.00 feet; thence S89 °55 '30 "E a distance of 123.75 feet; thence S00 °04 '32 "W a distance of 66.00 feet; thence S00 °04 '32 "W a distance of 66.00 feet; thence S00 °04 '32 "W a distance of 61.88 feet; thence S00 °04 '32 "W a distance of 132.00 feet; thence S00 °04 '32 "W a distance of 103.13 feet to the point of beginning. Said parcel contains 0.63 acres more or less.	d ot 5 rker;				MIGAELA'S PL E UNAWEEP AV OLSON AVE
thence S89 *55 '28 "E a distance of 625.00 feet; thence NOO *04 '32 "E a distance of 30.00 feet to the point of beginning; thence NOO *04 '32 "E a distance of 264.00 feet;	†	S89°55′28″E	165.00°	*	M ST
thence S89°55'28°E a distance of 165.00 feet; thence S89°55'30°E a distance of 123.75 feet; thence S89°55'30°E a distance of 123.75 feet; thence S00°04'32°W a distance of 66.00 feet;					E PAPI E
thence S89°55'30"E a distance of 61.88 feet; thence S00°04'32"W a distance of 132.00 feet; thence N89°55'28"W a distance of 103.13 feet to the point of beginning.				12 1 1 2 1 	MILO OF THE PROPERTY OF THE PR
Said Owners have by these presents laid out, platted and subdivided the above-des real property into Lots as shown hereon, and designated the same as VAUGHN SUBDIV in the City of Grand Junction, County of Mesa, State of Colorado.	cribed E &	LOT 1		S00.8 S. O. M. O.	PINON CT
in the City of Grand Junction, County of Mesa, State of Colorado. Owners further certify that all lienholders, if any, are represented hereon.	3-29-0 MILY I	O.25 ACRES		WAR	VICINITY MAP
100. 11 Au 11.	945-24 KING E			NO REC	N. T. S.
Donald E. Carpenter Chris V. Olcott Gree A. Vaughn	augh.			98	
Naven Hall for est of E. J.		W. C. = 1.00' 165.00'			
Never Hall for est. of E. g.	7 pm	41.25' 123.75'	N89°55'28"W	State of	TITLE CERTIFICATION
The Heirs of E.J. Hall a/k/a Edward J. Hall a/k/a/ Edward John Hall, c/o Warren Hall		7,38,			of Colorado of Mesa Closing & Title Services, LLC, issuing agent for Westcor Land Title Insurance a title insurance company, as duly licensed in the State of Colorado, hereby that we have examined the title to the hereon described property, that we find
STATE OF COLORADO)		00.00		Company certify the tit. a/k/a/ E	a title insurance company, as duly literased in the distribed property, that we find that we find le to the hereon described property, that we find le to the property is vested to the heirs of E.J. Hall a/k/a Edward J. Hall left was a companied to the heirs of E.J. Hall a/k/a Edward J. Hall left was a companied to the left was a companied to the companied to the companied by law are shown hereon and that there are no other
The foregoing instrument was acknowledged before me this 29 day of A.D., 2013 by Donald E. Carpenter, Chris y Olcott and Greg Vaughn.	il Control	2945-243-0 MENAPACE : GISSON JOI	00-095 TDA M LEEN M	encumbra	e current taxes have been paid; that all mortgages not satisfied or released of or otherwise terminated by law are shown hereon and that there are no other ances of record; that all easements, reservations and right-of-ways of record wn hereon.
Witness my hand and official seal:	BREE A. PEASE			2000	129/2013 au auix Univo.
My commission expires: 4/4/2916		99.0		Date:	
STATE OF COLORADO)) SS COUNTY OF MESA)	My Commission Expires 04/04/2016	S89°55'30"E 61.88'			LIENHOLDERS RATIFICATION OF PLAT
The foregoing instrument was acknowledged before me this day of A.D., 2013 by the heirs of E.J. Hall a/k/a Edward J. Hall a/k/a/ Edward John Hoc/o Warren Hall.	n all, Estate	DOS 00 00 E 01.00		The und upon th	dersigned, hereby certifies that it is a holder of a security interest he property hereon described and does hereby join in and consent to dication of the land described in said dedication by the owners thereof ree that its security interest which is recorded in Book 4558 at Page 261 public records of Mesa County, Colorado shall be subordinated to the
Witness my hand and official seal:	THE PURE			and agr of the dedicat	ree that its security interest which is recorded in Book 4558 at Page 261 public records of Mesa County, Colorado shall be subordinated to the tions shown hereon.
