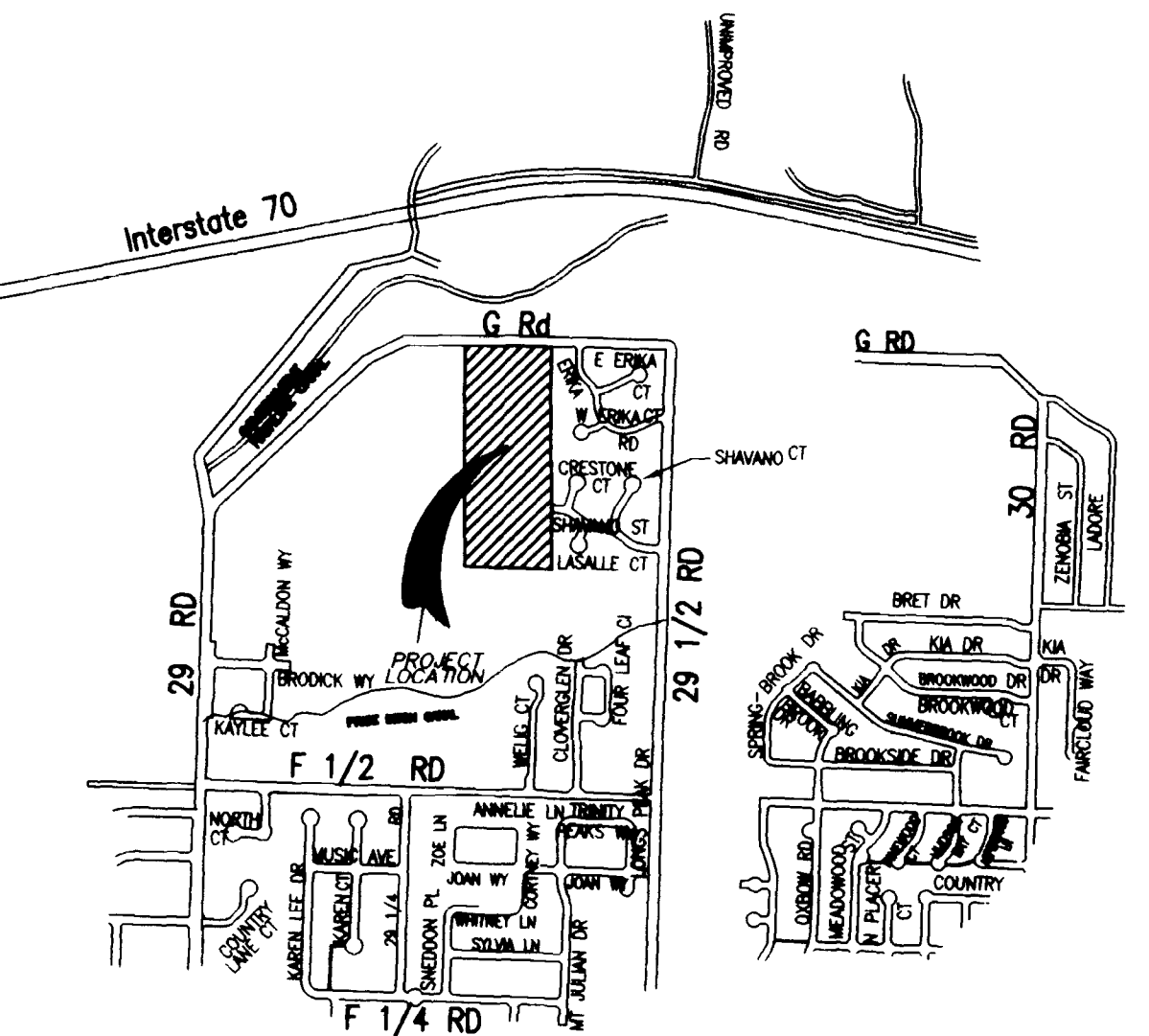
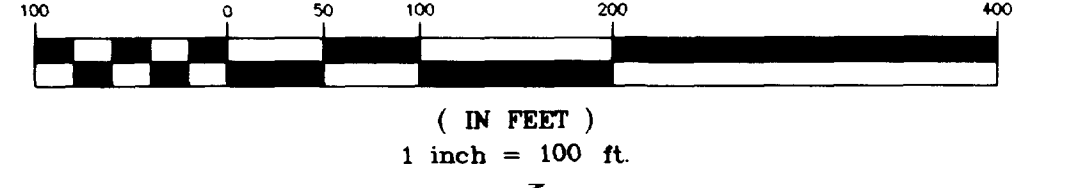


