

FD. G.L.D. BRASS CAP
CORNER 2 TRACT 39
SECTION 35
T11S, R101W, 6TH P.M.

LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
- SET NO.5 REBAR W/CAP L.S. 16413 (PERIMETER SET IN CONCRETE)
- FD NO.6 REBAR W/3 1/4" ALUMINUM CAP IN MON. BOX
- ◆ FOUND G.L.O. SURVEY MARKER

NOTE:

- The dry sewer line is to be extended to the house on Lot 2 when the house is built
- The Grand Junction Fire Department must approve the construction plans for any structure to be built on the vacant lot (Lot 2) before a building permit is issued.

N89°51'40"E 2739.30

FD. 3 1/4" ALUM. CAP
IN MONUMENT BOX
CORNER 1 TRACT 39
SECTION 35
T11S, R101W, 6TH P.M.

Jordan's Simple Subdivision
DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Rodney Alan Statler and Jordan Statler, are the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2381 at Pages 73 & 74, of the Mesa County Clerk and Recorders Office, and being situated in Tract 39 Section 35, Township 11 South, Range 101 West, of the 6th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Beginning at a point on the West line of Tract 39 in Section 35, Township 11 South, Range 101 West of the 6th P.M. being 909.13 feet North 00°38' West from the Southwest corner, Corner No. 3 of Tract 39; thence North 00°38' West 429.685 feet along the West line of said Tract 39; thence North 90°00' East 575 feet; thence South 00°38' East 429.685 feet parallel to the West line of said Tract 39; thence South 90°00' West 575 feet to the point of beginning; EXCEPT tract conveyed to County of Mesa by instrument recorded June 2, 1975 in Book 1038 at Page 377 of the Mesa County records; AND EXCEPT tract conveyed by Warranty Deed recorded February 15, 1979 in Book 1187 at Page 223 and re-recorded March 5, 1979, in Book 1189 at Page 839 of the Mesa County Records. AND a parcel of land described as follows: Commencing at Corner No. 3 (the Southwest corner) of Tract 39 in Section 35, Township 11 South, Range 101 West of the 6th P.M.; thence North 00°38' West 1338.815 feet to the point of beginning; thence East 515 feet; thence North 00°38' West 50 feet; thence West 515 feet; thence South 00°38' East 50 feet more or less to the point of beginning; AND EXCEPT tract conveyed by Warranty Deed recorded February 15, 1979 in Book 1187 at Page 223 and re-recorded March 5, 1979, in Book 1189 at Page 839 of the Mesa County Records.

That said owners have caused the said real property to be laid out and surveyed as JORDON'S SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado.

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

All Multi-purpose easements to the City of Grand Junction for the use of City-approved utilities and public providers 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, irrigation lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

All Multi-purpose easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10th day of June, A.D., 2003.

Rodney Alan Statler
Rodney Alan Statler

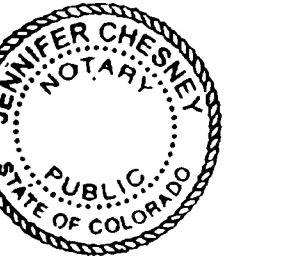
Jordan Statler
Jordan Statler

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

The foregoing instrument was acknowledged before me this 10th day of June, A.D., 2003, by Rodney Alan Statler and Jordan Statler.

Janet
My commission expires:

Janifer Cherry
Notary Public



ENCUMBRANCE RATIFICATION AND APPROVAL

The undersigned holds a deed of trust on the herein described real property, and hereby ratifies and approves this plat of JORDON'S SIMPLE SUBDIVISION

ABN AMRO MORTGAGE GROUP, INC.
STATE OF MICHIGAN
(OAKLAND) S.S.
COUNTY OF MESA

BY: *Beverly J. Messing*
BEVERLY J. MESSING
ASST. VICE PRESIDENT

The foregoing Encumbrance Ratification and Approval was acknowledged before me this 6th day of JUNE, 2003 A.D., 2003, by *Beverly J. Messing* for ABN AMRO MORTGAGE GROUP, INC.

JULY 27, 2007
My commission expires:

Racquell Jacobs
Notary Public

CLERK AND RECORDERS CERTIFICATE

RACQUELL JACOBS
Notary Public, Oakland County, MI
My Commission Expires Jul. 27, 2007

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

I hereby certify that this instrument was filed in my office at 3:05 o'clock P. M. this 16th day of July, A.D., 2003, and is duly recorded in Plat Book No. 19, Page 368

Reception No. 2134525 Drawer No. 00-13 Fee \$10.00 + \$1.00

CLERK AND RECORDER BY DEPUTY

CITY APPROVAL

This plat of JORDON'S SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 9th day of July, A.D., 2003.

