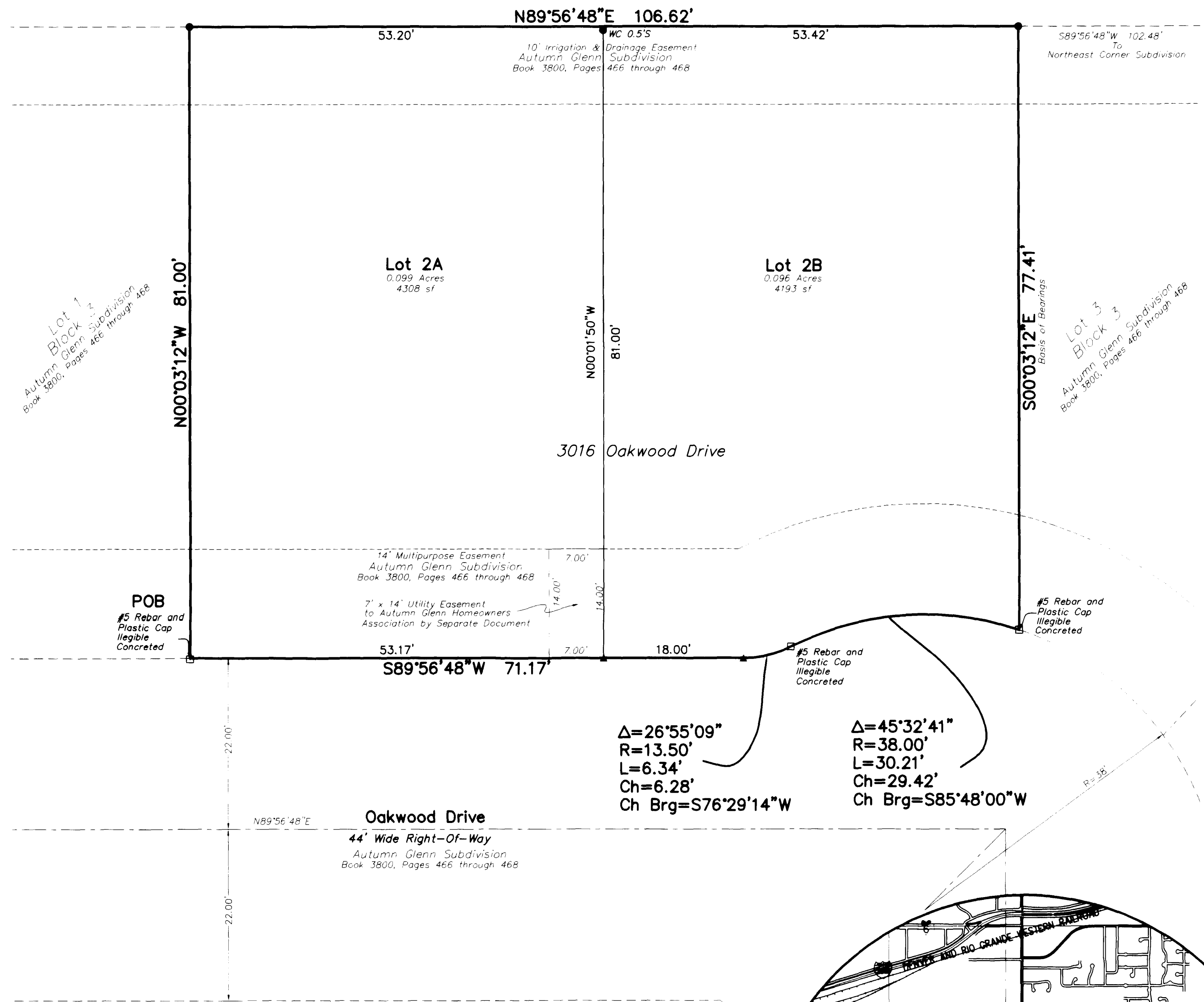
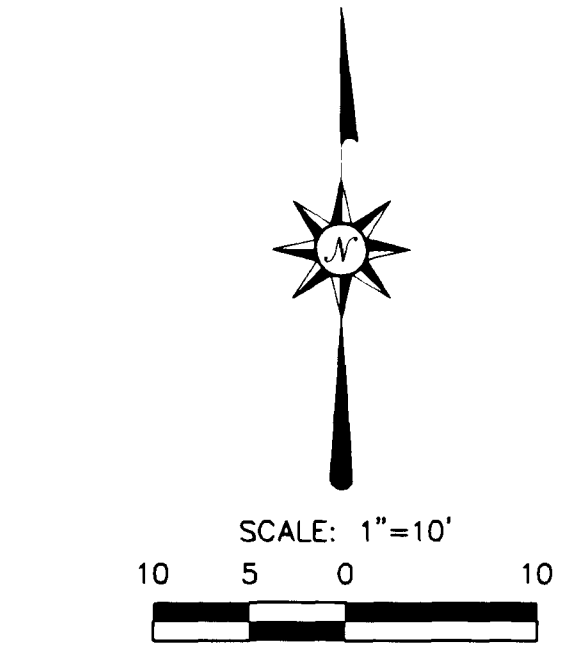


