

# HEATH SUBDIVISION

Being a Replat of Lots 3 and 4 in Block 2 Vista Villa Subdivision  
City of Grand Junction, Mesa County, Colorado  
RECEPTION NO. 1033226

## DEDICATION

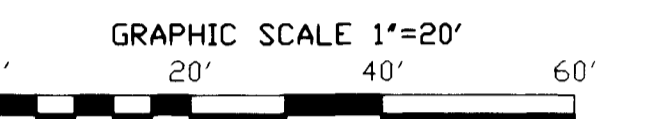
**BASIS OF BEARINGS STATEMENT:**  
BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 1S, RANGE 1W, UTE MERIDIAN. AS DEPICTED ON VISTA VILLA PLAT SAID LINE BEARS N00°00'00"E.

- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER
  - FOUND SURVEY MARKER AS DESCRIBED
  - SET NO.5 REBAR/CAP L.S. 33650
- ALL PERIMETER CORNERS TO BE SET IN CONCRETE

### VISTA VILLA SUBDIVISION BLOCK NO. 2

LOT 1 2945-083-11-001  
LOT 2 2945-083-11-002

LAND USE SUMMARY		
LOTS	1.03 ACRES	100%
DEDICATED ROW	0.00 ACRE	0.0%
TOTAL	1.03 ACRES	100%



NOTE: ALL DISTANCES ARE U.S. SURVEY FEET.

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Brian F. and Elaine C. Heath, are the real owners of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado, recorded in Book 4207 at Page 790 and Book 4255 at Page 705, of the Mesa County Clerk & Recorder's Office and being situate in the NW1/4 of the SW1/4 of Section 8, T1S, R1W, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:  
Lots 3 and 4 in Block 2 of Vista Villa Subdivision, City of Grand Junction, Mesa County, Colorado  
RECEPTION NO. 1033226

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 HEATH SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

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.

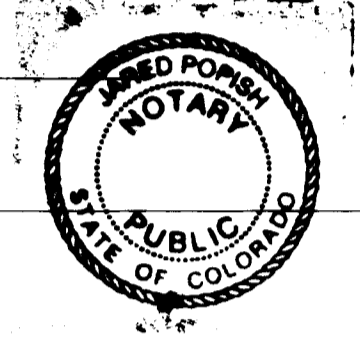
All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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.

Utility Easement to be granted to the future owners of lot 1 for the benefit of the owners of said lot, with said easement to be appurtenant to said lot and run with the land in perpetuity. Grant of Easement with Condition Subsequent recorded at Book 4907 Page 47 of the Mesa County records, and Covenant recorded at Book 4907 Page 47 of the Mesa County records.

Said owners further certify that all lienholders are represented hereon.  
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28<sup>th</sup> day of July, A.D., 2009.

Brian Heath  
Elaine C. Heath



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

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of July, A.D., 2009, by Brian and Elaine Heath.  
4-03-2011  
My commission expires: Notary Public Jane Paul

