

# TAYLOR II SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 1  
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF  
THE UTE MERIDIAN

**DEDICATION:**

Know all men by these presents that Marian Jacobson is the owner of that property described in Book 3989 at Pages 566- 567 and Book 4055 at Page 321 in the Mesa Clerk and Recorder's Office.

Said real property being further described as follows based upon a field survey: Commencing at the NW corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian being a found Mesa County Survey Monument, and when aligned with the W1/16 corner on the North line of said Section 1, being a 2 1/2" Aluminum Cap Marked PLS 17485 is recorded as bearing N90°00'00"E on the Horizon Park East Subdivision plat recorded in Plat Book 14 at Page 159 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N90°00'00"E 405.79 feet; thence S00°03'04"W 30.00 feet to Northerly right of way of G Road as recorded in Book 714 at Pages 534-535 in the Mesa County Clerk and Recorder's Office and point of beginning; thence along said right of way line N90°00'00"E 320.68 feet; thence leaving said right of way line S00°05'27"W 178.05 feet; thence N89°58'24"E 1.00 feet; thence S00°19'26"W 230.75 feet; thence S89°55'25"W 167.15 feet; thence N00°04'51"E 315.06 feet; thence S89°59'10"W 153.48 feet; thence N00°03'04"E 94.00 feet to the point of beginning, City of Grand Junction, Mesa County, Colorado. Said tract or parcel of land contains 1.90 acres more or less.

That said owner has caused that real property to be laid out and surveyed as TAYLOR II SUBDIVISION.

All streets, roads and Rights of Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

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

All Irrigation Easements granted to an association if formed now or later for the benefit of the owners of the lots hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

There are no lien holder's of record

IN WITNESS said OWNER has caused his name to be hereunto subscribed

this 30<sup>th</sup> day of November A.D. 2006

*Marian Jacobson*

Marian Jacobson

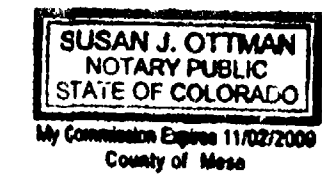
STATE OF COLORADO )

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November A.D. 2006 by Marian Jacobson.

My commission expires 11/2/09

Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )

COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 7:43 o'clock PM

this 29<sup>th</sup> day of December A.D. 2006

Clerk and Recorder

Deputy

Book 4324 Page 779 Reception Number 2356364

Drawer No. TT 12 Fees 11.00

CITY OF GRAND JUNCTION APPROVAL

This plat of TAYLOR II SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado was approved this 18 day of December A.D. 2006

