

PLAT  
**Stone Subdivision**  
Being a Replat of Lot 2 in William Carpenter Subdivision  
City of Grand Junction, Mesa County Colorado, and  
A Parcel of Land Situate in the NW1/4 SW1/4 Section 16, T1S, R1W, Ute Meridian  
City of Grand Junction, Mesa County, Colorado

**DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, Sherrill J. Stone, and Steven R. Below & Adrienne L. Senatore, are the real owners of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado, recorded in Book 4286 at Page 386 and Book 2714 at Page 886, respectively, and a BOUNDARY LINE AGREEMENT RECORDED IN BOOK 4438 AT PAGES 231-236, 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 described as follows:

BOOK 4286 PAGE 386  
tract or parcel of land situated in the NW 1/4 SW 1/4 of Section 16, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:  
Considering the North line of William F. Carpenter Subdivision to bear North 73°20'00" West with all bearings contained herein to be relative thereto;  
Beginning at the Northeast corner of said NW 1/4 SW 1/4 of Section 16;  
thence North 90°00'00" West 112.70 feet;  
thence South 77°35'00" West 434.4 feet to the True Point of Beginning;  
also being on the Westerly edge of Red Mesa Road,  
thence along said edge of road South 17°19'44" West 233.98 feet;  
thence leaving said edge of road North 72°59'59" West 240.14 feet;  
thence South 17°19'44" West 101.40 feet;  
thence North 73°20'00" West 109.87 feet;  
thence North 16°17'39" East 333.97 feet;  
thence South 73°20'00" East 355.84 feet to the True Point of Beginning,  
Mesa County, Colorado.

**AND**

BOOK 2714 PAGE 886

Lot 2 in  
WILLIAM CARPENTER SUBDIVISION,  
Mesa County, Colorado

**Being more particularly described as follows:**

Beginning of the NW Corner of Lot 1 in William Carpenter Subdivision, Reception No. 1222734, and considering the North Line of said subdivision to bear S73°20'00"E and all bearings contained herein to be relative thereto;  
thence S16°27'00"W along the West Line of said Lot 1 a distance of 128.00 feet to the SW Corner of said Lot 1;  
thence S73°20'00"E along the South Line of said Lot 1 a distance of 168.51 feet to the SE Corner of said Lot 1;  
thence S16°40'00"W along the West Right-of-Way Line for Red Mesa Heights Road, recorded in Plat Book No. 12 at Page 258, a distance of 30.00 feet;  
thence leaving said Right-of-Way Line N73°20'00"W a distance of 341.18 feet to a point on the East Line of Hermosa Subdivision, Reception No. 870696;  
thence N17°12'31"E along said East Line a distance of 497.27 feet;  
thence S72°08'37"E a distance of 347.74 feet;  
thence S17°19'44"W a distance of 232.05 feet;  
thence N72°59'59"W a distance of 240.14 feet;  
thence S17°19'44"W a distance of 101.40 feet;  
thence S73°20'00"E a distance of 63.81 feet to the NW Corner of said Lot 1 in William Carpenter Subdivision, which is the Point of Beginning, containing 2.86 acres as described.

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

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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. 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.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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.

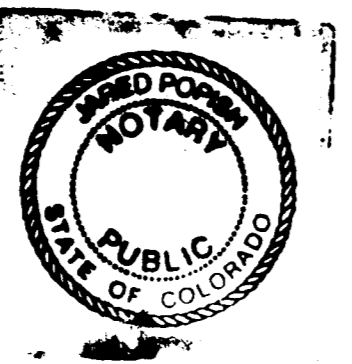
All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries/owners shall utilize the same in a reasonable 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

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

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15<sup>th</sup> day of July A.D., 2008

Sherrill J. Stone aka H



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

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July A.D., 2008 by Sherrill J. Stone.