City Manager
City Manager

Mayor
Mayor

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of JORDON'S SIMPLE 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, in February 2003, 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
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

5/20/2003
Date

Jordan's Simple Subdivision
FINAL PLAT

SITUATED IN SECTION 35, T11S, R101W OF THE 6TH MERIDIAN

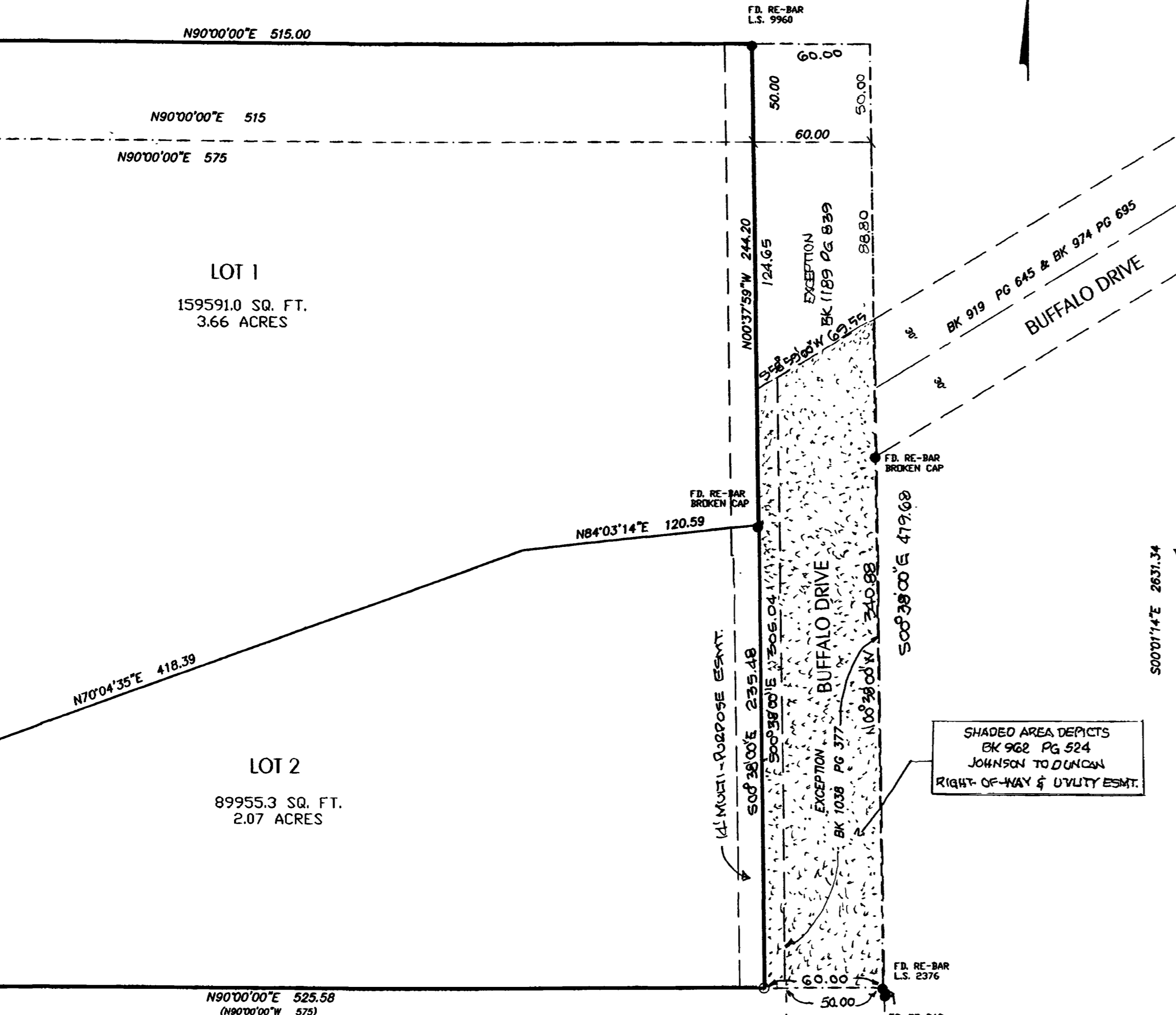
FOR: STATLER	SURVEYED BY: SB EG
ACAD ID: STATLERfin	DRAWN BY: RM MEM
SCALE: 1"=50'	CHECKED BY: DMM
DATE: 5/20/2003	SHEET NO. 1 of 1
	FILE: 2001-243



BASIS OF BEARINGS STATEMENT

Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the G. L. O. brass caps set for Corners 2 and 3 Tract 39 Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian.

