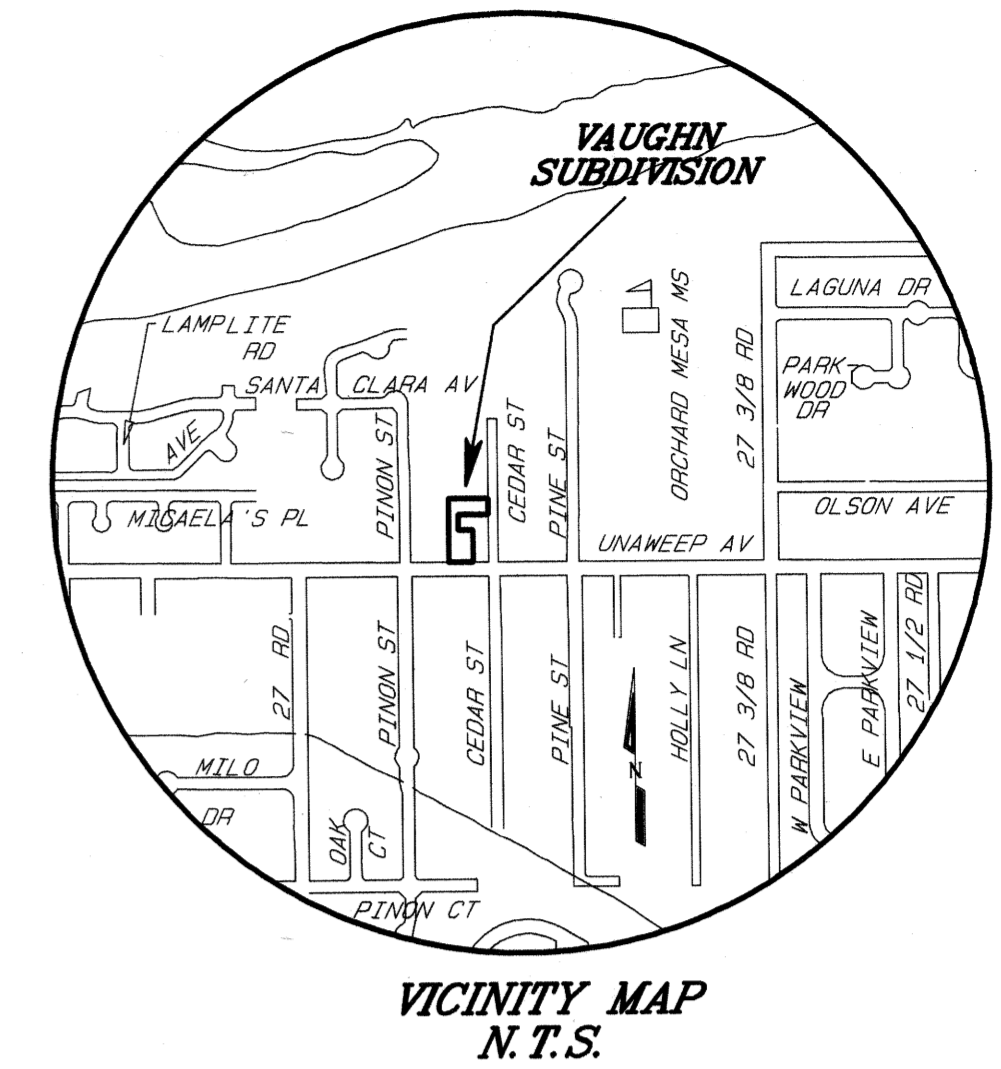


# VAUGHN SUBDIVISION

A part of LOT 5, SEC. 24, T1S, R1W, U.M.,  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



### DEDICATION

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 John Hall, Donald E. Carpenter, Chris V. Diccott and Greg A. Vaughn, are the owners of that real property situate in the SE 1/4 NW 1/4 of Section 17, Township 1 South, Range 1 East of the 10th Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the southwest corner of said Section 23, the basis of bearing being S89°55'28"E along the south line of said Lot 5 to the W 1/16 corner of said Section 24, also being a found Mesa County survey marker; 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 304.00 feet; thence S89°55'28"E a distance of 165.00 feet; thence S00°04'32"W a distance of 65.00 feet; thence S89°55'30"E a distance of 163.75 feet; thence S00°04'32"W a distance of 65.00 feet; 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. Said parcel contains 0.63 acres more or less.

