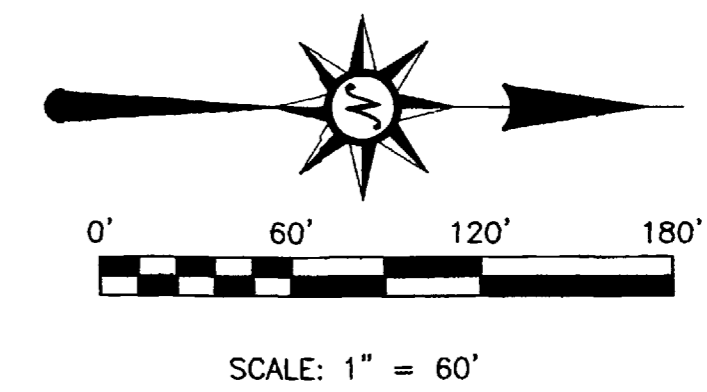
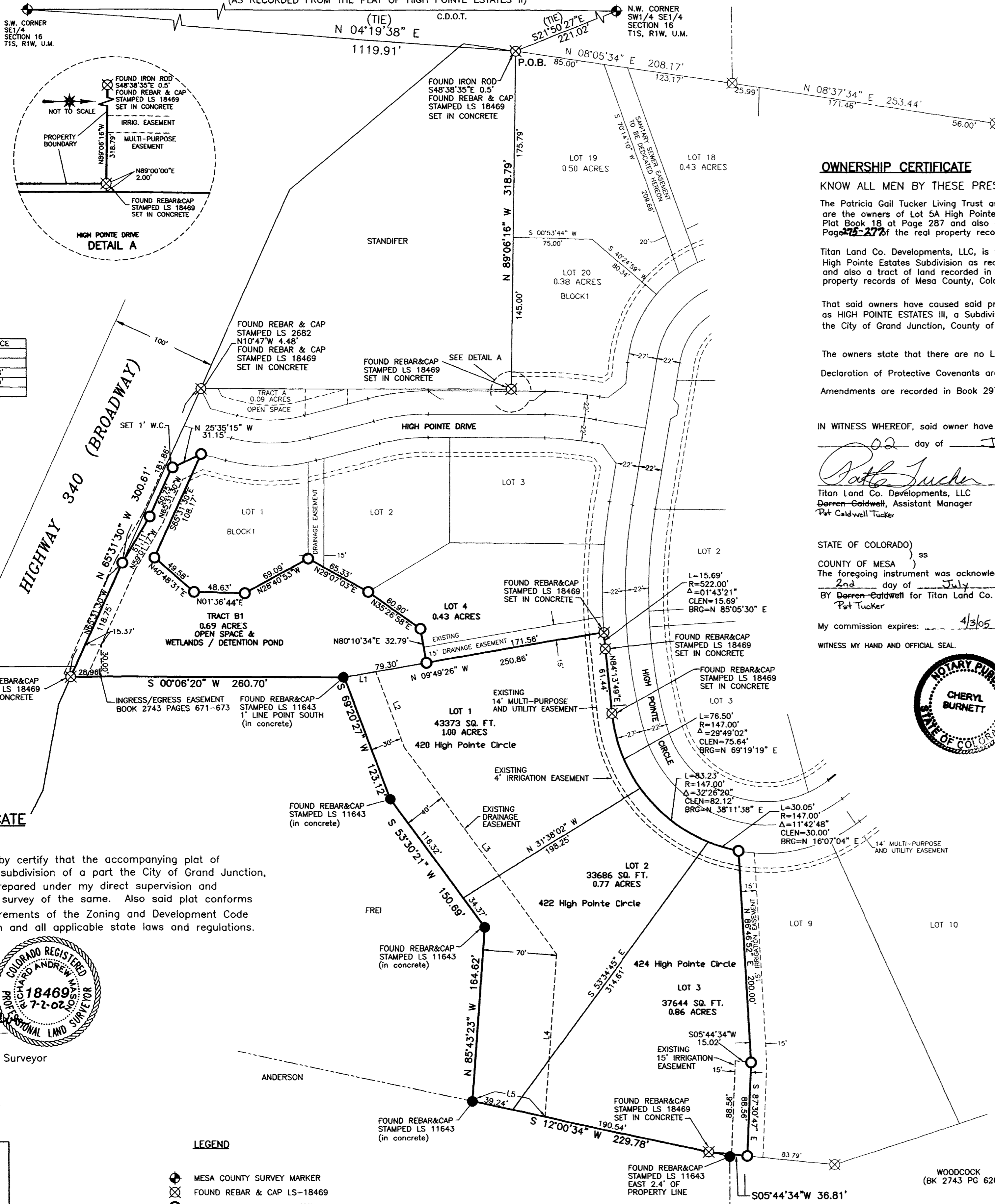