4-03-2011  
My commission expires: Notary Public

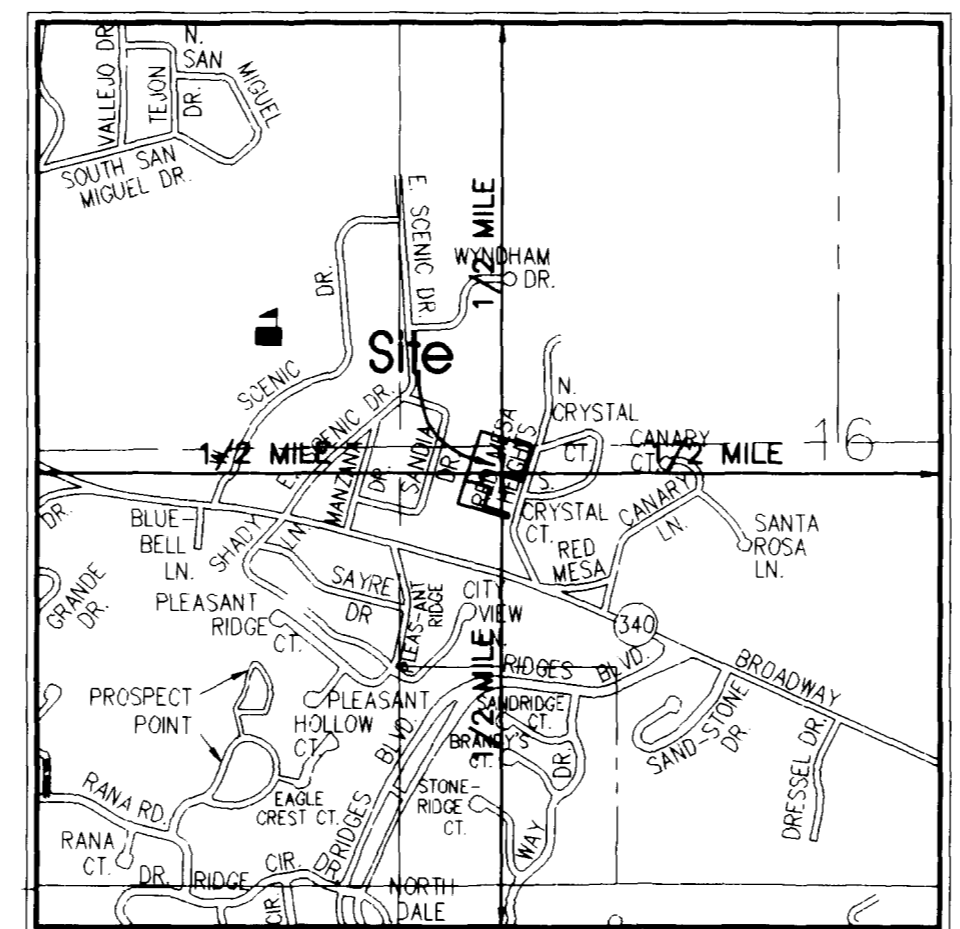
Steven R. Below by POA Adrienne L. Senatore  
Adrienne L. Senatore

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 7-15-08

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

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July A.D., 2008 by Steven R. Below by POA Adrienne L. Senatore as POA for Steven R. Below and Adrienne L. Senatore, individually.

4-03-2011  
My commission expires: Notary Public



Vicinity Map  
NOT TO SCALE

**LIENHOLDERS RATIFICATION OF PLAT**

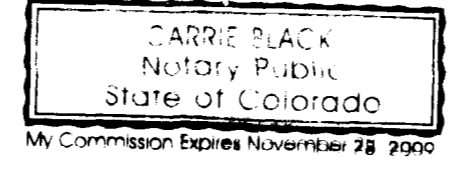
The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest, which is recorded in Book 3592, Page 301 of the public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President with the authority of its board of directors this 9<sup>th</sup> day of July A.D., 2008.

By: Denis Mecca For: Mortgage Electronic Registrations Systems, Inc. As Nominee for Megastar Financial Corp.  
Title: Vice President

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July A.D., 2008.

by: Denis Mecca For: Mortgage Electronic Registrations Systems, Inc. As Nominee for Megastar Financial Corp.  
Title: Vice President  
11/28/2009  
My commission expires: Notary Public



**TITLE CERTIFICATION**

State of Colorado

We, Abstract & Title Co. of Mesa County, Inc, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the titles to the hereon described properties, that we find the titles to the properties are vested to Sherrill J. Stone and to Steven Robert Below and Adrienne Lee Senatore, as joint tenants; that the current taxes have been paid; that property is free and clear of all liens and encumbrances except as shown hereon as evidenced by the commitments numbers 907499 & 914219 prepared by said company as of June 15, 2008, including but not limited to Quicken Loans Inc., Deed Trust recorded in Book 4421 at Page 256.

Date: July 10, 2008 By: Donald K Davis, Chief Title Examiner  
Name and Title  
Abstract & Title Co. of Mesa County, Inc.

**Note:**

As of June 15, 2008, The Loan that was referenced by the Quicken Loans Inc., Deed of Trust recorded in Book 4421 at Page 256 had been transferred in an unrecorded loan transfer to Countrywide Home Loans.