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 VAUGHN SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado.

Owners further certify that all lienholders, if any, are represented hereon.

*Donald E. Carpenter*  
 Donald E. Carpenter

*Chris V. Diccott*  
 Chris V. Diccott

*Greg A. Vaughn*  
 Greg A. Vaughn

*Narven Hall for est. of E. J. Hall*  
 The Heirs of E. J. Hall  
 a/k/a Edward J. Hall a/k/a Edward John Hall,  
 c/o Warren Hall

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 29th day of April A.D., 2013 by Donald E. Carpenter, Chris Diccott and Greg Vaughn.

Witness my hand and official seal: *Bree A. Pease*  
 Bree A. Pease  
 Notary Public

My commission expires: 4/4/2016



STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 29th day of April A.D., 2013 by the heirs of E. J. Hall a/k/a Edward J. Hall a/k/a Edward John Hall, Estate c/o Warren Hall.

Witness my hand and official seal: *Bree A. Pease*  
 Bree A. Pease  
 Notary Public

My commission expires: 4/4/2016



### 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 on the 30th day of April, 2013.

*[Signature]*  
 City Manager

*[Signature]*  
 City Mayor

### CLERK AND RECORDER'S CERTIFICATE

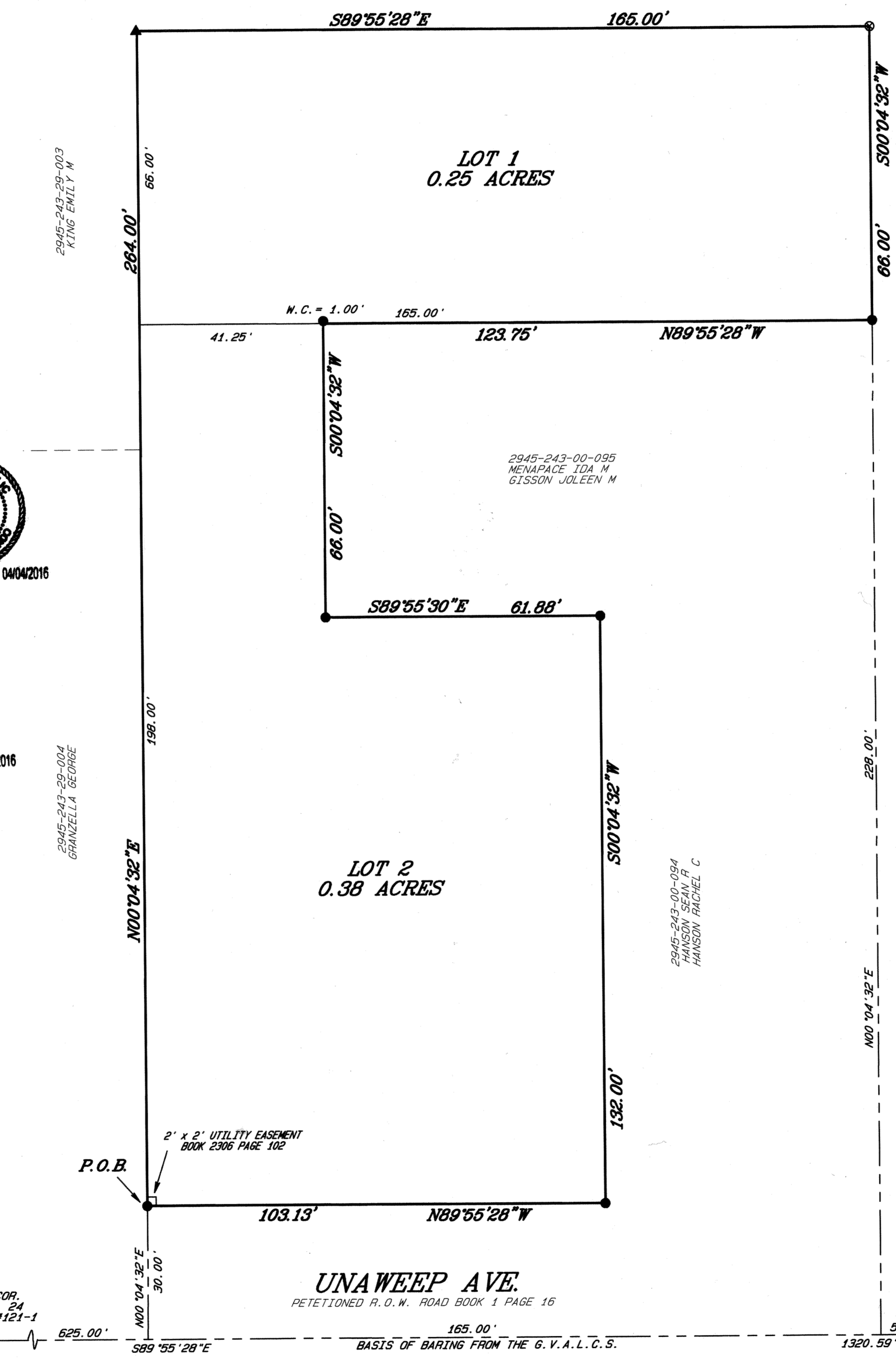
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:41 o'clock M., on this 29th day of May, 2013 A.D., and was recorded at Reception No. 2653494 Book 5468 and Page 603 Drawer No. 22-32 and Fees \$7.00