# TIERNEY/BARRETT SUBDIVISION

## A REPLAT OF LOT 2, BLOCK 3, AUTUMN GLENN SUBDIVISION PLAT RECORDED IN BOOK 3800, PAGES 466 THROUGH 468, MESA COUNTY RECORDS SW1/4 SECTION 16, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

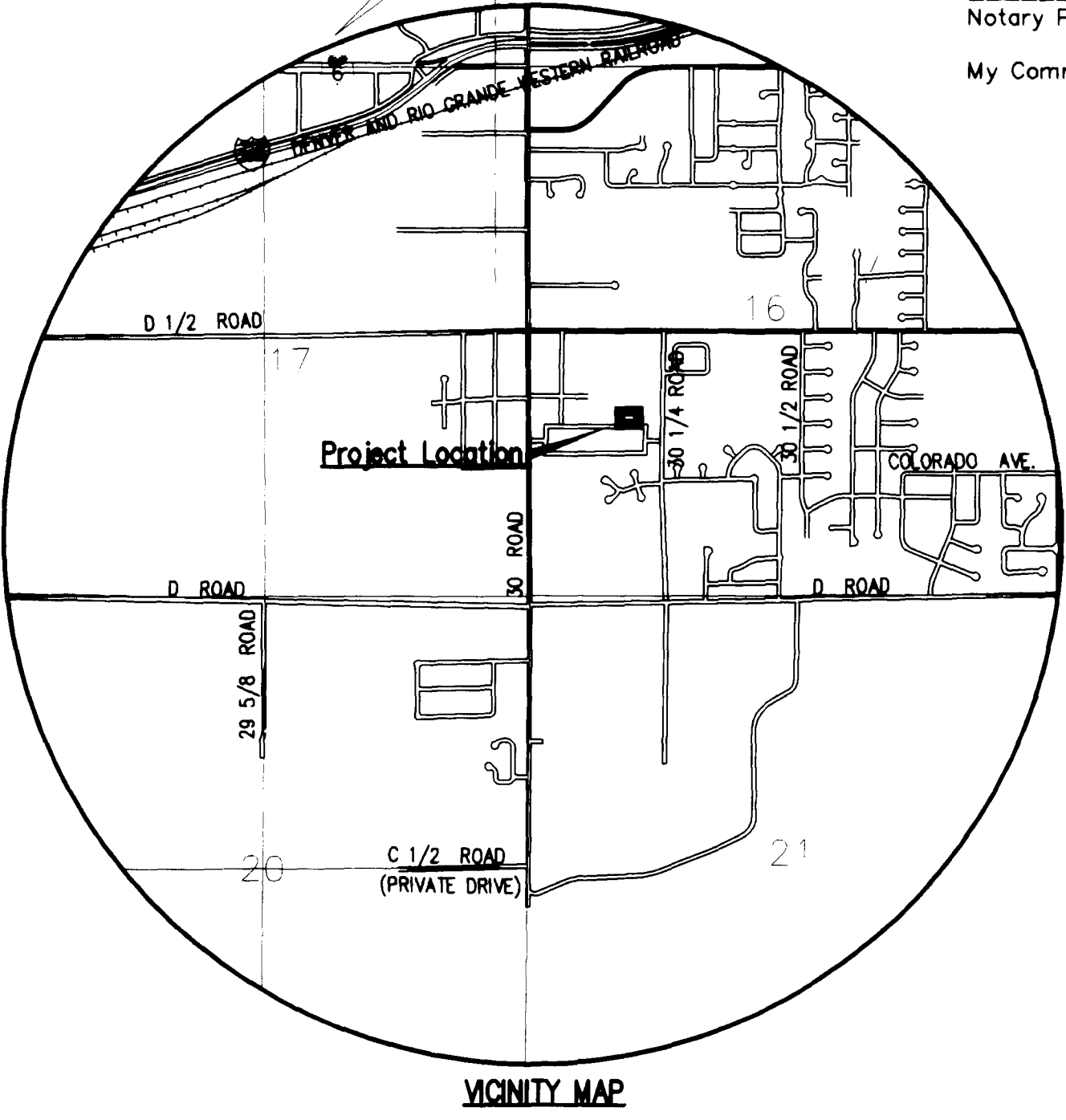


AREA SUMMARY		
LOT 2A	= 0.099 Acres	50.77%
LOT 2B	= 0.096 Acres	49.23%
<b>TOTAL</b>	<b>= 0.195 Acres</b>	<b>100.00%</b>



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.