**CITY OF GRAND JUNCTION APPROVAL**

This plat of STONE SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 16 day of July A.D., 2008

Jim Madrid City Manager  
Cragg Palmer 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 3:42 o'clock P.M. this 22nd day of July A.D., 2008, and is duly recorded in Book No. 4701, Page 546 & 547

Reception No. 2449662 Drawer No. VV-134 Fees 20.00 + 1.00  
Janice Rich Clerk and Recorder  
Gingy Baughman Deputy

**SURVEYOR'S CERTIFICATE**

I, Vincent A. Popish, do hereby certify that the accompanying plat of STONE 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  
Vincent A. Popish, P.L.S. No. 33650  
Independent Survey, Inc. 6-30-08 Date



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City of Grand Junction, Mesa County Colorado, and  
A Parcel of Land Situate in the NW1/4 SW1/4 Section 16, T1S, R1W, Ute Meridian  
City of Grand Junction, Mesa County, Colorado

PLAT  
SITUATE IN THE NW1/4 SW1/4 SECTION 16, T1S, R1W, UTE MERIDIAN

<b>INDEPENDENT SURVEY, Inc.</b> VINCENT A. POPISH, P.L.S. 133 N. 8th Street, Grand Junction, Colorado 81501 Phone (970)257-7552 Cell (970)986-9035 Fax (970)257-1263	Client: Sherrill Stone
	Date: 5/23/2008
	Scale: 1"=40'
	Drawn by: DJS vap
	Checked by: JAP
File No.: 206219.1	
File Name: StonePlt	

SHEET 1 OF 2

FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type
		Grant of Sewer Easement

LAND USE SUMMARY		
LOTS	2.85 ACRES	99.6%
DEDICATED ROW	0.01 ACRE	0.4%
TOTAL	2.86 ACRES	100%

ABBREVIATIONS USED:

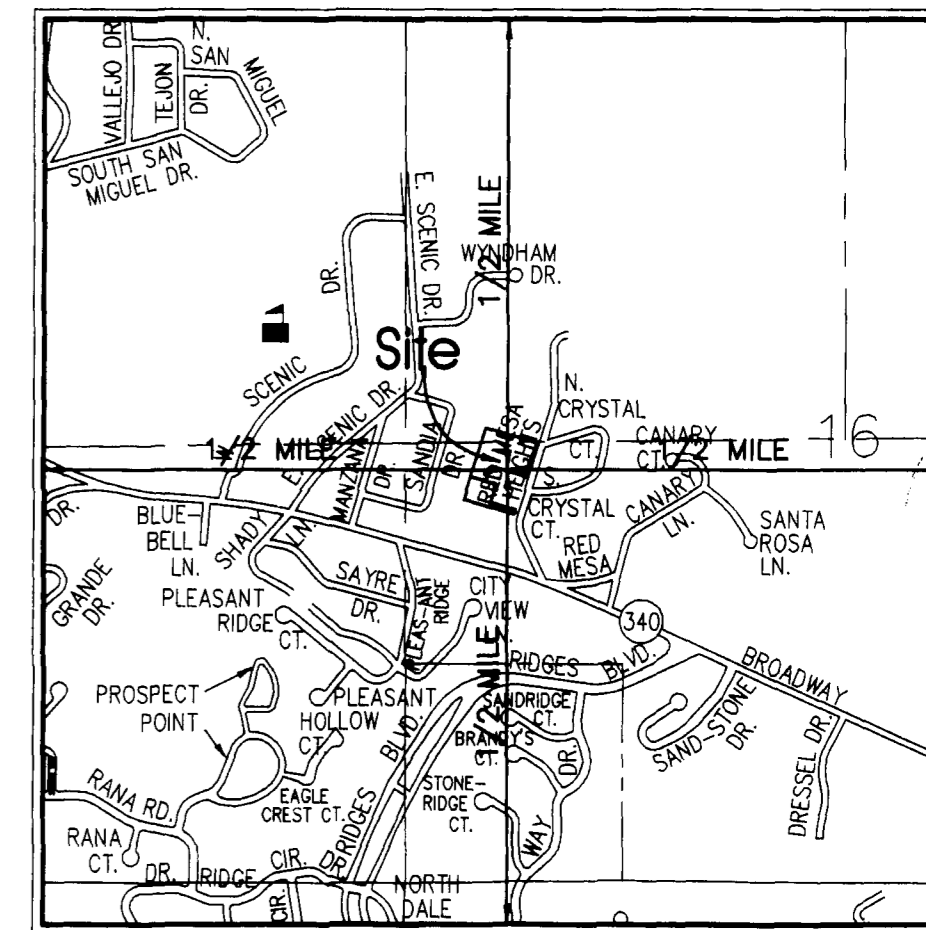
MCSM = MESA COUNTY SURVEY MARKER  
 L.S. = LAND SURVEYOR  
 NO. = NUMBER  
 R.O.W. = RIGHT OF WAY  
 T1S = TOWNSHIP 1 SOUTH  
 R1W = RANGE 1 WEST  
 SQ. FT. = SQUARE FEET  
 P.O.B. = POINT OF BEGINNING