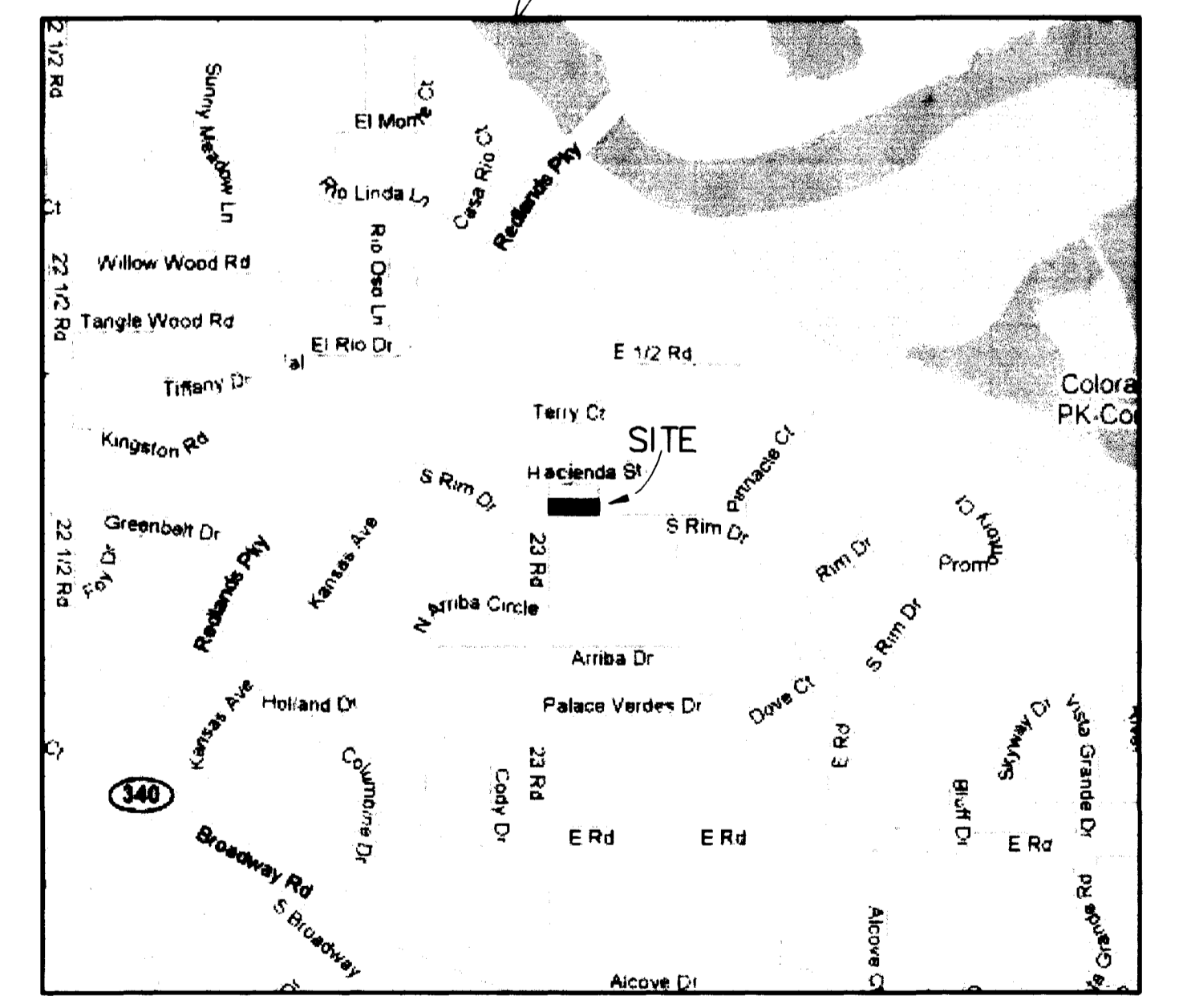
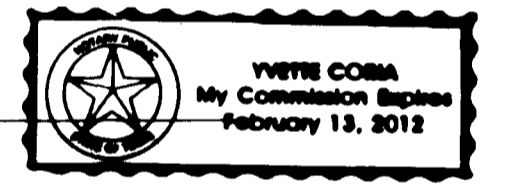
**LIENHOLDERS RATIFICATION OF PLAT**  
The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interests, which is recorded at Reception No. 2328670 & 2339768 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 30 day of June, A.D., 2009.

By: Lori Riley, Vice President  
Title: Vice President

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

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of JUNE, A.D., 2009, by Lori Riley for Country Wide Home Loans, Inc.  
Title: Vice President  
FEBRUARY 13, 2012  
My commission expires: Notary Public



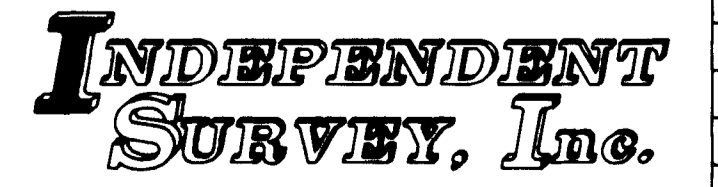
- ABBREVIATIONS USED:**
- MCSM = MESA COUNTY SURVEY MARKER
  - L.S. = LAND SURVEYOR
  - NO. = NUMBER
  - ROW = RIGHT OF WAY
  - T1S = TOWNSHIP 1 SOUTH
  - R1W = RANGE 1 WEST
  - SQ. FT. = SQUARE FEET
  - N = NORTH
  - E = EAST
  - S = SOUTH
  - W = WEST
  - L = ARC LENGTH
  - R = RADIUS
  - Δ = DELTA ANGLE
  - C LEN = CHORD LENGTH
  - BRG = CHORD BEARING

