

# HIGH POINTE ESTATES II

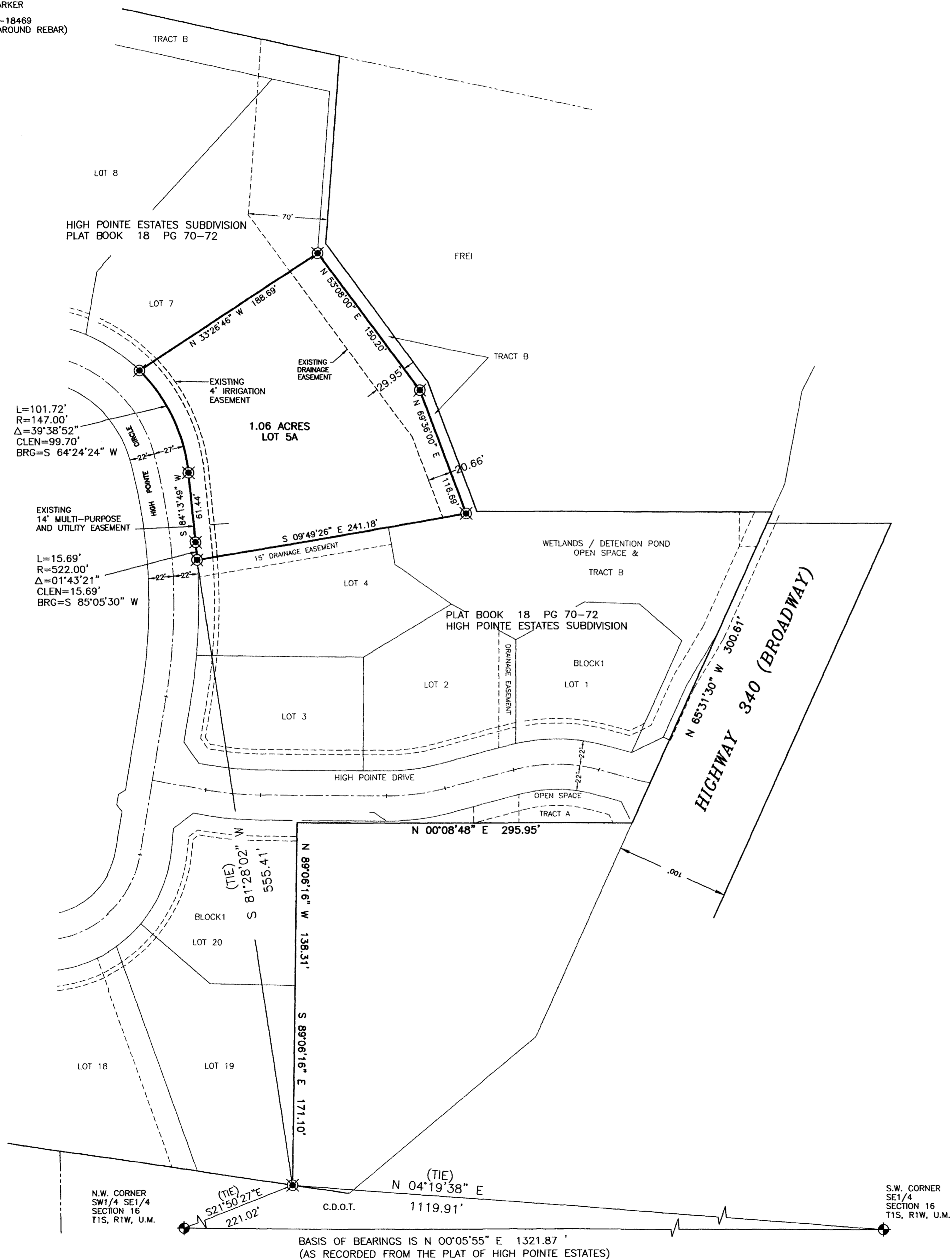
A REPLAT OF LOTS 5 AND 6 OF HIGH POINTE ESTATES SUBDIVISION



SCALE: 1" = 60'

**LEGEND**

- ⊕ MESA COUNTY SURVEY MARKER
- ⊗ FOUND REBAR & CAP LS-18469 (SET CONCRETE COLLAR AROUND REBAR)



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.