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LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- FOUND SURVEY MARKER AS DESCRIBED  
NOTE: SURVEY MARKERS FOUND WITHIN 0.21' OF CALCULATED POSITION ARE CONSIDERED TO BE IN PLACE
- FOUND OUT OF POSITION SURVEY MARKER AS DESCRIBED  
SET NO. 5 REBAR/CAP L.S. 33650
- SET NO. 5 REBAR/CAP L.S. 33650

NOTE: ALL LOT CORNERS TO BE SET PRIOR TO SALE OF LOTS  
 NOTE: THE LINEAL UNITS USED ARE U.S. SURVEY FEET.

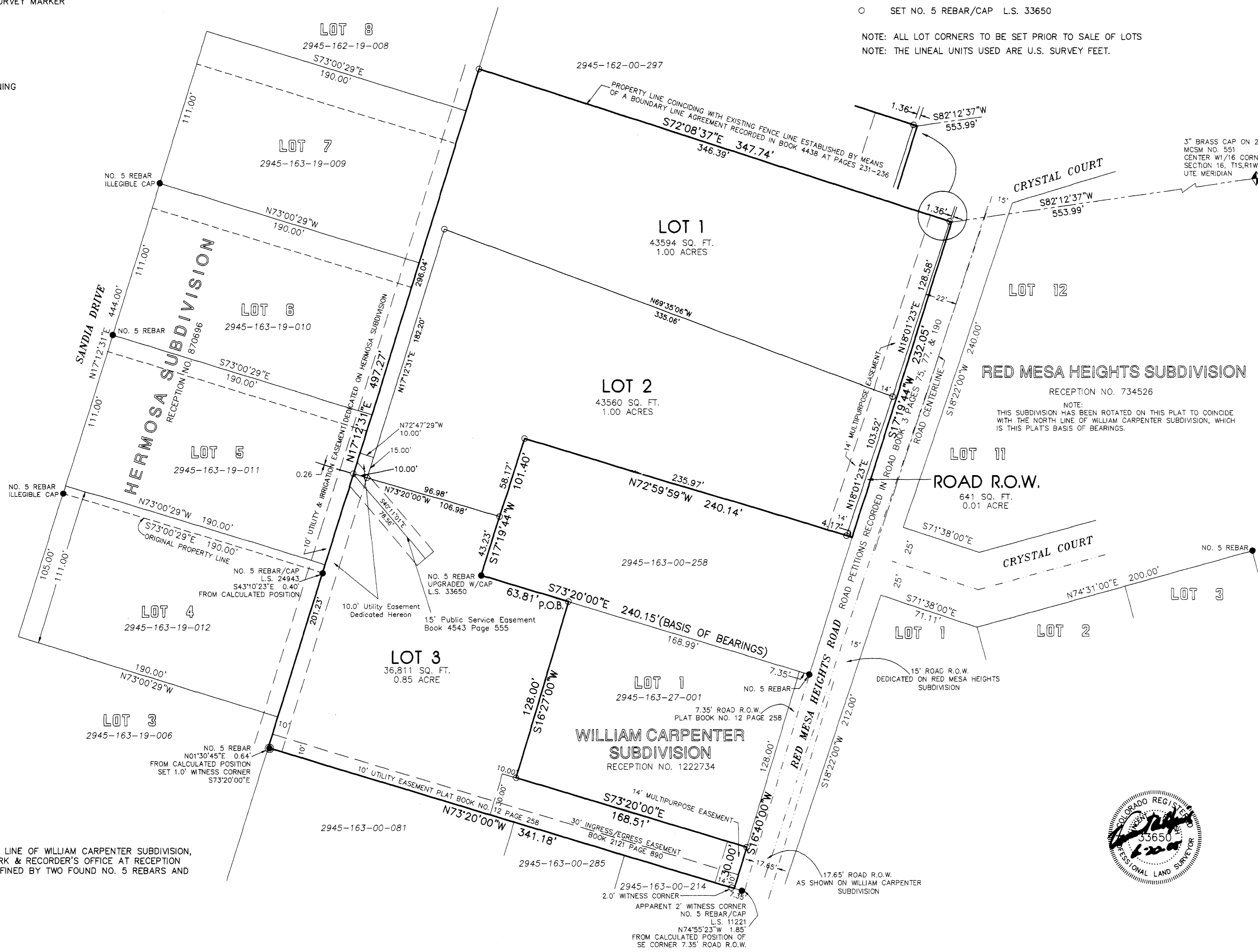


Vicinity Map  
 NOT TO SCALE

NOTES:  
 PROPOSED RESIDENTIAL CONSTRUCTION ON LOT 2 MUST BE SERVED BY THE INSTALLATION OF FIRE PROTECTION, EITHER BY AN APPROVED SPRINKLER SYSTEM OR CONSTRUCTION OF A NEW WATERLINE AND FIRE HYDRANT MEETING THE GRAND JUNCTION FIRE DEPARTMENT'S STANDARDS.

