

Taylor III Subdivision

Being a Replat of Lot 1 in Taylor II Subdivision
 Book 4324 Page 779 Reception No. 2356364
 and a Replat of Lot C in S&S Subdivision
 Plat Book 15 Page 169 Reception No. 1772573

SITUATE IN THE NW1/4 OF THE NW1/4 OF SECTION 1,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

STATEMENT OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, Marian Jacobson; and Holly Ehler and Erick Ehler, as joint tenants, are the owners of record of that real property situate in the NW1/4 of the NW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Number 2356364 in Book 4324 at Page 779 and at Reception Number 2459898 in Book 4734 at Page 879, respectively, of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lot 1 of Taylor II Subdivision, Book 4324, Page 779, Reception No. 2356364
 AND
 Lot C of S&S Subdivision, Plat Book 15, Page 169, Reception No. 1772573.

That said owners have caused the described real property to be surveyed, laid out, and to be publicly known as Taylor III Subdivision.

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 reasonable ingress and egress to and from the easement.

Said owners further certify that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented herein.

Marian Jacobson
 Marian Jacobson

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing Certificate of Ownership was acknowledged before me by Marian Jacobson on this 25 day of

June, 2009.

Kathleen M. Bunger
 Notary Public
 My commission expires 4-21-2012



Holly Ehler Erick Ehler
 Holly Ehler Erick Ehler

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing Certificate of Ownership was acknowledged before me by Holly Ehler and Erick Ehler on this 20 day of

June, 2009.

Kathleen M. Bunger
 Notary Public
 My commission expires 4-21-2012



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, Wells Fargo Bank, N.A., 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 owner thereof and agrees that its security interests which are recorded in Book 4734 at Page 880, Reception No. 2459899, of the public records of Mesa County, Colorado shall be subordinated to the dedications shown herein.

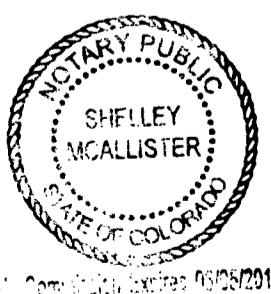
By: Carri Dixon
 For Wells Fargo Bank, N.A.

STATE OF COLORADO)
) ss
 COUNTY OF)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Carri Dixon

for Wells Fargo Bank, N.A. as its Branch Manager on this 14th day of June, 2009.

Shelley McAllister
 Notary Public
 My Commission expires: 3/5/2012



TITLE CERTIFICATION

We, Land Title Guarantee Company, a title insurance company, as duly licensed by the State of Colorado, hereby certify that we have examined the titles to the hereon described property, that we find the titles to the property are vested to Marian Jacobson and Holly Ehler and Erick Ehler 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: July 8, 2009 By: Lawrence D. Vent
 Name and Title: LAWRENCE D. VENT/EXAMINER
Land Title Guarantee Company
2009 TAXES ON LOT 1 OF TAYLOR II S&S NOT PAID LN

CITY APPROVAL

This Plat of Taylor III Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and

dedicated accepted this 17 day of July, 2009.
Carri Dixon Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

I certify that this instrument was filed in my office at 4:07 o'clock P. M. on the 22nd day of

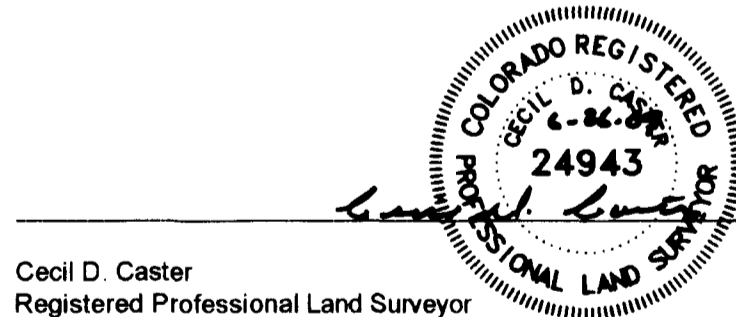
July, 2009 A.D. and was recorded in Book 4892, Page No. 421 + 422