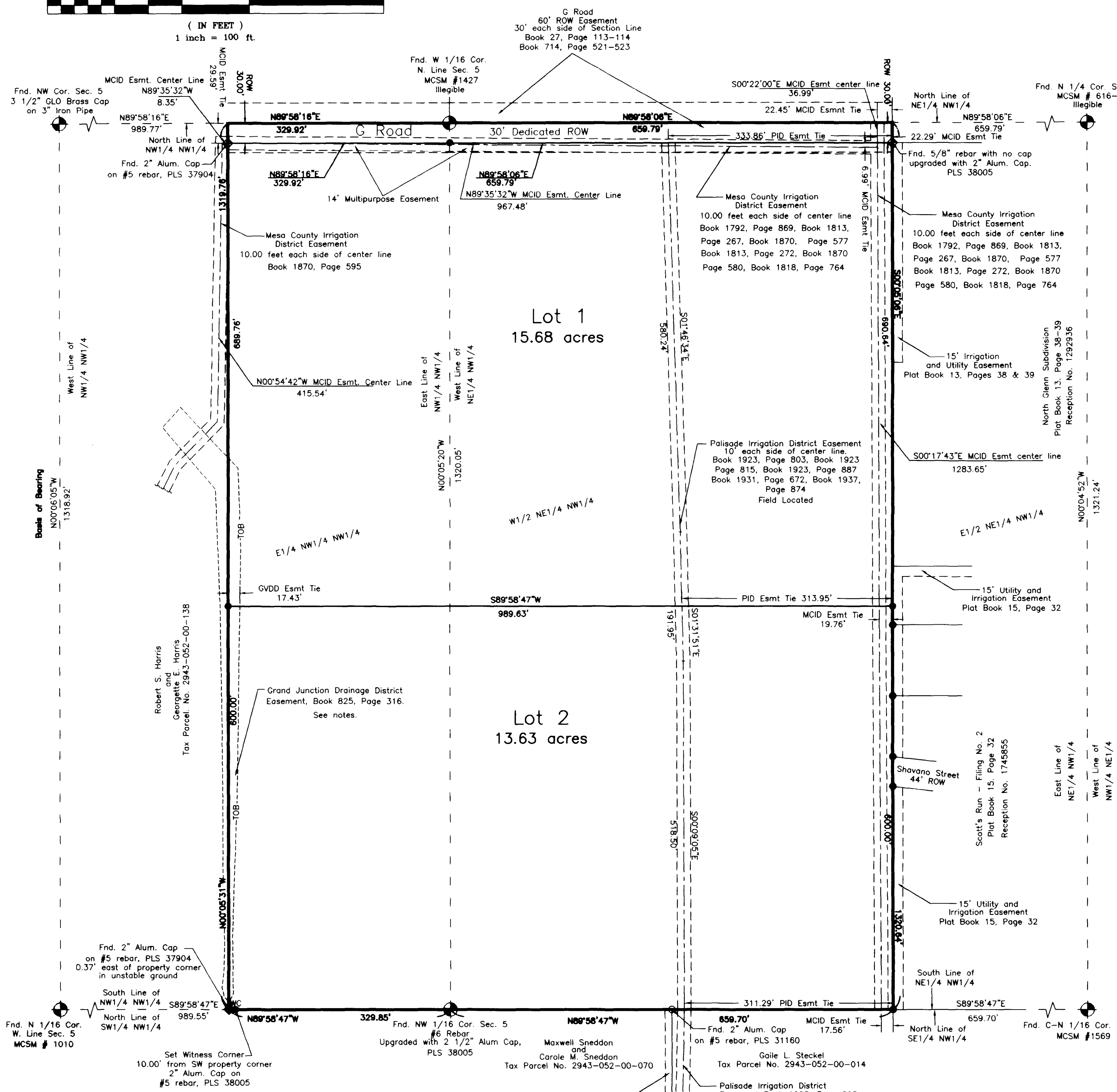
# Marchun Farms Simple Subdivision

In the NW 1/4 Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado

GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.



Vicinity Map  
Not To Scale



**Owners Statement and Dedication:**  
KNOWN ALL MEN BY THESE PRESENTS:  
That the undersigned Carl D. Marchun, Zetta H. Marchun, Joseph W. Marchun and Herman E. Marchun are the owners of that real property as evidenced by Quit Claim Deed, filed in the office of the Mesa County, Colorado, Clerk and Recorder at Book 4163, Page 669, said property being a parcel or tract of land situate in the NW 1/4 Section 5, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

The W1/2 NE1/4 NW1/4 and the E1/4 NW1/4 NW1/4 Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, containing 29.99 acres as surveyed.

That said owners have laid out, platted and subdivided the above described properties into lots shown hereon, and designate the same as Marchun Farms Simple Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following grants,

All streets, roads and right-of-ways 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 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.

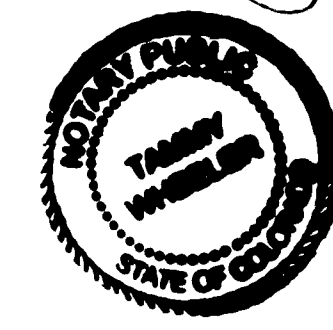
All tracts/easements include the right of ingress and egress on, along, over, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge, provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, that 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 to and from the easement.

That there are no lienholders of record for the described property.  