**FOR CITY USE ONLY**

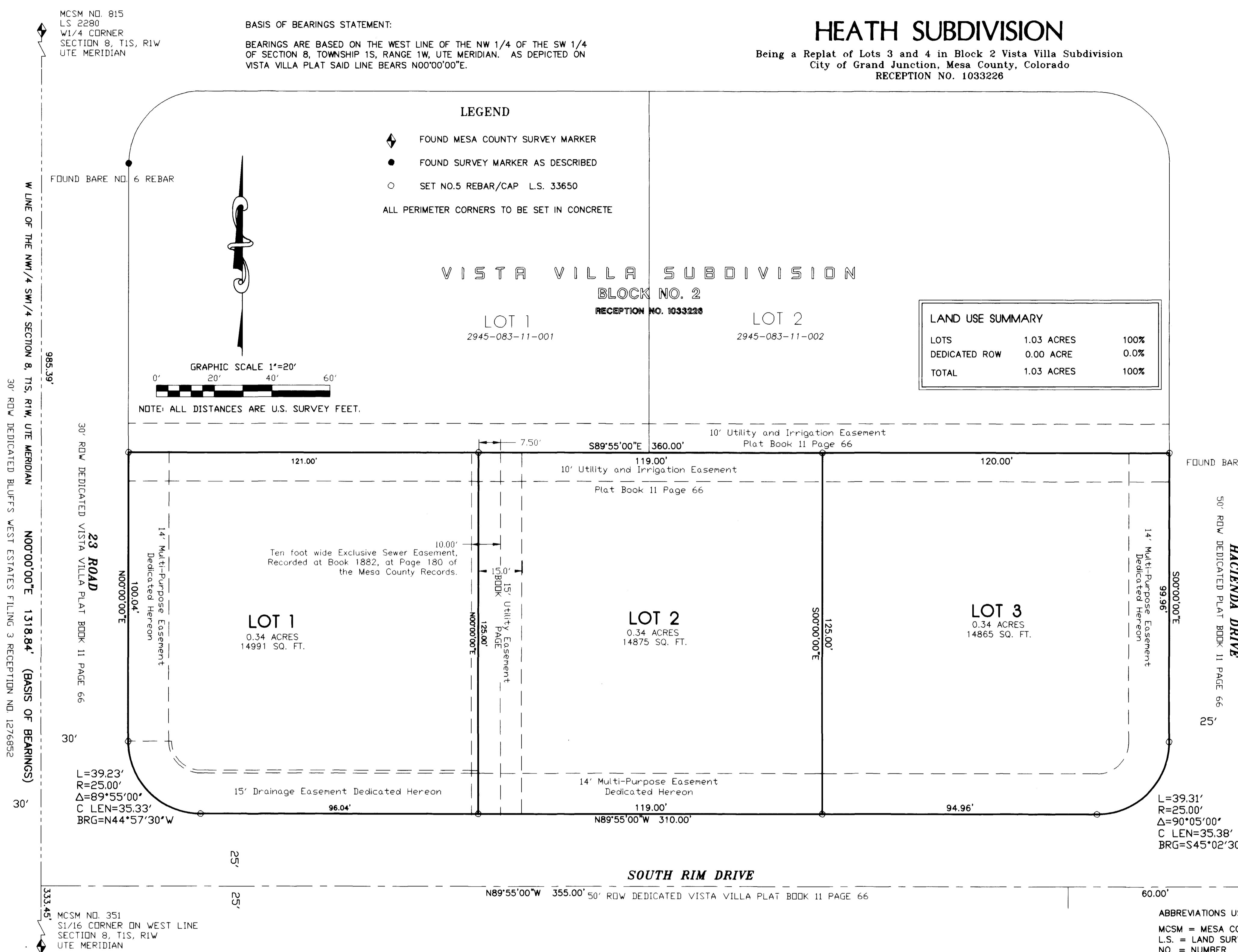
Associated Book	Recorded Page	Documents Type
		Grant of Utility Easement

Vicinity Map  
NOT TO SCALE  
**HEATH SUBDIVISION**

Being a Replat of Lots 3 and 4 Block 2 Vista Villa Subdivision SITUATED IN THE NW1/4 SW1/4 SECTION 8, T1S, R1W, UTE MERIDIAN	
Client: BRIAN HEATH	Date: 12-11-08
Scale: 1"=20'	Drawn by: JAP
Checked by: VAP	File No.: 207073
File Name: HEATHSIMPLESUB	



VINCENT A. POPISH, PLS  
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1283  
Grand Junction, Colorado 81501 Cell (970)986-9035



**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 2:07 o'clock P.M. this 21<sup>st</sup> day of August, A.D., 2009 and is duly recorded in Book No. 4907, Page 46.  
Reception No. 2502568 Drawer No. XX-24 Fees \$10.00 + \$1.00  
Janice Rich  
Clerk and Recorder

**SURVEYOR'S CERTIFICATE**  
I, Vincent A. Popish, do hereby certify that the accompanying plat of HEATH 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  
Independent Survey, Inc.  
6-22-09

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.

**CITY OF GRAND JUNCTION APPROVAL**  
This plat of HEATH SUBDIVISION, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 11 day of August, A.D., 2009.  
Sam Medial  
City Manager

**TITLE CERTIFICATION**  
State of Colorado  
We, First American Heritage 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 Brian F. and Elaine C. Heath; 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: 7-24-2009 By: Jonathan V. Berrod, Examiner  
Name and Title  
First American Heritage Title Co. of Mesa County, Inc.

Note: Prior to issuance of building permit, a soil observation hole is needed to determine if an engineered foundation is required.  
Note: Easements shown hereon are based on Title Policy No. 33324500 from First American Heritage Title Co. of Mesa County, AND Title Policy No. 0-9993-3693302 from Pinnacle Group Title of Mesa County, both provided by Brian Heath.