# HIGH POINTE ESTATES III

A REPLAT OF HIGHPOINTE ESTATES II AND LOTS 7, 8, AND TRACT B OF HIGH POINTE ESTATES

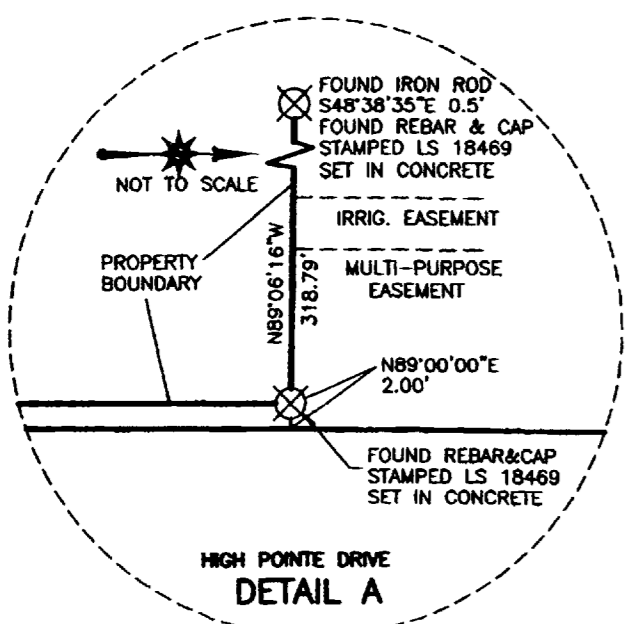


BASIS OF BEARINGS IS N 00°05'55" E 1321.87' (AS RECORDED FROM THE PLAT OF HIGH POINTE ESTATES II)



**DRAINAGE EASEMENT**

LINE	BEARING	DISTANCE
L1	N 09°49'26" W	30.54'
L2	N 69°20'27" E	76.56'
L3	N 53°30'21" E	242.58'
L4	S 85°43'23" E	154.19'
L5	S 12°00'34" W	70.64'



### OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: The Patricia Gail Tucker Living Trust and The Gerald Arthur Tucker Living Trust are the owners of Lot 5A High Pointe Estates II Subdivision as recorded in Plat Book 18 at Page 287 and also a tract of land recorded in Book 3107, Page 275-277 of the real property records of Mesa County, Colorado.

Titan Land Co. Developments, LLC, is the owner of Lot 7, 8, and Tract B of High Pointe Estates Subdivision as recorded in Plat Book 18 at Pages 70-72 and also a tract of land recorded in Book 3107, Page 272-274 of the real property records of Mesa County, Colorado.

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

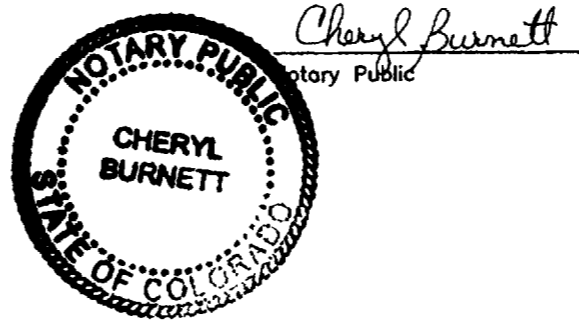
The owners state that there are no Lienholders of record. Declaration of Protective Covenants are recorded in Book 2784 at Pages 68-96. Amendments are recorded in Book 2978 at Page 293 and in Book \_\_\_\_\_ at Page \_\_\_\_\_.

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 02 day of July, 2002.

*Patricia Tucker*  
Titan Land Co. Developments, LLC  
Darren Caldwell, Assistant Manager  
Pat Caldwell Tucker

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 2nd day of July, 2002, A.D., 2002. BY Darren Caldwell for Titan Land Co. Developments, LLC Pat Tucker

My commission expires: 4/3/05  
WITNESS MY HAND AND OFFICIAL SEAL.

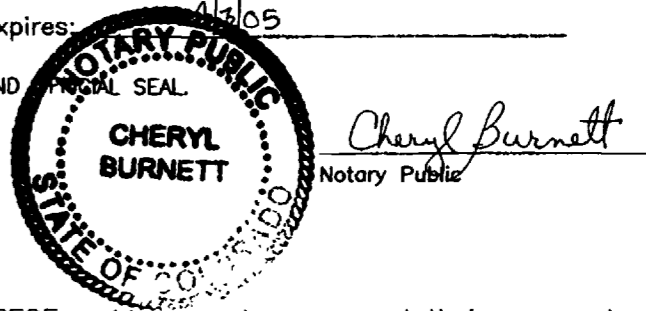


IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 02 day of July, 2002, A.D., 2002.

*Patricia Tucker*  
The Patricia Gail Tucker Living Trust  
Patricia Tucker

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 2nd day of July, 2002, A.D., 2002. BY Patricia Tucker for The Patricia Gail Tucker Living Trust.