IN WITNESS WHEREOF, said owners, Carl D. Marchun, Zetta H. Marchun, Joseph W. Marchun and Herman E. Marchun have caused their name to be hereunto subscribed this 20th day of November, D. 2007

*Carl D. Marchun*  
Carl D. Marchun  
*Zetta H. Marchun*  
Zetta H. Marchun  
*Joseph W. Marchun*  
Joseph W. Marchun  
*Herman E. Marchun*  
Herman E. Marchun

STATE OF COLORADO }  
COUNTY OF MESA } SS  
The foregoing instrument was acknowledged before me by Carl D. Marchun, Zetta H. Marchun, Joseph W. Marchun and Herman E. Marchun this 20th day of November, A.D. 2007.

Witness my hand and official seal *Janice Rich*  
Notary Public  
My commission expires 2-5-08



**Title Certification:**  
STATE OF COLORADO }  
COUNTY OF MESA } SS

We, Land Title Guarantee Company - Grand Junction, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the heron described property, that we find the title to the property is vested in Carl D. Marchun, Zetta H. Marchun, Joseph H. Marchun and Herman E. Marchun, that the current taxes have been paid, that all mortgages not satisfied or released of record 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: November 15, 2007 By *Janice Rich* Title: EXAMINER  
*Karen A. Crepin*

**City of Grand Junction Approval:**  
This Plat of the Marchun Farms Simple Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 20th day of November, A.D. 2007

*Janice Rich* City Manager  
*John L. ...* Mayor

**Clerk and Recorder's Certificate:**  
STATE OF COLORADO }  
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 3:43 o'clock P.-M. this 3rd day of December, A.D. 2007

and is duly recorded in Book No. 4563, Page 827  
Reception No. 2414495 Drawer No. VV-35  
*Janice Rich* Clerk and Recorder *Ginny Baughman* Deputy 10.00 Fees