Reception No. 2498452, Drawer No. XX-11, Fees \$207.00

By: Janice Rich Deputy
 Clerk and Recorder

SURVEYOR'S CERTIFICATE

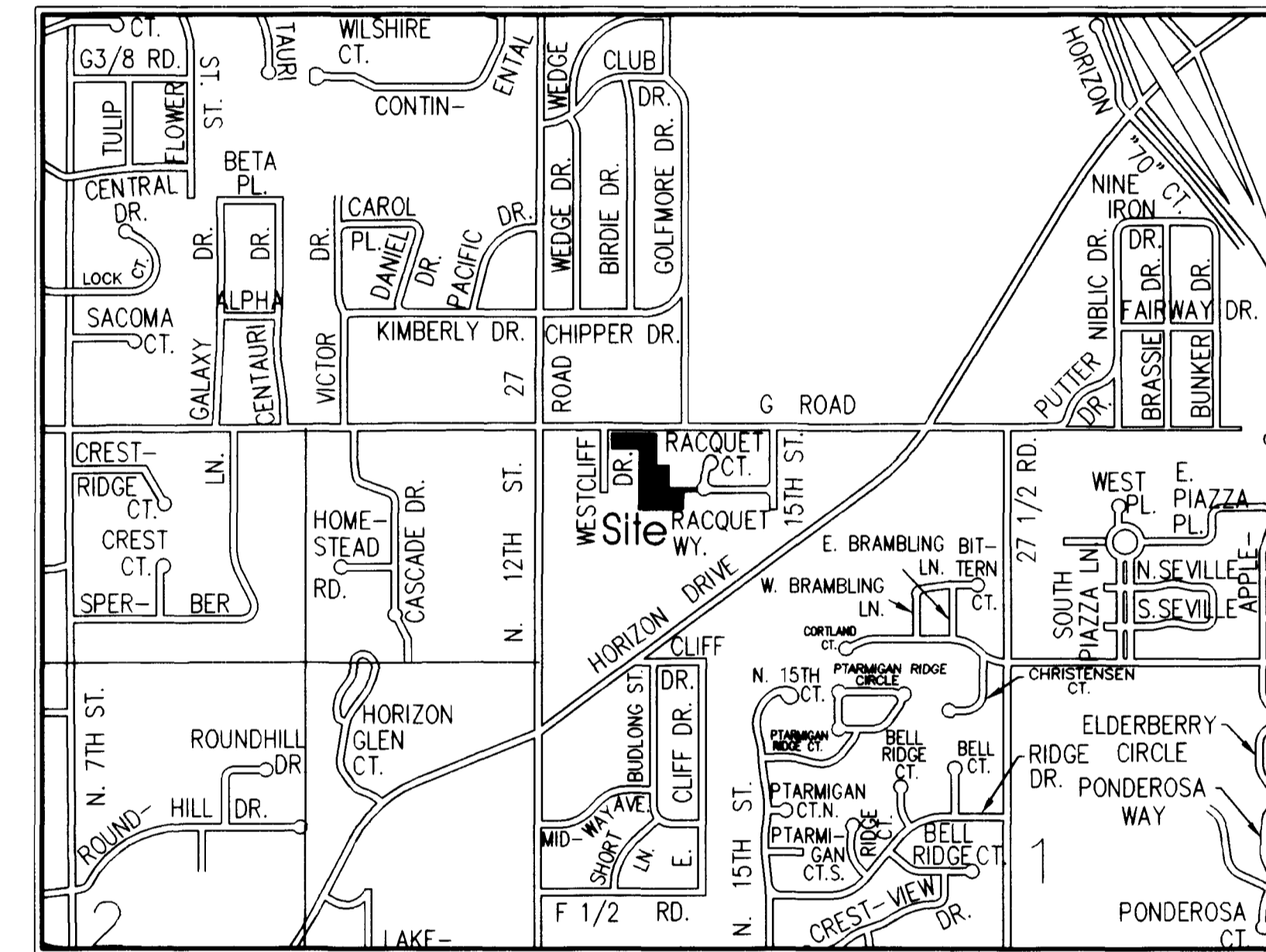
I, Cecil D. Caster, a Registered Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying Plat of Taylor III Subdivision, a subdivision of a part of the City of Grand Junction, Colorado has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.