My commission expires: 4/3/05  
WITNESS MY HAND AND OFFICIAL SEAL.

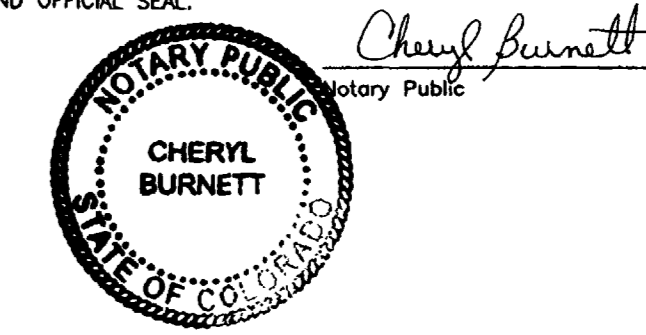


IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 02 day of July, 2002, A.D., 2002.

*Gerald Tucker*  
The Gerald Arthur Tucker Living Trust  
Gerald Tucker

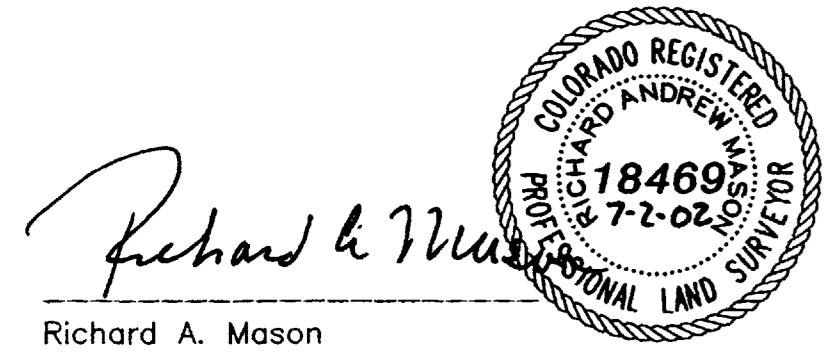
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 2nd day of July, 2002, A.D., 2002. BY Gerald Tucker for The Gerald Tucker Living Trust.

My commission expires: 4/3/05  
WITNESS MY HAND AND OFFICIAL SEAL.



### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of HIGH POINTE ESTATES III, a subdivision of a part of 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  
Registered Professional Land Surveyor  
P.L.S. No. 18469

**AREA SUMMARY**

LOT AREA (3 LOTS)	2.63 AC	79.22%
TRACT B	0.69 AC	20.78%
TOTAL AREA	3.32 AC	100%

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.

- LEGEND**
- ⊗ MESA COUNTY SURVEY MARKER
  - ⊗ FOUND REBAR & CAP LS-18469
  - SET LS-18469 IN CONCRETE
  - FOUND REBAR & CAP AS NOTED
  - FOUND REBAR
  - ▲ RIGHT OF WAY MARKER
- NOTE: ALL INTERIOR LOT CORNERS MUST BE MONUMENTED PRIOR TO SALE OF ANY LOT.

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at 3:52 o'clock P.M., this 30th day of August, 2002, and is duly recorded as Reception Number 2074015 in Plat Book 19, Page 105 through 105 inclusive. Drawer No. MM-65

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

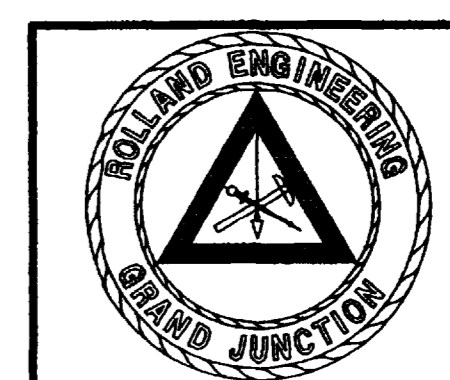
### CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Mayor *A. M. Goffland* Acting City Manager *Donald M. Lopez*

### GENERAL NOTES:

- Title information from Mesa County real property records and from the following: Abstract & Title Co. of Mesa County, Inc., Order Number. 106239, dated Feb. 19, 2002..
- 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 2714 at Page 395 and also in Book 3107, at Page 272-274 of Mesa County real property records. Deed of record for Patricia Gail Tucker Living Trust and the Gerry Arthur Tucker Living Trust recorded in Book 3006 at Page 592, and also in Book 3107 at Page 275-277 Mesa County real property records.
- Tract B1 is affected by an existing Drainage Easement (High Pointe Estates).



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

File Name:	Designed:	Checked:	Proj#:	Sheet
C:\PROJECTS\2013\2013plat.dwg	TAB	RAM	2013	1
Date 3/25/02				Rev: 5/01/02
HIGH POINTE ESTATES III SUBDIVISION				Of 1
IN THE W1/2 SE1/4 SECTION 16 IN T1S, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO				