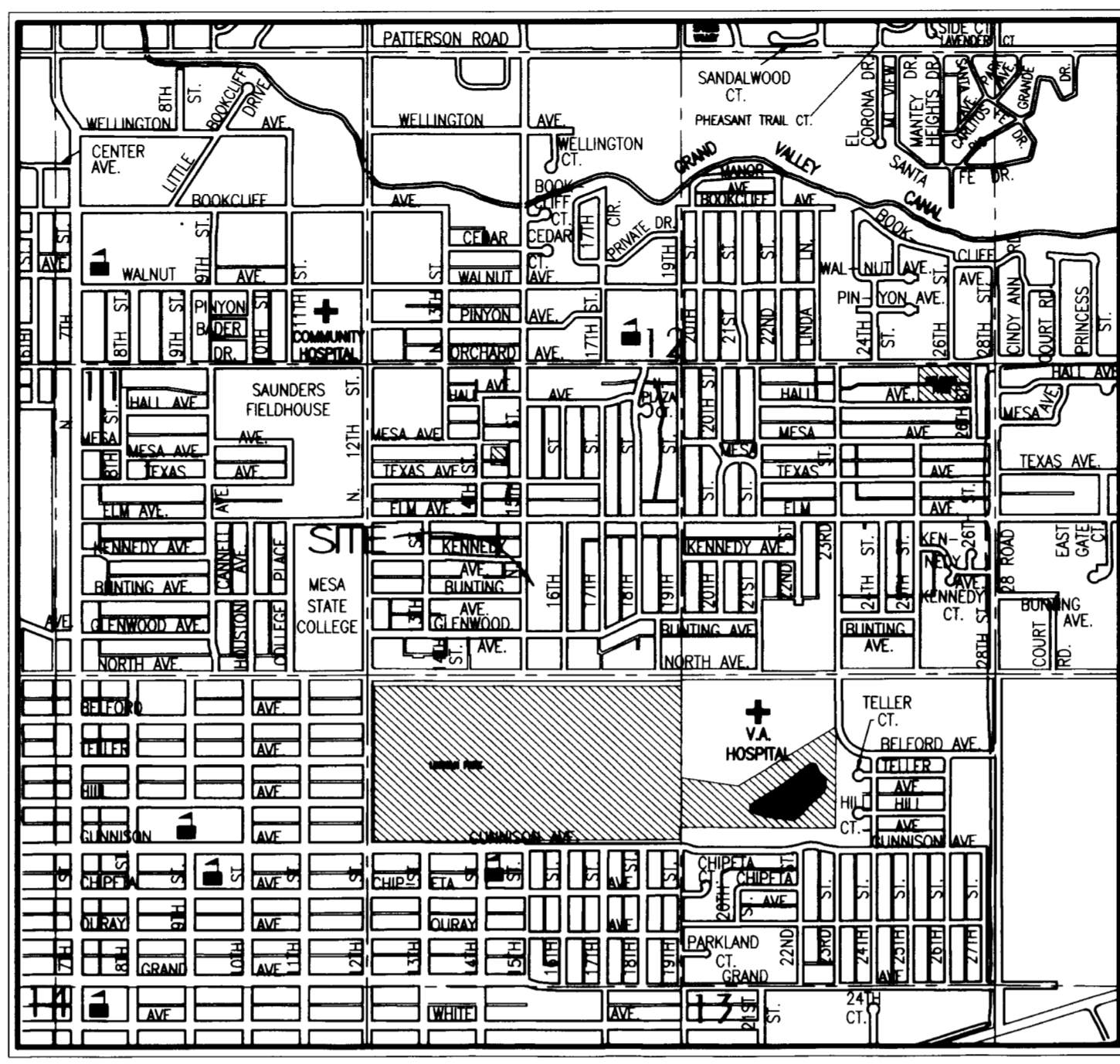


# HEALD SUBDIVISION

A REPLAT OF LOT 16, BLOCK 2, PARKPLACE HEIGHTS  
AS RECORDED IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE, RECEPTION NO. 535907  
SITUATED IN THE SW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



Vicinity Map  
(NOT TO SCALE)

### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, David D. Heald and Raymond N. Davis 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 4341 at Page 900 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 Section 12, T1S, R1W, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lot 16, Block 2 of Parkplace Heights  
as recorded in the Mesa County Clerk and Recorder's Office, Reception NO. 535907 Mesa County, Colorado.

