

S89°50'00"W 2624.17 (BASIS OF BEARINGS)

Jordan #2 Subdivision

A Replot of Lots 1 and 2 in Block 1 of The Falls- Filing No. One as Amended

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Allen W. Cochran, Jane H. Cochran, Lloyd W. Jordan, Emogene B. Jordan and Stephanie J. Jordan are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 1658 at Page 164 & Book 3177 at Page 369 of the Mesa County Clerk and Recorders Office, and being situated in the NE 1/4 NW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lots 1 and 2 in Block 1 of The Falls- Filing No. One as Amended (Reception #1891443)

Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as JORDAN #2 SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby state that there are no lien holders against the property.

That said owners does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Utility Easements to the City of Grand Junction for the use of City-approved: public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 3rd day of March A.D., 2002.

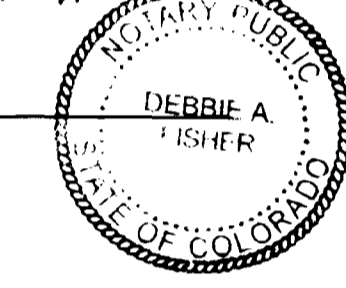
Allen W. Cochran
Allen W. Cochran

Jane H. Cochran
Jane H. Cochran

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 3rd day of March A.D., 2002, by Allen W. Cochran and Jane H. Cochran

3-14-2003



Debbie A. Fisher
Notary Public
Address Grand Junction, Colorado

My commission expires:

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 13th day of February A.D., 2002.

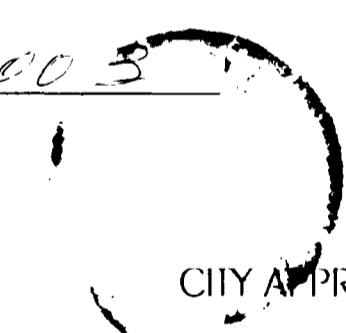
Lloyd W. Jordan
Lloyd W. Jordan

Emogene B. Jordan
Emogene B. Jordan
Stephanie J. Jordan
Stephanie J. Jordan

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 13th day of February A.D., 2002, by Lloyd W. Jordan

7 August 2003



Roxie A. Travis
Notary Public
Address

My commission expires:

This plat of JORDAN #2 SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21 day of MARCH A.D. 2003

David A. Valley
City Manager

Cindy Carr-Marty
President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 9:28 o'clock A. M. this 1st day of April 2003 A.D., and is duly recorded in Plat Book No. 19, Page 293

Reception No. 2113268 Drawer No. NN-82 Fees: \$ 10 00
Janice Ward Deputy
Olivia Herrera Deputy

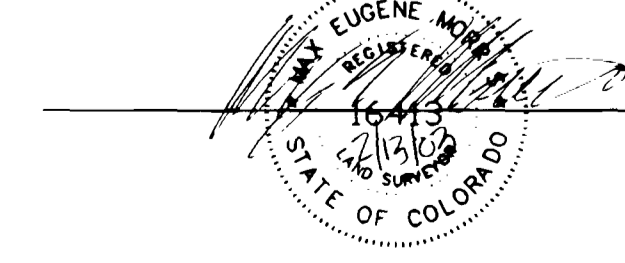
Jordan #2 Subdivision

A Replot of Lots 1 and 2 in Block 1 of The Falls- Filing No. One as Amended

Final Plat		
SITUATED IN THE NE 1/4 NW 1/4 SECTION 7, T 1 S, R 1 E OF THE UTE MERIDIAN		
FOR: Lloyd Jordan		SURVEYED BY: RM (GPS)
ACAD ID: Jordan2		DRAWN BY: DMM
SCALE: 1" = 10'	QED SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	CHECKED BY: MEM
DATE: 11/25/02		SHEET NO.
		FILE: 2002-293

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. NO LATE FILING AND NO ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

I, Max E. Morris, certify that the accompanying plat of JORDAN #2 SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

L=31.42
R=20.00
Δ=90°00'00"
C LEN=28.28
BRC=N44°50'00"E

L=31.42
R=20.00
Δ=90°00'00"
C LEN=28.28
BRC=N45°10'00"W

Recovered #5 Rebar w/cap LS #16413

Recovered #5 Rebar w/cap LS #16413

Found #5 Rebar/LS #9960 2.57'WC

- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - SET NO.5 REBAR W/CAP L.S. 16413 (PERIMETER SET IN CONCRETE)