My commission expires: 4/4/2016	PEASE			BY:	Joshlem Bland FOR: BANK OF COLORADO
	My Commission Expires 04/04/2016			O STATE O	OF COLORADO)
	43-29- LA GEC		1, 26,	COUNTY The fol	OF MESA) regoing Lienholders Ratification was acknowledged before me this 294 day
CITY APPROVAL This plat of Vaughn Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted	2945-2.		70.00	of _O Witness	my hand and official seal: Notary Public Notary Public
on the 36 day of APRIL 2013.		LOT 2 0.38 ACRES	SA -094 W R C	My com	mission expires: October 31, 7013
City Mahagoer City Mayor	200	U. SO ACILES	243-00 IN SEAI N RACH		LAURIE
City Manager City Mayor	~		2945-, HANSC HANSO		MARTIN
				4.32."E	My Commission Empires 10/31/2013
CLERK AND RECORDER'S CERTIFICATE				2. 00N	
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County,	Colorado		,00	 	SURVEYOR'S STATEMENT I, Michael W. Drissel, a registered Professional Land Surveyor in the State
at 3:41 o'clock M., on this Andday of May 2013 A.D., and was recorded a Reception No. 1014-2053494 Book 5448 and Page (003 Drawer No. 22-32 and Fees 10.001.00		' x 2' UTILITY EASEMENT BOOK 2306 PAGE 102	 		I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or wanranty, either expressed or implied. Title research was supplied by Westcor Land Title Insurance Company under Order No. MS21300685-2 (amended).
and Fees 10.47.6.	P.O.B.	BOOK 2306 PAGE 102			Company under Order No. MS21300685-2 (amended).
Clerk and Recorder		103.13' N89°55'28"W			Jones Park Control of the Control of
LEGEND & ABBREVIATIONS	SW COR. SEC. 24 MCSM #121-1	UNAWEEP AVE. PETETIONED R.O.W. ROAD BOOK 1 PAGE 16			MACH 1869 ST. CO. ST.
FOUND MESA COUNTY SURVEY MARKER FOUND #5 REBAR BARE SET 2" ALUMINUM CAP STAMPED LS 20677	MCSM #121-1	165.00' BASIS OF BARING FROM THE G.V.A.	L.C.S.		
FOUND #5 REBAR W/1.5" ALUMINUM CAP LS 27266	- 389 33			W 1/16 COR. SEC. 24 MCSM #1234-1	VAUGHN SUBDIVISION
SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677					LOCATED IN
SET LEAD TAG & TACK STAMPED LS 20677 G V A I C S = GRAND VALLEY AREA					LOT 5, SEC. 24, T1S, R1 W, U.M.
G.V.A.L.C.S.= GRAND VALLEY AREA LOCAL COORDINATE SYSTEM W.C. = WITNESS CORNER P.O.B.= POINT OF BEGINNING R.O.W. = RIGHT OF WAY		4 22	A CITICIADV		D H SURVEYS INC.
H.U.W. = HIGHT OF WAY MCSM = MESA COUNTY SURVEY MARKER SEC = SECTION T = PANCE P = PANCE		,	A SUMMARY = 0.63 AC. / 100%	0 20 40	60 118 OURAY AVE GRAND JUNCTION, CO.
R = RANGE U.M. = UTE MERIDIAN ALL EXTERIOR MONUMENTS EMBEDDED IN CONCRETE	NOTICE: According to Colorado law you mu action based upon any defect in the surv after you first discover such defect. In	ust commence any legal TOTAL : vey within three years o no event may any action	= 0.63 AC. / 100%	LINEAL UNITS = U.S. SURVEY FEET	(970) 245-8749 Designed By M. W. D. Checked By S. L. H. Job No. 1322-13-01
IN CONCRETE	action based upon any defect in the surv after you first discover such defect. In based upon any defect in this survey be years from the date of this certification	commenced more than ten n/statement shown hereon.			Designed By M. W. D. Checked By S. L. H. Job No. 1322-13-01

Date APRIL 2013 Sheet 1 OF 1