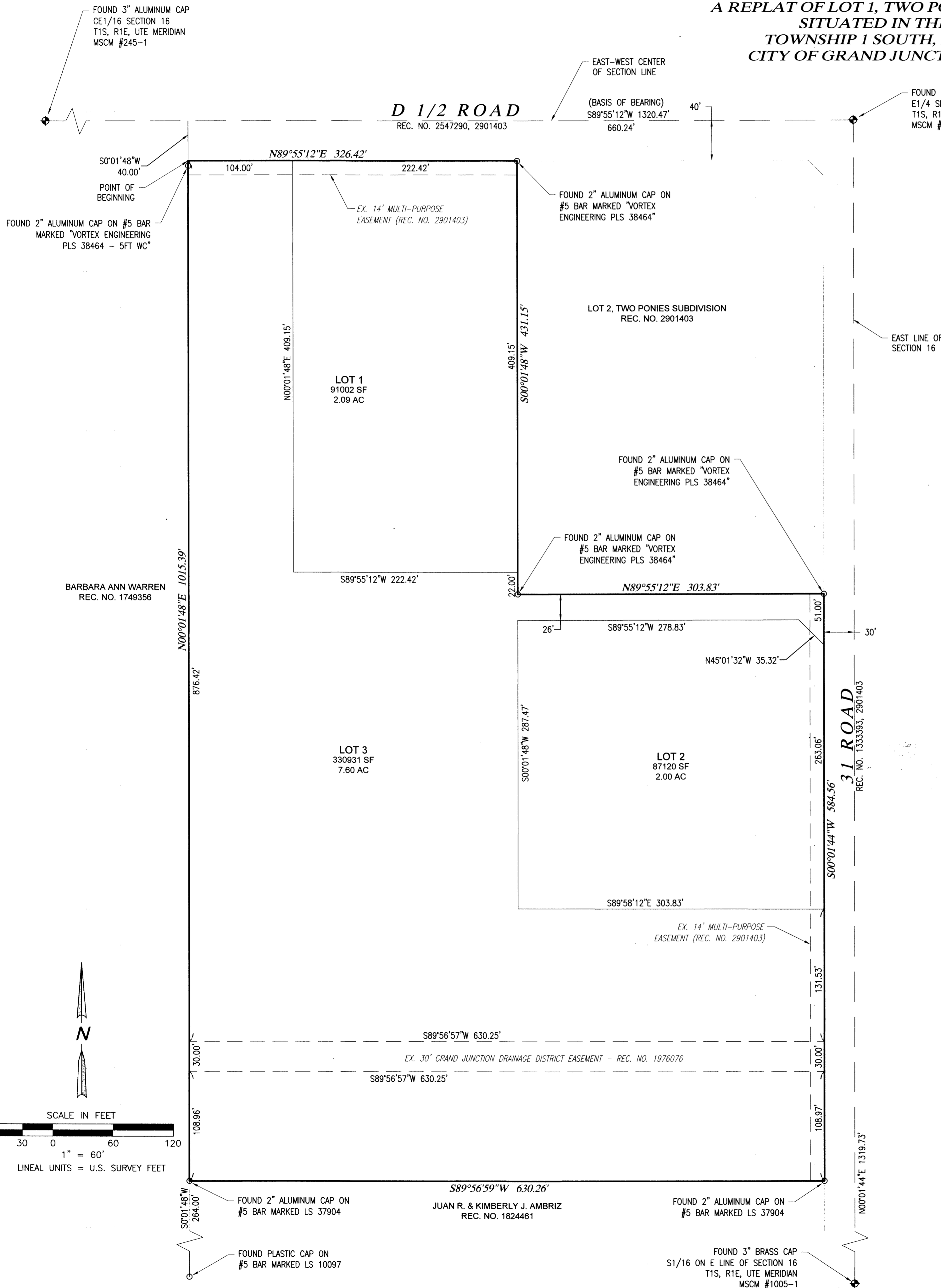


FIRE STATION SUBDIVISION

A REPLAT OF LOT 1, TWO PONIES SUBDIVISION (REC. NO. 2901403)
 SITUATED IN THE NE1/4SE1/4 OF SECTION 16,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



OWNERSHIP CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS:
 THAT THE UNDERSIGNED, STEVEN W. MILLER AND SUSAN L. MILLER, THE OWNERS OF RECORD OF THAT REAL PROPERTY SITUATED IN THE NE1/4SE1/4 OF SECTION 16, T1S, R1E, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT REC. NO. 1538550 OF THE RECORDS IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NE1/4SE1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION MESA COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

LOT 1, TWO PONIES SUBDIVISION, AS RECORDED WITH THE MESA COUNTY OFFICE OF THE CLERK AND RECORDER AS RECEPTION NO. 2901403.