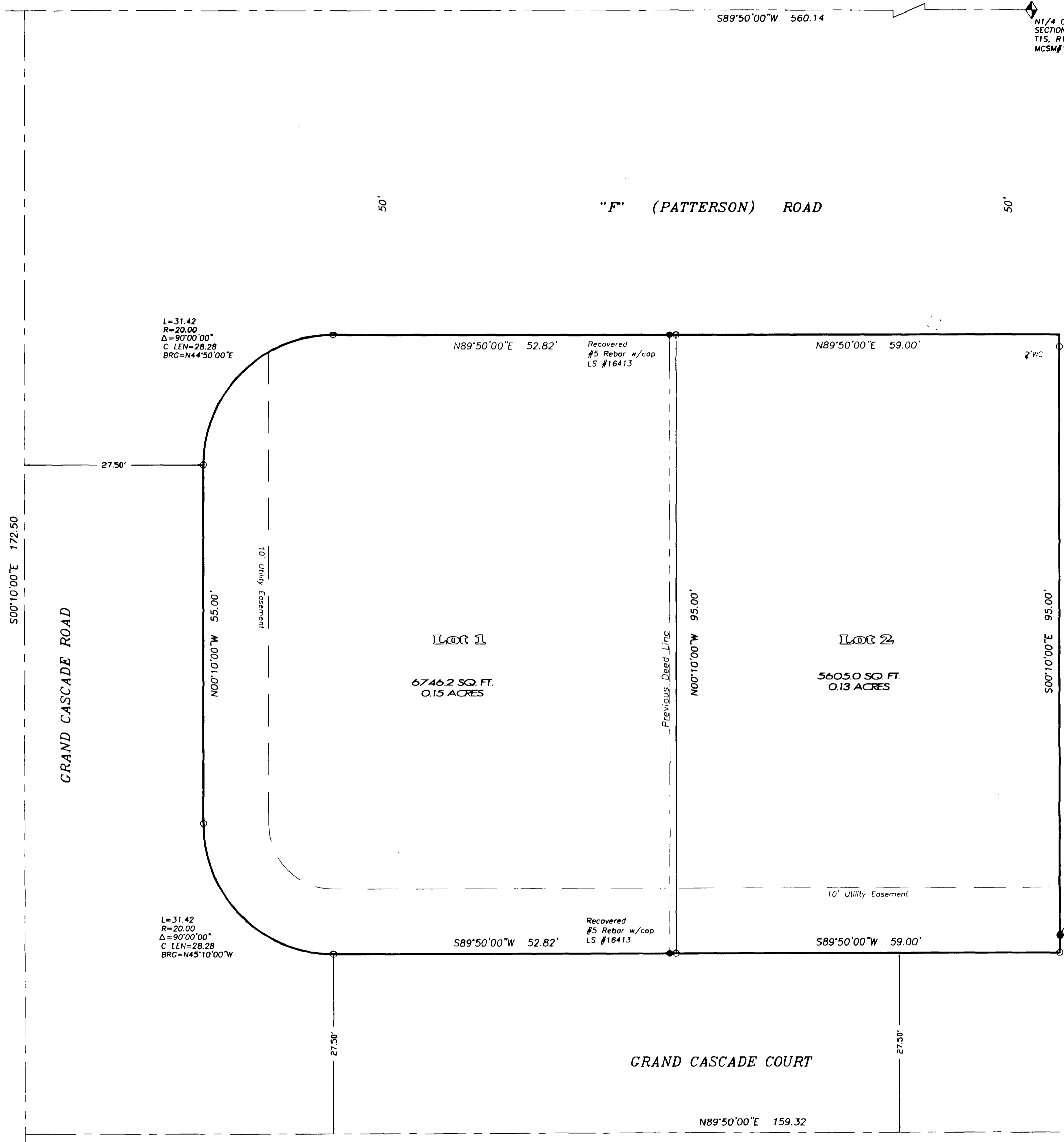
NOTES:

- Deeds were provided by client.
- A Title search was not provided and a Title Search was not performed by me.
- Found Monuments that represent property corners are within .25± of calculated position.

Basis of Bearings Statement:

Bearings are based on the North line of the NW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian bears N89°50'00"E as shown on the official plat of "The Falls - Filing No. One As Amended" (Reception #1208645 of the Mesa County Clerk and Recorders Office).

SURVEYOR'S CERTIFICATE



NW CORNER SECTION 7 T1S, R1E, U.M. MCSM#36

NE 1/4 CORNER SECTION 7 T1S, R1E, U.M. MCSM#1217