THE GRAND JUNCTION FIRE DEPARTMENT MUST REVIEW CONSTRUCTION PLANS FOR ANY HOME PROPOSED ON LOT 2, BEFORE A BUILDING PERMIT IS ISSUED.

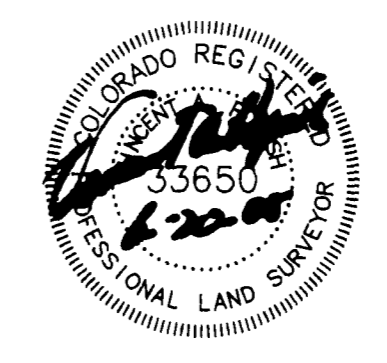
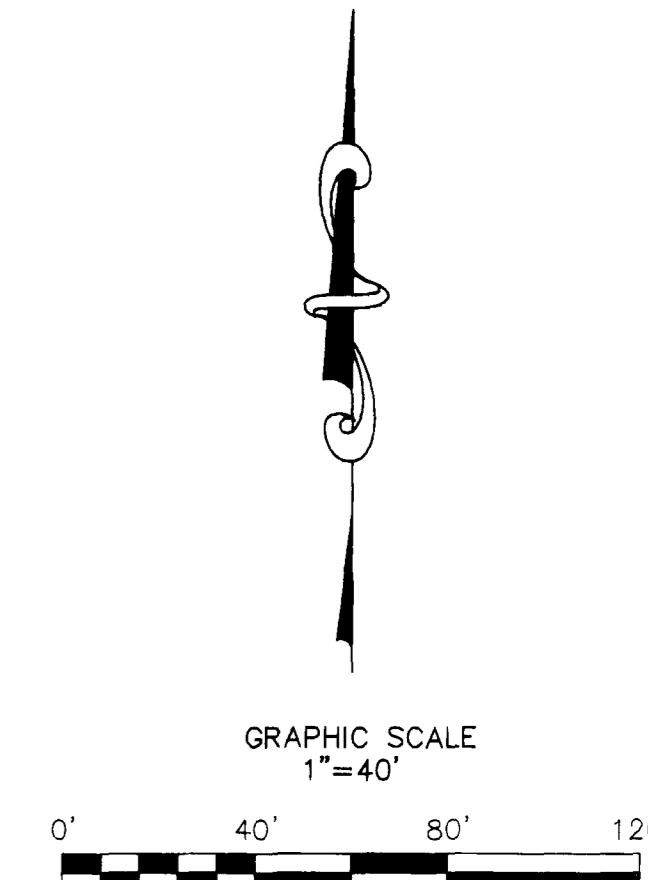
LOTS 1 AND 2 MUST HAVE INDIVIDUAL PUMP STATIONS TO PUMP SEWER TO THE MAIN.



BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE NORTH LINE OF WILLIAM CARPENTER SUBDIVISION, RECORDED IN THE MESA COUNTY CLERK & RECORDER'S OFFICE AT RECEPTION NO. 1222734, SAID NORTH LINE IS DEFINED BY TWO FOUND NO. 5 REBARS AND BEARS S73°20'00"E.

Note:  
 Easements shown hereon are based on Title Policy No. 00907499 C from Abstract & Title Co. of Mesa County, Inc. provided by Sherrill J. Stone, AND Title Policy No. 00914219 C from Abstract & Title Co. of Mesa County, Inc. provided by Steven R. Below.



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