

# J.T. Subdivision

SITUATED IN THE SW1/4 NE1/4 SECTION 15, T1S, R1W, UTE MERIDIAN  
City of Grand Junction, Mesa County, Colorado  
(RECORD AS PER RECEPTION NO. 1177703)

NO. 5 REBAR/METAL ALLOY CAP L.S. 18480  
N89°54'21"E  
(RECORD AS PER RECEPTION NO. 1177703) 552.44'

NO. 5 REBAR/METAL ALLOY CAP L.S. 18480  
S89°51'32"W 60.00'  
NO. 5 REBAR/CAP L.S. 12901 51.64'  
NO. 5 REBAR/CAP L.S. 12901  
N89°48'45"W  
(RECORD AS PER RECEPTION NO. 1177703) 461.26'

2 1/4" BRASS CAP ON 1" PIPE  
STAMPED "NE 1/16 S15 1988"  
NE 1/16 CORNER  
SECTION 15, T1S, R1W  
UTE MERIDIAN  
CALCULATED SE CORNER  
NE1/4 SW1/4 NE1/4  
SECTION 15, T1S, R1W  
UTE MERIDIAN

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, John Trujillo & Virginia S. Trujillo, are the real owners of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado, recorded in Book 764 at Page 581 of the Mesa County Clerk & Recorder's Office, and being situate in the SW1/4 of the NE1/4 of Section 15, T1S, R1W, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being more particularly described as follows:  
Commencing at the E1/16 Corner of said Section 15, and considering the East Line of the SW1/4 of the NE1/4 of said Section 15 to bear S00°00'00"W and all bearings contained herein to be relative thereto;  
thence N00°00'00"W along said East Line a distance of 393.70 feet;  
thence, leaving said East Line, N89°58'03"W a distance of 310.00 feet to the Point of Beginning;  
thence continuing N89°58'03"W a distance of 144.83 feet;  
thence N44°23'35"W a distance of 8.25 feet;  
thence N00°05'39"W a distance of 119.11 feet;  
thence S89°53'24"E a distance of 150.80 feet;  
thence S00°00'01"W a distance of 124.80 feet to the Point of Beginning, containing 0.432 acre, as described.

LAND USE SUMMARY		
LOT ONE	0.216 ACRE	50%
LOT TWO	0.216 ACRE	50%
TOTAL	0.432 ACRE	100%

That said owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as J.T. SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

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, traffic control facilities, street lighting, landscaping, trees, and grade structures.  
All easements include the right of ingress and egress on, along, over, under, 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 owners/beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.  
Said owners further certify that all lienholders are represented hereon. There are none.

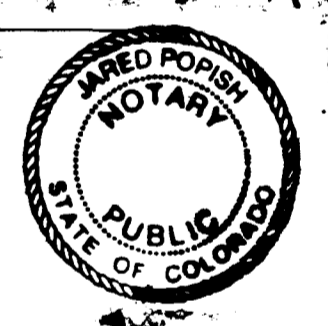
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21<sup>st</sup> day of March A.D., 2007

John Trujillo Virginia S. Trujillo  
John Trujillo Virginia S. Trujillo

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March A.D., 2007, by John Trujillo and Virginia S. Trujillo.

4-03-2011 My commission expires: David P. Public Notary Public



### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to John Trujillo & Virginia S. Trujillo; 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: 3-23-2007 By: Jonathan V. Bevia, Examiner  
Name and Title  
First American Heritage Title Company

### SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, do hereby certify that the accompanying plat of J.T. SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same. This Plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Vincent A. Popish, L.S. No. 33650  
Independent Survey, Inc. 3-24-07 Date



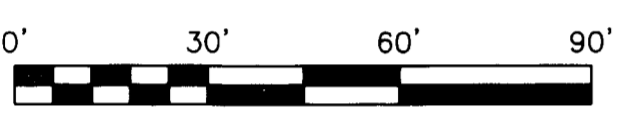
## SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO

RECEPTION NO. 1177703

### BLOCK SIX LOT 10

- ABBREVIATIONS USED:  
L.S. = LAND SURVEYOR  
NO. = NUMBER  
R.O.W. = RIGHT OF WAY  
T1S = TOWNSHIP 1 SOUTH  
R1W = RANGE 1 WEST  
SQ. FT. = SQUARE FEET  
MCSM = MESA COUNTY SURVEY MARKER  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

GRAPHIC SCALE 1"=30'