**DEDICATION AND OWNERSHIP CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

Titan Land Co. Developments, LLC, is the owner of Lot 5 and Lot 6 of High Pointe Estates Subdivision as recorded in Plat Book 18 at Pages 70-72, of the real property records of Mesa County, Colorado.

That said owner has caused said property to be laid out and surveyed as HIGH POINTE ESTATES II, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

The owner states that there are no Lienholders of record.

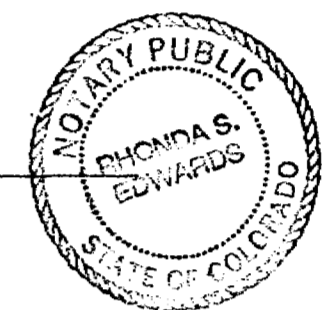
Declaration of Protective Covenants are recorded in Book 2784 at Pages 68-96.

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 6<sup>th</sup> day of December A.D., 2001.

Dave Caldwell  
Titan Land Co. Developments, LLC  
Darren Caldwell, Assistant Manager

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December A.D., 2001.  
By Titan Land Co. Developments, LLC  
Darren Caldwell, Assistant Manager

My commission expires: November 28, 2005  
WITNESS MY HAND AND OFFICIAL SEAL: Thomas S Edwards  
Notary Public



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 3:45 o'clock P.M., this 7<sup>th</sup> day of December A.D., 2001, and is duly recorded as Reception Number 2029862 in Plat Book 18, Page 287 through inclusive. Drawer No. LL-65

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \$10.00

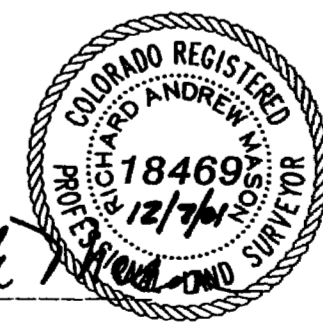
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL  
Approved this 6<sup>th</sup> day of December A.D. 2001.

Mayor Cindy Enos Martz City Manager \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

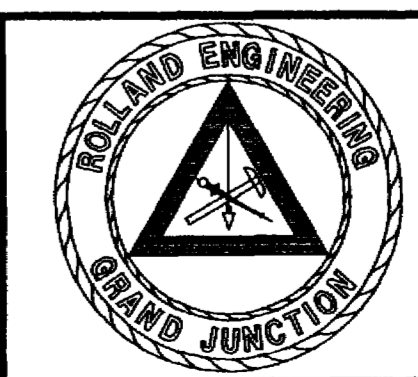
I, Richard A. Mason, do hereby certify that the accompanying plat of HIGH POINTE ESTATES II, a subdivision of a part the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason  
Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469  
Dec. 7, 2001



**GENERAL NOTES:**

- Title information from Mesa County real property records and from the following: First American Title Company, file no. 00135536, effective date 07/19/1999.
- Basis of bearing is derived between Mesa County Survey Markers at the S1/4 Corner of Section 16 and the N.W. Corner of the SW1/4 SE1/4 of Section 16, T1S, R1W, of the Ute Meridian, according to the plat of High Pointe Estates, N00°05'55"E 1321.87 feet.
- Deed of record for Titan Land Co. recorded in Book 2717 at Page 226, Mesa County real property records.
- Building Envelope Plan recorded in Plat Book 18 at Page 72.



ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: C:\PROJECTS\1095\1095PLAT.DWG			
<b>HIGH POINTE ESTATES II SIMPLE SUBDIVISION</b>			
IN THE W1/2 SE1/4 SECTION 16 IN T1S, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
TAB	RAM	1095	1
Drawn	Date	Rv	Of
TAB	10/24/01	12/3/01	1

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