That said owners has caused the said real property to be laid out and surveyed as HEALD SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, 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 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 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.

The Common Driveway Easement will be granted upon future conveyance of Lots 1 and 2 by separate document.

That all lienholders appear hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19<sup>th</sup> day of November, 2007 A.D.

*David D. Heald*  
David D. Heald

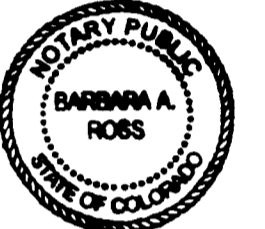
*Raymond N. Davis*  
Raymond N. Davis

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

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November, 2007 A.D., by David D. Heald and Raymond N. Davis.

8/23/2009  
My commission expires:

*Barbara A. Ross*  
Notary Public



### CITY APPROVAL

This plat of HEALD SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 26<sup>th</sup> day of November, 2007 A.D.

*Jim McDaniel*  
City Manager

*J. J. [Signature]*  
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 4:07 o'clock P. M. this 27<sup>th</sup> day of November, 2007 A.D., and is duly recorded in Book No. 4559, Page 913

Reception No. 2413599 Drawer No. VV-34 Fees: \$ 10<sup>00</sup> / 1<sup>00</sup>

### LIENHOLDERS' RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4099 at Page 9 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this N/A day of N/A A.D., 2007.

By: N/A  
Name of Institution

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

The foregoing instrument was acknowledged before this N/A day N/A, 2007 A.D.,

by: N/A  
My commission expires N/A Notary Public

### SURVEYOR'S CERTIFICATION

I, David Max Morris, certify that the accompanying plat of HEALD 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.



David Max Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 30111

### ABBREVIATIONS

- SF & SQ. FT. SQUARE FEET
- ESMT. EASEMENT
- MPE MULTI-PURPOSE EASEMENT
- LEN. LENGTH
- C. CURVE
- L. LINE
- A. ACRES
- BK. BOOK
- PG. PAGE
- MCSM MESA COUNTY SURVEY MONUMENT
- U.M. UTE MERIDIAN
- MULTI. MULTIPLE
- R.O.W. RIGHT-OF-WAY
- T1S TOWNSHIP 1 SOUTH
- R1E RANGE 1 EAST
- T.B.M. TEMPORARY BENCH MARK
- #5 RE-BAR 5/8" REINFORCING BAR
- L.S. LAND SURVEYOR
- W/CAP WITH CAP
- NO. NUMBER

### LEGEND & NOTES

- ◆ FOUND CITY SURVEY MARKER
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET NO.5 REBAR W/CAP L.S. 30111
- - - - - DENOTES EASEMENT LINES
- - - - - DENOTES ADJOINER BOUNDARY LINES
- - - - - DENOTES CITY MONUMENT CONTROL LINES

1. Street rights-of-way are from the plat of PARK PLACE HEIGHTS SUBDIVISION as platted and recorded at Reception NO. 535907 of the Mesa County Clerk and Recorder's Office.
2. Per Colorado Statute number 38-51-106(I) all Lineal Unites used on this plat are U.S. Survey feet.

### BASIS OF BEARINGS STATEMENT

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the City of Grand Junction Survey markers at the intersection of Glenwood Avenue and North 15th Street and the intersection of Elm Avenue and North 15th Street.

The measured bearing of this line is N00°01'33"E

### TITLE CERTIFICATION

STATE OF COLORADO  
COUNTY OF MESA

We, Security Title Guaranty Co., a title insurance company, 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 David D. Heald and Raymond N. Davis; that the current taxes have been paid; that all mortgages not satisfied or released or 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: 11/21/2007