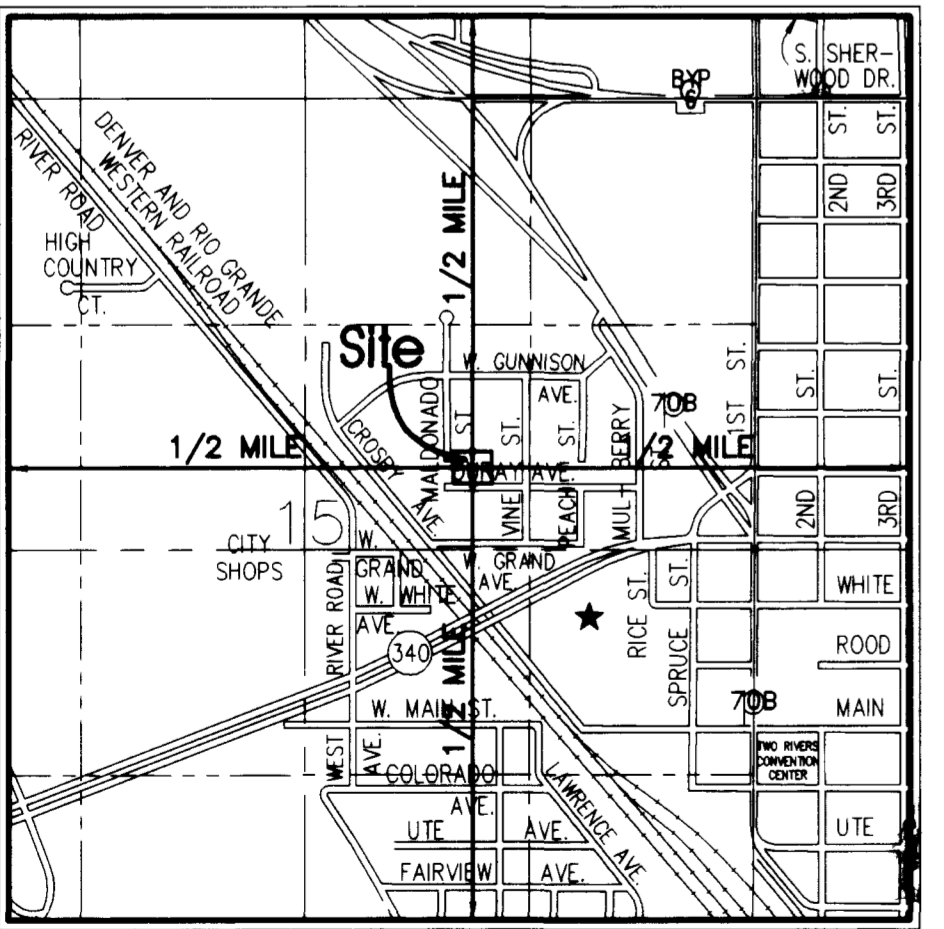


### LEGEND

- FOUND MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS DESCRIBED
- RECOVERED NO. 5 REBAR/CAP L.S. 33650
- NOTE: ALL SURVEY MARKERS FOUND WITHIN 0.25' OF CALCULATED POSITIONS ARE CONSIDERED TO BE IN PLACE
- SET NO.5 REBAR/CAP L.S. 33650
- NOTE: PERIMETER MARKERS ARE SET IN CONCRETE