*Doreen Voulsey*

*[Signature]*

City Manager

President of City Council

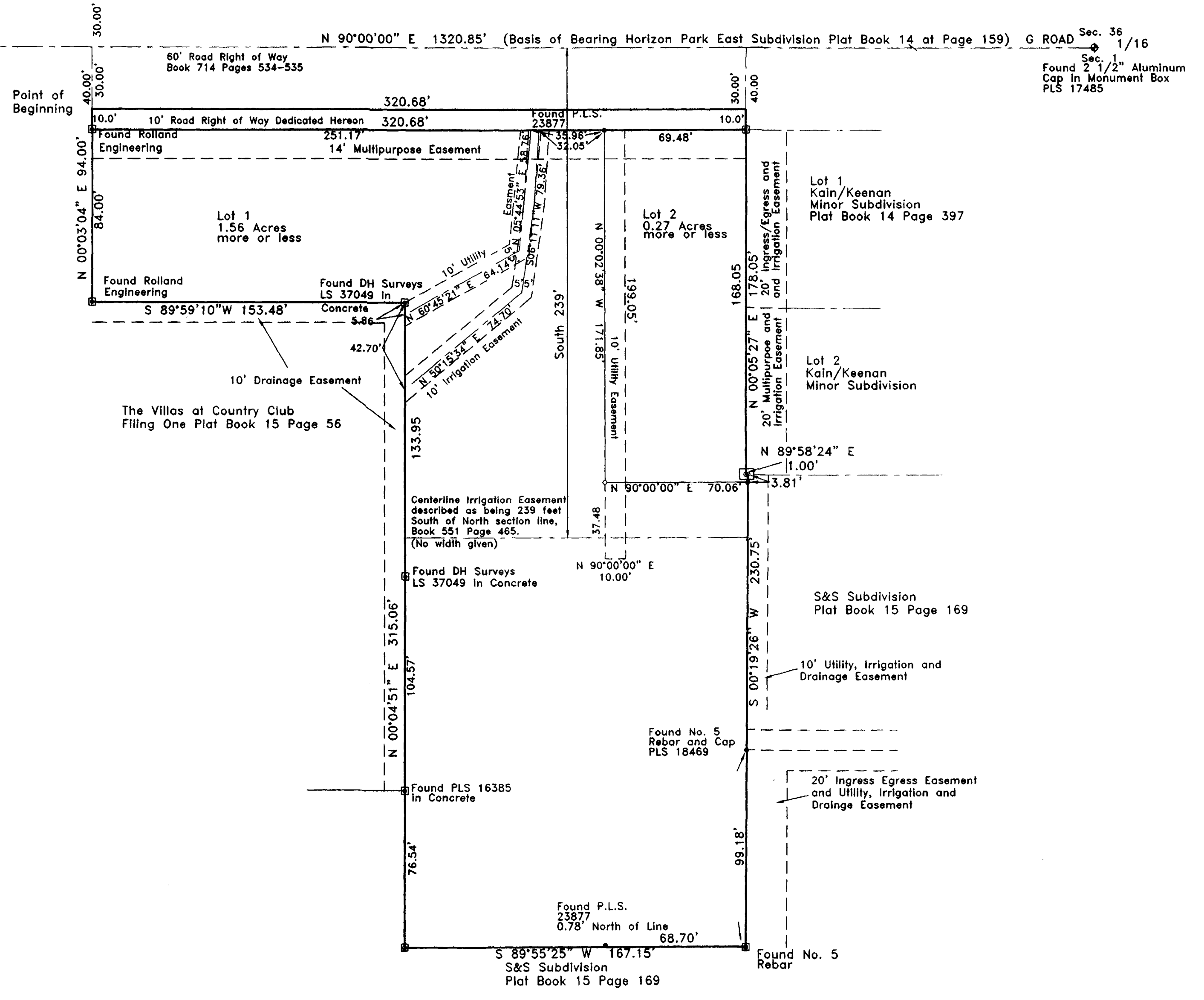
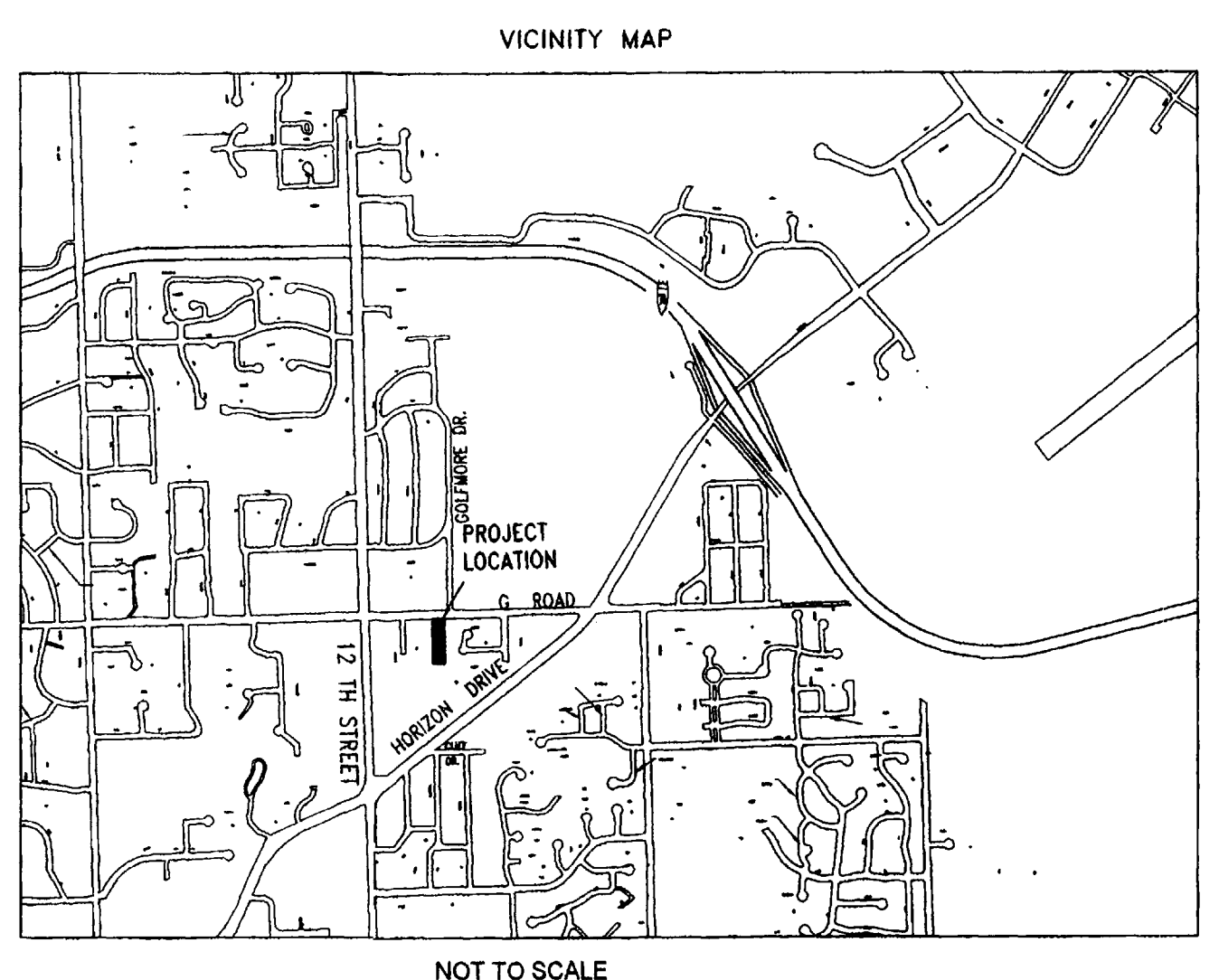
T1N, R1W, U.M.,  
Sec. 35, Sec. 36  
Sec. 2, Sec. 1  
T1S, R1W, U.M.  
MCSM No. 29