Abbreviations Used

Alum. Cap	Aluminum Cap	NW	North West
C 1/4	Center 1/4 Corner	Parcel #	Parcel Number
CHK	Checked	PE	Professional Engineer
CMP	Corrugated Metal Pipe	PID	Professional Land Surveyor
C-N 1/16	Center-North 1/16 Corner	PLS	Professional Land Surveyor
CL	Center Line	R	Range
CL	Center Line	ROW	Right-of-way
C-W 1/16	Center West 1/16 Corner	S	South
Dr.	Drive	SE	Southeast
E	East	SW	Southwest
Ea	Each	S. Line	South Line
Easmt.	Easement	Sec	Section
Fnd	Found	SF	Square Feet
Inc.	Incorporated	S 1/4	South 1/4 Corner
IP	Irrigation Pipe	UM	Ute Meridian
Irr	Irrigation	W	West
LS	Land Surveyor	Wth	Width
MCID	Mesa County Irrigation District	W 1/2	West 1/2
MCSM	Mesa County Survey Monument	W 1/16	West 1/16 Corner
N	North		
NE	North East		

Middle initials of names are per assessors' records.

- Legend**
- Found Section Monument as Described
  - Found 2" Alum. Cap on #5 Rebar, PLS 31160
  - Found 1" Yellow Plastic Cap, PLS 14113
  - Found as Described
  - Set 2" Alum. Cap on #5 Rebar, PLS 38005
  - Set Witness Corner as Described
  - Easement Line
  - Centerline of Easement
  - Section Line
  - Lot Line
  - Boundary Line
- Monuments found within 0.25' of record are considered to be in record position.

**Notes:**

- Rights of way for ditches or canals constructed by the authority of the United States, together with the right of proprietor of a vein or lode to extract and remove his ore should the same be found to intersect said premises as reserved in United States Patent recorded April 7, 1892 in Book 11, Page 183.
- The Harris property to the west of the subject property is described as the west 30 acres of the NW1/4 NW1/4 Section 5, Township 1 South, Range 1 East of the Ute Meridian per Book 2655, Page 825 & 826. This would cause an approximately 1-foot overlap along the subject property's western boundary. A title search indicates that the subject parcel is the senior parcel per Book 114, Page 163 dated July 28, 1906. The junior parcel must yield to the senior parcel. Additionally, the first deed creating the parcel to the west in the chain of title is described as the N3/4 NW1/4 NW1/4 Section 5, Township 1 South, Range 1 East of the Ute Meridian per Book 114, Page 439 dated October 23, 1906.
- Grand Junction Drainage District Easement recorded May 24, 1962 in Book 825, Page 316, Reception No. 816797, no width specified, top of bank shown.

**Area Summary**

Category	Acres	Percent
Lots	29.31	97.73%
Tracts	0.00	0.0%
ROW	0.68	2.27%
Total	29.99	100.0%

**Basis of Bearing:**  
The bearing between the found MCSM #1010 at the N 1/16 Corner of the west line Sec. 5, and the found GLO Brass Cap at the NW Corner of Sec. 5, both in Township 1 South, Range 1 East of the Ute Meridian is assumed to bear N00°06'05"W per the Mesa County Local Coordinate System.

**Notice:**  
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

Merritt LS, L.L.C.  
743 Horizon Ct., Suite 100B, Grand Junction, CO 81506  
PHONE (970) 255-7386 FAX (970) 256-7386

**Marchun Farms Simple Subdivision**  
In the NW 1/4 Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado

DATE: November 15, 2007 SCALE 1" = 100'  
DRAWN:TWS/KKP CHECKED: TWS PROJECT NO: 0705  
REVISED: - SHEET 1 OF 1



**SURVEYORS STATEMENT:**  
I, Thomas W. Sylvester, a Licensed Professional Engineer and Professional Land Surveyor, in the State of Colorado, do hereby certify that this plat of Marchun Farms Simple Subdivision, was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information. Title information provided by Land Title Guarantee Company, Order No. GJ065004287.  
Thomas W. Sylvester, PE 14249 & PLS 38005