*Sheila Reiner*  
 Clerk and Recorder

*Brandi Mow*  
 Deputy

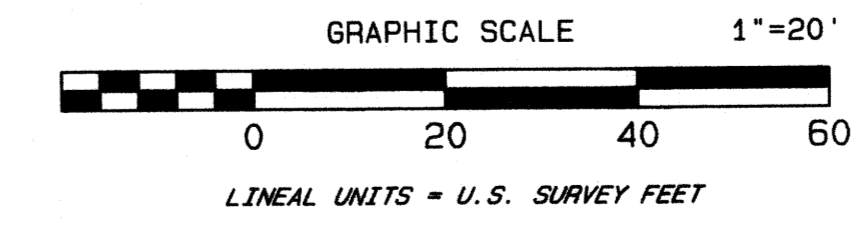
### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ▲ FOUND #5 REBAR BARE SET 2" ALUMINUM CAP STAMPED LS 20677
- FOUND #5 REBAR W/1.5" ALUMINUM CAP LS 27266
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- SET LEAD TAG & TACK STAMPED LS 20677
- 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
- MCSN = MESA COUNTY SURVEY MARKER
- SEC = SECTION
- T = TOWNSHIP
- R = RANGE
- U.M. = UTE MERIDIAN
- ALL EXTERIOR MONUMENTS EMBEDDED IN CONCRETE



**AREA SUMMARY**

LOTS = 0.63 AC. / 100%
TOTAL = 0.63 AC. / 100%



### TITLE CERTIFICATION

State of Colorado  
 County of Mesa

We, CLT Closing & Title Services, LLC, issuing agent for Westcor Land Title Insurance 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 is vested to the heirs of E. J. Hall a/k/a Edward J. Hall a/k/a Edward John Hall, Donald E. Carpenter, Chris V. Diccott and Greg A. Vaughn; that the current taxes have been paid; that all mortgages not satisfied or released or record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 4/29/2013 By: *Alicia Young*

### LIENHOLDERS 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 4558 at Page 261 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: *Kathleen Belgard* FOR: BANK OF COLORADO

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing Lienholders Ratification was acknowledged before me this 29th day of April, 2013 A.D., by *Kathleen Belgard* *Laurie Martin*

Witness my hand and official seal: *Laurie Martin*  
 Laurie Martin  
 Notary Public

My commission expires: October 31, 2013



### SURVEYOR'S STATEMENT

I, Michael W. Drisse, 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 professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Westcor Land Title Insurance Company under Order No. NS21300685-2 (amended).



**VAUGHN SUBDIVISION**  
 LOCATED IN  
 LOT 5, SEC. 24, T1S, R1W, U.M.

**D H SURVEYS INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By	M. M. D.	Checked By	S. L. H.	Job No.	1322-13-01
Drawn By	TMODEL	Date	APRIL 2013	Sheet	1 OF 1

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 this certification/statement shown hereon.