Cecil D. Caster
 Registered Professional Land Surveyor
 PLS No. 24943

FOR CITY USE ONLY

Type of Document	Book	Page



Vicinity Map
 (NOT TO SCALE)



Monument Surveying Co.
 741 Rood Ave
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4674

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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.

DESIGNED	FIELD APPROVAL	BKH
DRAWN	TECHNICAL APPROVAL	CDC DJS
CHECKED	APPROVED	1/06/09

PREPARED FOR: Phillip Taylor JOB NO. 08-10

Taylor III Subdivision

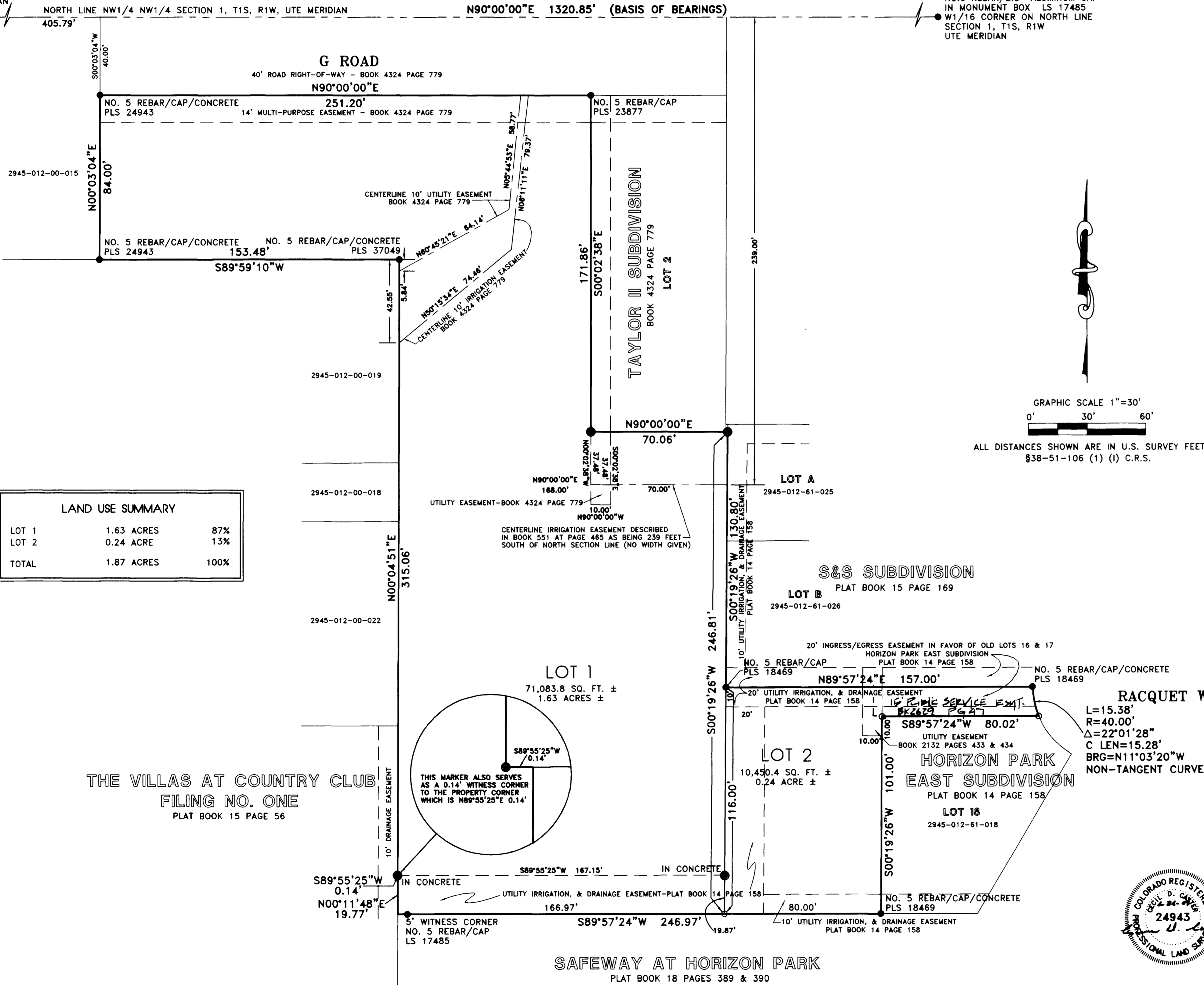
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BASIS OF BEARINGS STATEMENT:

ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN AS SHOWN ON THE PLAT OF TAYLOR II SUBDIVISION RECORDED IN THE MESA COUNTY CLERK & RECORDERS' OFFICE IN BOOK 4324 AT PAGE 779, RECEPTION NO. 2356364.

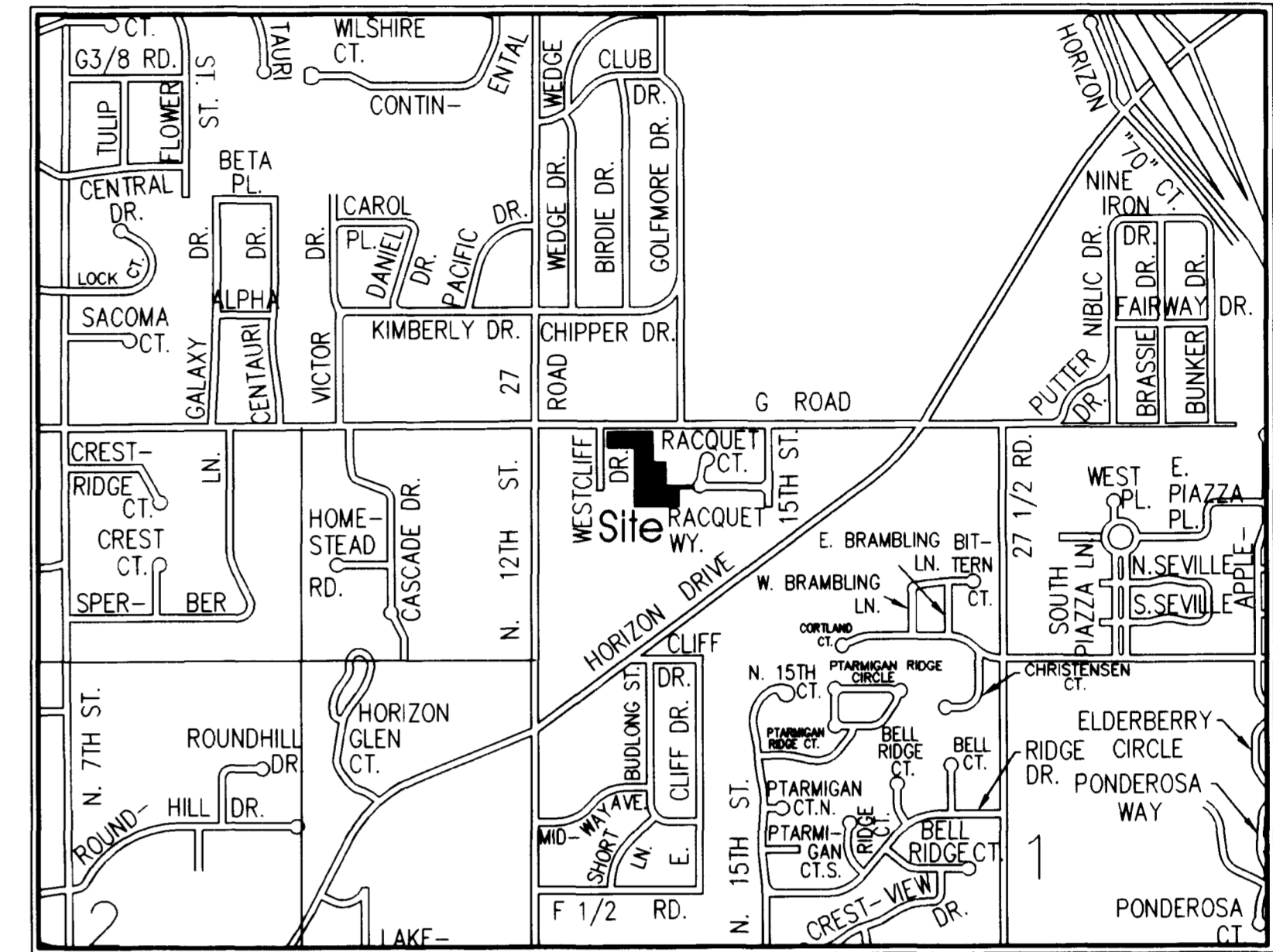
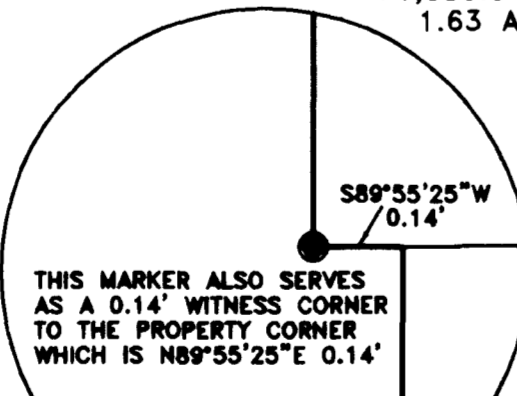
SAID LINE BEARS N90°00'00"E.