The measured bearing of this line is N00°38'00"W

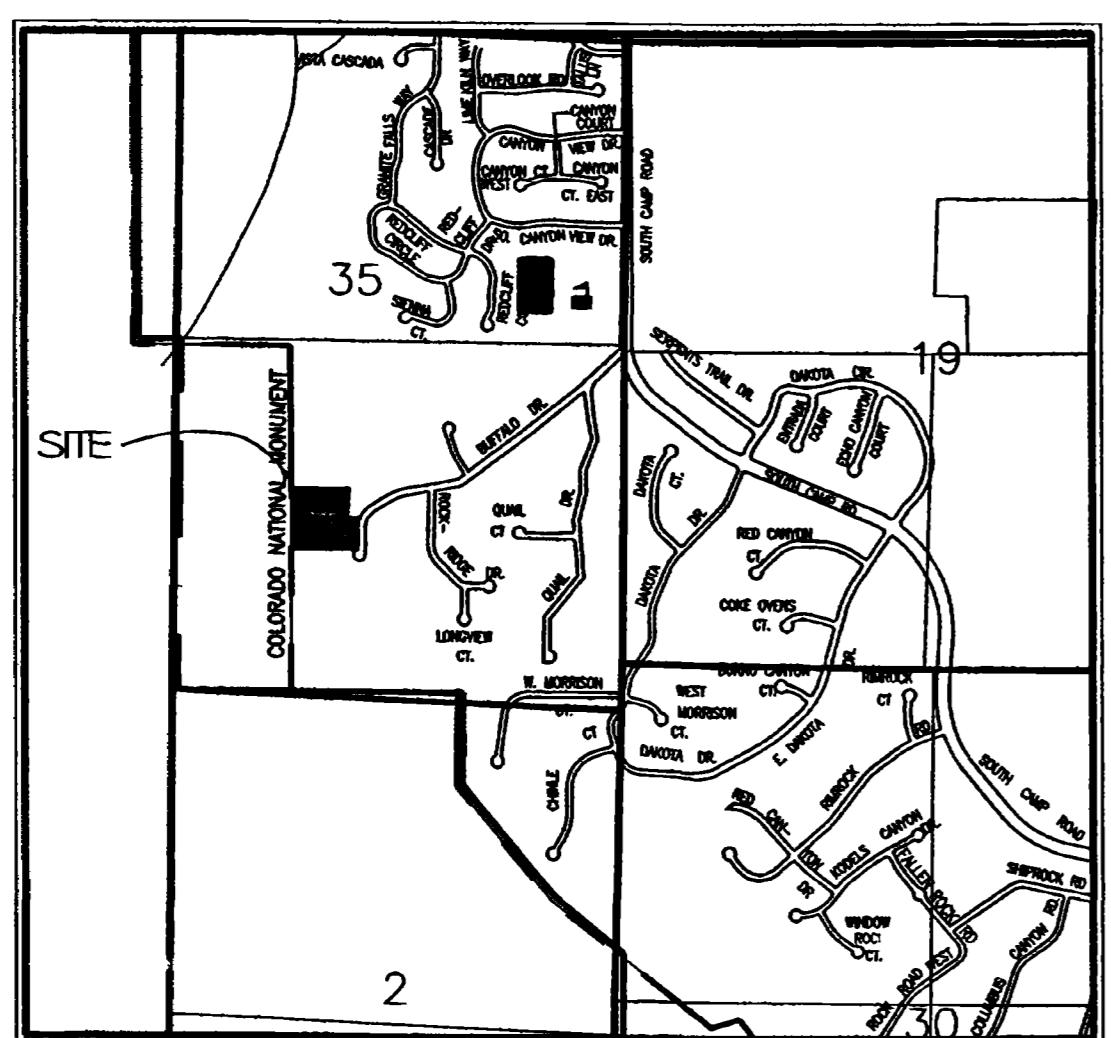


SHADED AREA DEPICTS
EAS. PG 524
JOHNSON TO DUNCAN
RIGHT-OF-WAY & UTILITY EASMT.

AREA SUMMARY

LOTS = 5.67 ACRES = 100%
TOTAL = 5.67 ACRES = 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 OR NO DEFECT MAY BE ASSERTED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON



Vicinity Map
(NOT TO SCALE)

FD. G.L.D. BRASS CAP
CORNER 3 TRACT 39
SECTION 35
T11S, R101W, 6TH P.M.

FD. G.L.D. BRASS CAP
CORNER 4 TRACT 39
SECTION 35
T11S, R101W, 6TH P.M.