PARCEL CONTAINS 11.69 ACRES.

SAID OWNER HAS CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, AND TO BE PUBLICLY KNOWN AS "FIRE STATION SUBDIVISION"

SAID OWNERS HEREBY ACKNOWLEDGE THAT ALL LIENHOLDERS ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

Steven W. Miller 4-9-21 DATE
 STEVEN W. MILLER
Susan L. Miller 4-9-21 DATE
 SUSAN L. MILLER

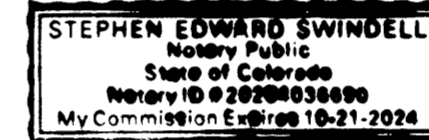
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
 COUNTY OF MESA)
 THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY STEVEN W. MILLER AND SUSAN L. MILLER, ON THIS 9 DAY OF April, 2021

MY COMMISSION EXPIRES 10/21/2024

WITNESS MY HAND AND OFFICIAL SEAL

Stephen E. Swindell



LIENHOLDER'S RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY CERTIFIES: THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY DESCRIBED-HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS SECURITY INTEREST, AS SHOWN IN DOCUMENT RECORDED AT REC. NO. 2469168, 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 Vice President WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 9th DAY OF April, 2021

By: *Patricia V. Luna* (TITLE) Vice President
 FOR: Colorado Federal Credit Union

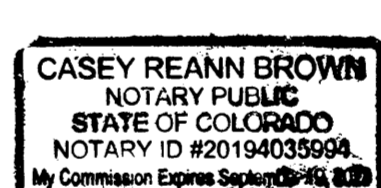
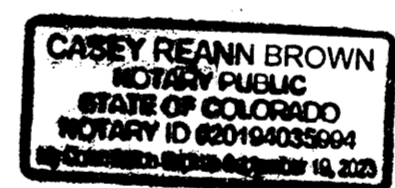
NOTARY PUBLIC CERTIFICATION

STATE OF CO)
 COUNTY OF Mesa)
 THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY Patricia V. Luna, VP for Colorado Federal Credit Union LIENHOLDER ON THE PROPERTY CURRENTLY LOCATED AT 3095 D 1/2 ROAD, GRAND JUNCTION, CO 81504, ON THIS 9th DAY OF April, 2021

MY COMMISSION EXPIRES 09-19-2022

WITNESS MY HAND AND OFFICIAL SEAL

Casey Reann Brown



TITLE CERTIFICATION

LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT WE HAVE EXAMINED TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO STEVEN W. MILLER AND SUSAN L. 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.

NO OTHER TAXES NOT YET PAID.

Steven A. Crespin APRIL 6, 2021 DATE
 NAME AND TITLE STEVEN A. CRESPIN/LIC. TITLE EXAM.

LAND TITLE GUARANTEE COMPANY

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)
 I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:17 O'CLOCK P.M., ON THIS 6th DAY OF May, 2021 AND WAS RECORDED AT RECEPTION NO. 2979963

DRAWER NO. G-3-5, FEES \$10 + \$3
 BY: *Jana Peters* *Kenie Cole*
 CLERK AND RECORDER DEPUTY