MCSM NO. 29
 NW CORNER
 SECTION 1, T1S, R1W
 UTE MERIDIAN

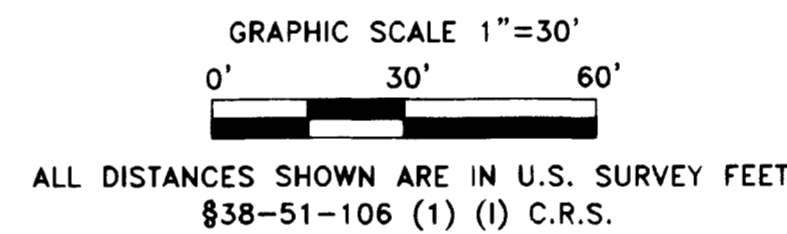


LAND USE SUMMARY		
LOT 1	1.63 ACRES	87%
LOT 2	0.24 ACRE	13%
TOTAL	1.87 ACRES	100%

THE VILLAS AT COUNTRY CLUB
 FILING NO. ONE
 PLAT BOOK 15 PAGE 56



Vicinity Map
 (NOT TO SCALE)



- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER (MCSM)
 - FOUND SURVEY MARKER AS DESCRIBED
 - RECOVERED MONUMENT SURVEYING MARKER NO. 5 REBAR W/CAP PLS 24943
 - SET NO.5 REBAR/CAP PLS 24943
- NOTE: ALL SURVEY MARKERS FOUND WITHIN 0.25' OF THEIR CALCULATED POSITIONS ARE CONSIDERED TO BE IN PLACE.
- NOTE: ALL PERIMETER CORNERS SET IN CONCRETE.

- ABBREVIATIONS**
- L.S. = Licensed Surveyor
 - P.L.S. = Professional Land Surveyor
 - T1N = Township 1 North
 - R1W = Range 1 West
- CURVE INFORMATION:**
- L = Length of Arc
 - R = Radius of Arc
 - Δ = Delta Angle of Arc
 - C LEN = Chord Length of Arc
 - BRG = Chord Bearing of Arc
 - SQ. FT. = Square Feet
 - ± = Plus or Minus



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DESIGNED	FIELD APPROVAL	BKH
DRAWN CDC DJS	TECHNICAL APPROVAL	
CHECKED CDC	APPROVED	5/12/09

PREPARED FOR: Phillip Taylor JOB NO. 08-10