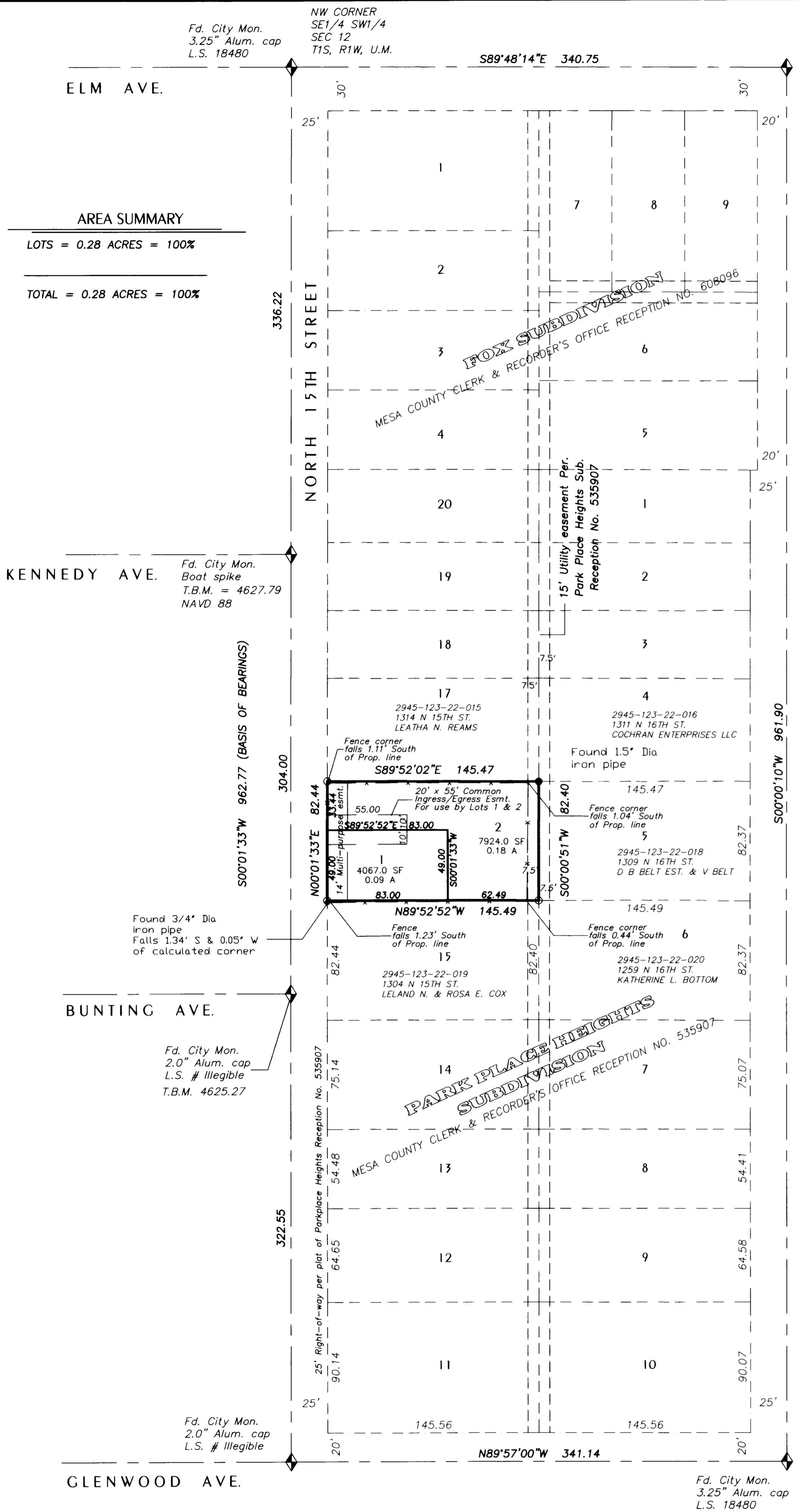
BY: *Matthew A. Shearer*

### FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:

The applicant shall submit a Grant of Easement or Easement Agreement and shall also add a note to the plat stating the easement will be granted upon future conveyance of lots 1 and 2.

AREA SUMMARY  
LOTS = 0.28 ACRES = 100%  
TOTAL = 0.28 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. 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.

**HEALD SUBDIVISION**  
A REPLAT OF LOT 16, BLOCK 2, PARKPLACE HEIGHTS  
AS RECORDED IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE, RECEPTION NO. 535907  
SITUATED IN THE SW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

FOR: David Heald	<i>Surveying Western Colorado Since 1979</i>	SURVEYED BY: SB
ACAD ID: Heald-SS-FIN	<b>Q.E.D. SURVEYING SYSTEMS, Inc.</b>	DRAWN BY: MEM
SCALE: 1" = 50'	1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	CHECKED BY: MEM
DATE: 11/08/07		SHEET NO.
		FILE: 2007-002