**LEGEND**  
○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"  
◆ = Found Mesa County Survey Marker (except as noted).  
• = Found No. 5 Rebar as Noted.  
□ = Set Monument in Concrete

0' 40' 80'  
Scale 1"=40'

**AREA SUMMARY**  
Lots 1.83 Acres 96 %  
Streets 0.07 Acres 4 %  
Total 1.90 Acres 100 %

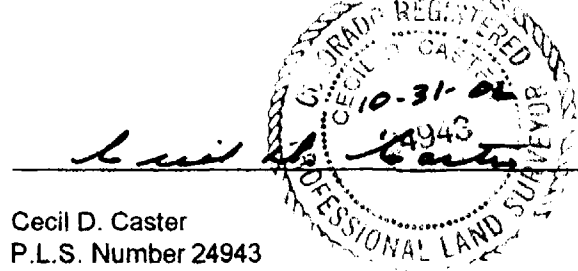


FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type

**LIST OF ABBREVIATIONS**  
T= Township  
R= Range  
Sec= Section  
MCSM= Mesa County Survey Monument  
PLS= Professional Land Surveyor

**SURVEYOR'S CERTIFICATE**  
I Cecil D. Caster do hereby certify that the accompanying plat of TAYLOR II SIMPLE SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Basis of Bearing: A bearing of N90°00'00"E is shown between the Found Monument PLS 17485 at the NW corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian and West 1/16 corner on the North line of said Section being a found 2 1/2" Aluminum cap in a Monument Box Marked PLS 17485 on the Horizon Park East Subdivision plat recorded in Plat Book 14 at Page 159 in the Mesa County Clerk and Recorder's Office.

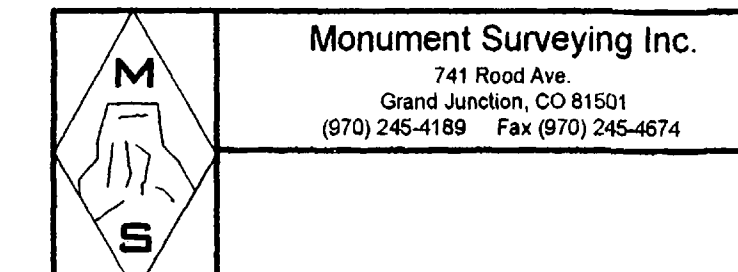
**TITLE CERTIFICATION**  
We Meridian Land Title, a Title Insurance Company, as duly licensed in the State of Colorado hereby certify that we have examined the title to 2713 G Road the hereon described property, we find the Title to the property vested to Marian Jacobson; that the current taxes have 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.

Meridian Land Title  
Date Nov. 30, 2006 By: *[Signature]*  
Name and Title: LAWRENCE D. VENT/EXAMINER  
Meridian Land Title

**TITLE CERTIFICATION**  
We Stewart Title of Grand Junction Inc. a Title Insurance Company, as duly licensed in the State of Colorado hereby certify that we have examined the title to 2713 G Road the hereon described property, we find the Title to the property vested to Marian Jacobson; 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.

Date Nov. 30, 2006 By: *[Signature]*  
Name and Title: KARIN FARLEY, SENIOR TITLE EXAMINER  
Stewart Title of Grand Junction

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.



TAYLOR II SUBDIVISION	
Located in the NW 1/4 Section 1, Township 1 South, Range 1 West, of the Ute Meridian.	
DESIGNED _____	FIELD APPROVAL <i>[Signature]</i>
DRAWN <u>CDC</u>	TECHNICAL APPROVAL _____
CHECKED _____	APPROVED <u>Final 10/30/06</u>
PREPARED FOR: <u>Phillip Taylor</u>	JOB NO. <u>03-49</u>