## MALDONADO SUBDIVISION

RECEPTION NO. 1165748



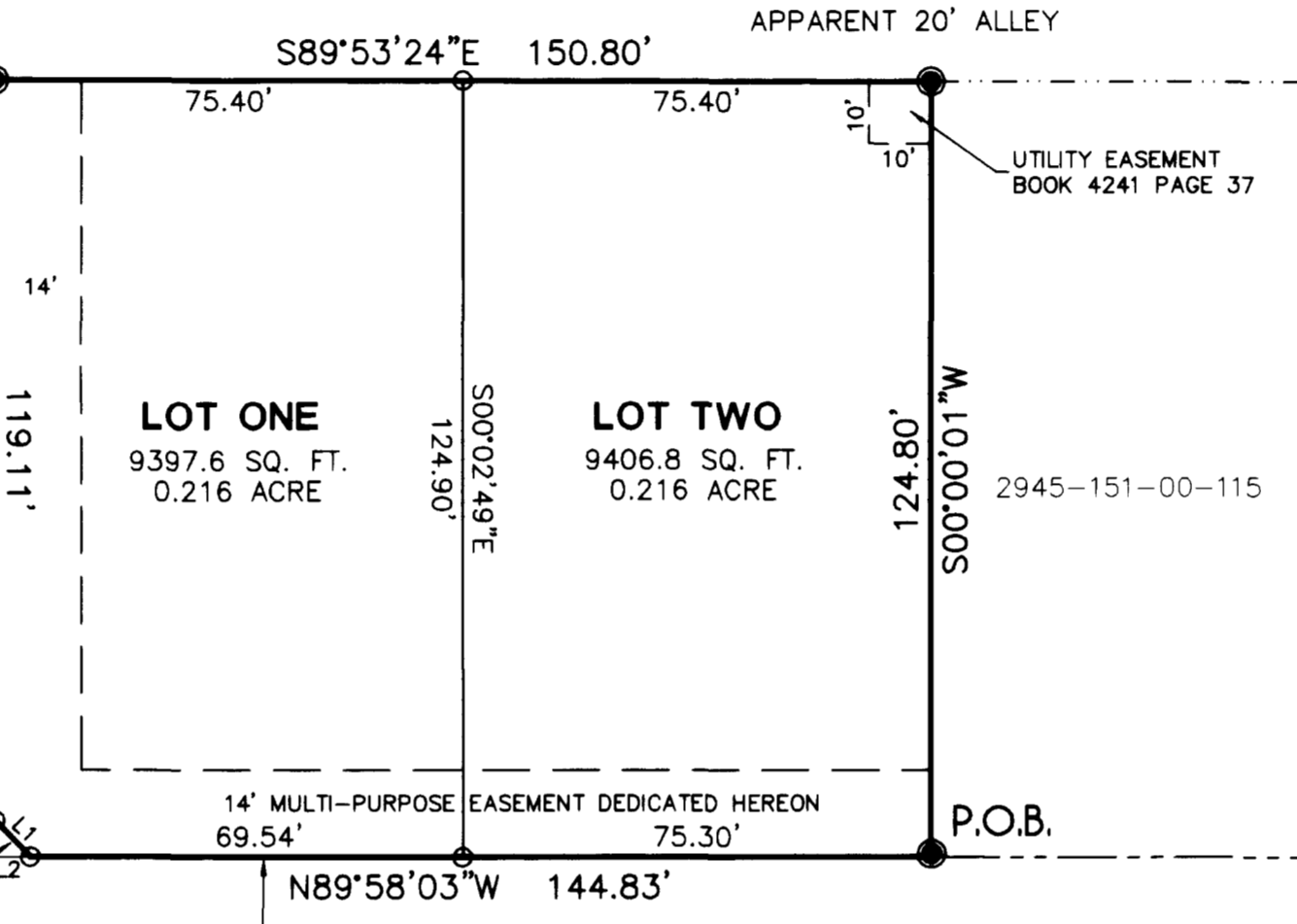
Vicinity Map NOT TO SCALE

MCSM #1271-2  
C1/4 CORNER  
SECTION 15, T1S, R1W  
UTE MERIDIAN

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 CERTIFICATION SHOWN HEREON.

60' ROAD R.O.W. AS SHOWN ON SIX AND FIFTY WEST SUBDIVISION.

60' ROAD R.O.W. AS SHOWN ON MALDONADO SUBDIVISION.



LINE	BEARING	DISTANCE
L1	S44°23'35"E	8.25'
L2	N89°58'03"W	5.76'
L3	S00°05'39"E	5.89'

CITY OF GRAND JUNCTION APPROVAL  
This plat of J.T. SUBDIVISION, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 28<sup>th</sup> day of MARCH A.D., 2007.

David Vanley Mayor

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO } S.S.  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 10:55 a'clock A.M. this 2<sup>nd</sup> day of APRIL A.D., 2007, and is duly recorded in Book No. 4988, Page 740

Reception No. 2372370 Drawer No. TT-62 Fees 102.12  
Janice Rich Clerk and Recorder  
Laurie McElroy Deputy

BASIS OF BEARINGS STATEMENT:  
BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SW1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN BEARS S00°00'00"E.

SOUTH LINE SW1/4 NE1/4 SECTION 15, T1S, R1W, UTE MERIDIAN  
S89°51'13"W 1323.32'

2 1/2" BRASS CAP  
1" ABOVE GROUND  
ON 1" PIPE  
STAMPED "E 1/16 S15  
543 2280"  
E1/16 CORNER  
SECTION 15, T1S, R1W  
UTE MERIDIAN

<b>J.T. Subdivision</b>	
PLAT	
SITUATED IN THE SW1/4 NE1/4 SECTION 15, T1S, R1W, UTE MERIDIAN	
<b>INDEPENDENT SURVEY, Inc.</b>	Client: John Trujillo
Date: 3/21/07	Scale: 1"=30'
Drawn by: DJS	Checked by: VAP
File No.: 206051	File Name: JTSubPlt
VINCENT A. POPISH, PLS 133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409	