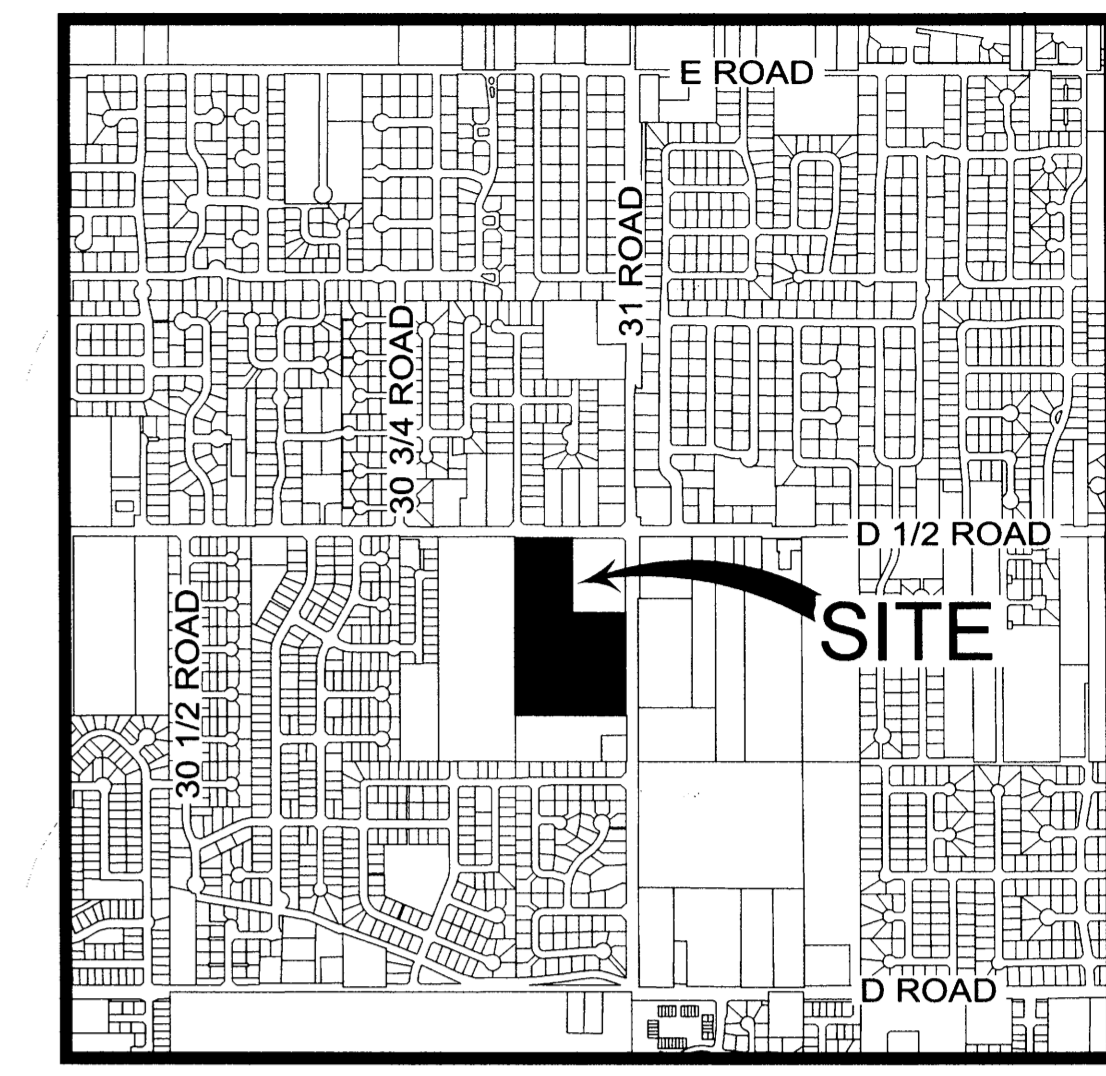
CITY OF GRAND JUNCTION APPROVAL

FIRE STATION SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 4 DAY OF May, 2021

Gregory *CBUCED*
 CITY MANAGER MAYOR

FOR CITY USE ONLY:
 ASSOCIATED RECORDED DOCUMENTS
 RECEPTION NO. 2979964 DOCUMENT TYPE RESTRICTIVE COVENANT

AREA SUMMARY:
 LOTS: 11.69 AC. 100%
 TOTAL: 11.69 AC. 100%



VICINITY MAP
 N.T.S.

LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	SECTION LINE
	ADJOINING PROPERTY LINE
	EASEMENT AS NOTED
	FOUND CONTROL MONUMENT AS NOTED
	FOUND MONUMENT AS NOTED

TABLE OF ABBREVIATIONS

MCSM	-	MESA COUNTY SURVEY MONUMENT
N	-	NORTH
S	-	SOUTH
E	-	EAST
W	-	WEST
C	-	CENTER
T	-	TOWNSHIP
R	-	RANGE
P.M.	-	PRINCIPLE MERIDIAN
SF	-	SQUARE FEET
AC	-	ACRES
EX	-	EXISTING
MPE	-	MULTIPURPOSE EASEMENT
REC. NO.	-	RECEPTION NUMBER
U.M.	-	UTE MERIDIAN

- NOTES:**
- BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF S89°55'12"W AND 1320.47 FEET BETWEEN A FOUND 3" ALUMINUM CAP MONUMENT MARKING THE E1/4 CORNER OF SECTION 16 (MCSM #15-1) AND A FOUND 3" ALUMINUM CAP MONUMENT MARKING THE CE1/16 CORNER OF SECTION 16 (MCSM #245-1).
 - 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.
 - TITLE INFORMATION PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. GJIF65038308-8 DATED 03/24/2021.

SURVEYOR'S CERTIFICATE
 I, ALEXANDRE B. LHERTIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF FIRE STATION SUBDIVISION WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



FIRE STATION SUBDIVISION
 LOCATED IN THE
 NE1/4SE1/4 OF Section 16, T1S, R1E, U.M.
 City of Grand Junction, Mesa County, Colorado

VORTEX ENGINEERING, INC.

861 Road Avenue
 Grand Junction, CO 81501
 Phone: (970) 245-9051
 Fax: (970) 245-7639

FIELDWORK: ABL	DRAWING: FIRE STATION PLAT.DWG	DATE: 03/30/2021
DRAWN BY: ABL	JOB NUMBER: F20-051	SHEET: 1 OF 1