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
  - ▲ PK NAIL & TAG, SET IN PAVING
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
  - WITNESS CORNER + Distance and Direction
  - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
  - Δ DELTA ANGLE OF ARC
  - R RADIUS OF ARC
  - L LENGTH OF ARC
  - Ch CHORD DISTANCE OF ARC
  - Brg CHORD BEARING OF ARC
  - = EQUAL SYMBOL
  - % PERCENT SYMBOL
  - & AND SYMBOL
  - Ⓜ INTERSTATE HIGHWAY SYMBOL
  - Ⓢ STATE HIGHWAY SYMBOL
  - US UNITED STATES
  - NTS NOT TO SCALE
  - CRS COLORADO REVISED STATUTES
  - §§§ SCLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
  - PLS PROFESSIONAL LAND SURVEYOR NUMBER
  - LLC LIMITED LIABILITY COMPANY
  - A.D. ANNO DOMINI
  - ± MORE OR LESS
  - ° DEGREES (ANGULAR)
  - ' MINUTES (ANGULAR) OR FEET (LINEAR)
  - \"/>



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Jerald D. Tierney and Jeanne Barrett, are the owners of that real property located in part of the Southwest Quarter of Section 16, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 4216, Page 952.)

Lot 2, Block 3, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as TIERNEY/BARRETT SUBDIVISION a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Utility Easements are granted to the Autumn Glenn Homeowners Association 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 utility providers and appurtenant facilities.

All Tracts/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, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Said owners hereby declares all lienholders of record are shown hereon.

IN WITNESS WHEREOF, said owners, Jerald D. Tierney and Jeanne Barrett, have caused their names to be hereunto subscribed this 8<sup>th</sup> day of JUNE, A.D. 2007.

by: Jerald D. Tierney by: Jeanne Barrett

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO ss  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by Jerald D. Tierney, this 08 day of JUNE, A.D., 2007.  
Witness my hand and official seal:

Sean Burns  
Notary Public  
My Commission Expires 03/22/2008

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO ss  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by Jeanne Barrett, this 08 day of JUNE, A.D., 2007.  
Witness my hand and official seal:

Sean Burns  
Notary Public  
My Commission Expires 03/22/2008

**SURVEYOR'S CERTIFICATION**

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of TIERNEY/BARRETT SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of 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.

Date certified JUNE 18, 2007

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in documents recorded at Book \_\_\_\_\_ Pages \_\_\_\_\_ through \_\_\_\_\_ public records of Mesa County, Colorado, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its \_\_\_\_\_ with the authority of its Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

By: \_\_\_\_\_ (title) \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO ss  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by Jerald D. Tierney (hite) and Jeanne M. Barrett for \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Witness my hand and official seal:

\_\_\_\_\_  
Notary Public

**TITLE CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA

We, LAND TITLE GUARANTEE 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 GERALD D. TIERNEY AND JEANNE BARRETT; 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: JUNE 14, 2007 by: Lawrence J. Vent/Exam Name And Title  
for: LAND TITLE GUARANTEE COMPANY Name Of Title Company

**GENERAL NOTES**

The Declaration of Covenants and Restrictions are recorded at Book 3800, Pages 470 through 493, and Amended in Book 4012, Pages 881 and 882, Mesa County Records.

Basis of bearings is the East line of Lot 2, Block 3, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records, which bears South 00 degrees 03 minutes 12 seconds East, a distance of 77.41 feet, as established by observation of the MCGPS Local Coordinate System. Both monuments on this line are found Number 5 rebars set for lot corners, as shown hereon.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Land Title Guarantee Company and Meridian Land Title, LLC, Commitment No. GJR62000439, dated May 26, 2006.

**FOR CITY USE ONLY**

Associated Recorded Documents	Book	Page	Type
7' x 14' Utility Easement to Autumn Glenn Homeowners Association	<u>4471</u>	<u>328</u>	

**CITY OF GRAND JUNCTION APPROVAL**

This plat of TIERNEY/BARRETT SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 13<sup>th</sup> day of July, A.D., 2007.

City Manager Sean Burns

Mayor Paul Brown

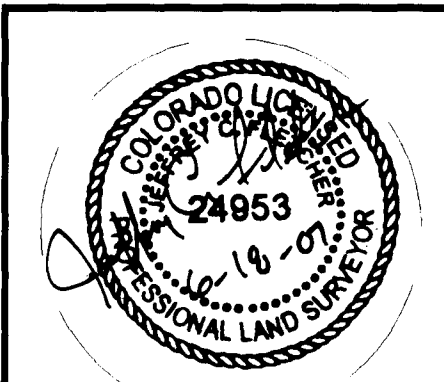
**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:36 o'clock P.M., July 16<sup>th</sup>, A.D., 2007 and was duly recorded in Book 4471 Page No. 322  
Reception No. 2391218 Drawer No. TT-115 Fees: \$100 \$10

Janice Rich  
Clerk and Recorder

By: Kim Cole  
Deputy



**TIERNEY/BARRETT SUBDIVISION**  
SW1/4 SECTION 16  
T1S, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
2591 B3/4 Road  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-255-7047

PROJ. NO.	DATE	SURVEYED	DRAWN	SHEET	OF
06-113	February, 2007	dwj	rsk	1	1