

AREA SUMMARY

LOTS	=	0.379 Acres	98.19%
RIGHT-OF-WAY	=	0.007 Acres	1.81%
TOTAL	=	0.386 Acres	100.00%

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.

JUSTIN SUBDIVISION

A REPLAT OF LOTS 20 AND 21 IN SCHUMACHER SUBDIVISION PLAT BOOK 7, PAGE 30 NW1/4 SW1/4, SECTION 8, T1S, R1E, UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
Justin L. Jensen, is the owner of that real property located in the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as demonstrated at Book 4016, Page 712, Mesa County records, and more particularly described as follows:

LOTS 20 AND 21 of SCHUMACHER SUBDIVISION, as shown on plat recorded in Plat Book 7, Page 30, Mesa County records.

That said owners have caused the said real property to be laid out and surveyed as JUSTIN SUBDIVISION, a part of Mesa County, Colorado. That said owners do hereby offer the rights-of-way for streets and roads as a dedication to the public in fee simple interest. The cost of any pavement or other improvements within these rights-of-way shall not be the responsibility of Mesa County. Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right-of-installation, operation, and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

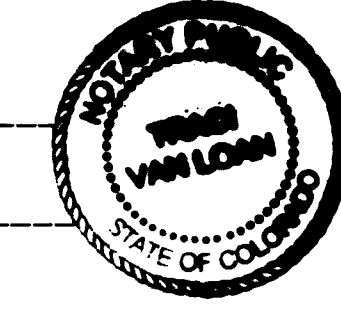
Said owners hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, has caused his name to be hereunto subscribed this 15th day of June, A.D., 2009.

By: Justin Jensen

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Justin L. Jensen, this 15th day of June, A.D., 2009.
Witness my hand and official seal:
Jruci Van Loan
Notary Public
My Commission Expires 2/17/10



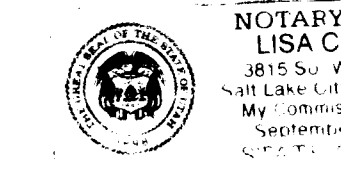
LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the plat of JUSTIN SUBDIVISION.
Signed this 9th day of June, 2009.

by: Jennifer Colemann
for: MERS AS NOMINEE FOR SELECT PORTFOLIO SERVICES title: VICE PRESIDENT

NOTARY PUBLIC CERTIFICATION

UTAH }
STATE OF COLORADO } ss
COUNTY OF MESA }
SALT LAKE }
The foregoing instrument was acknowledged before me by JENNIFER COLEMAN for SELECT PORTFOLIO SERVICES (title) VICE PRESIDENT this 9th day of JUNE, A.D., 2009.
Witness my hand and official seal:
Jenna Collins
Notary Public
My Commission Expires 9/12/2010



LEGEND

- ALLOT QUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED

A DURABLE CAP ON No. 5 REBAR SHALL BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of JUSTIN SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 19 day of June, 2009

GENERAL NOTES:

Basis of bearings is the West line of the NW 1/4 SW 1/4 Section 8, T1S, R1E, Ute Meridian which bears North 00 degrees 03 minutes 34 seconds West, a distance of 1318.46 feet, established by observation of the MCGPS control network. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Note: All corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

All lineal units shown hereon in U.S. Survey feet.

Easement and Title Information provided by Elk Ridge Title & Escrow, Policy No. 05-10-1003M, dated September 29, 2007.

The Declaration of Covenants and Restrictions are recorded in Book NA, Page NA, Mesa County Records.

NOTES REQUIRED BY COUNTY:

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the Mesa County Land Development Code, a site specific development plan has been approved by Mesa County and shall result in a vested right.

Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 26th day of June, A.D., 2009 by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman: Steve Ayres

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 10:19 o'clock A.M., this October 21 day of 2009, A.D., 2009, and was duly recorded in Book 4930, Page No. 469 Reception No. 2509649 Drawer No. XK-42 Fees: lot 1

Sharon Bridgeway
Clerk and Recorder

By: Janice Rich
Deputy

Planning Department Number 2007-415 PA1

	JUSTIN SUBDIVISION A REPLAT OF LOTS 20 AND 21 IN SCHUMACHER SUBDIVISION PLAT BOOK 7, PAGE 30 NW1/4 SW1/4, SECTION 8, T1S, R1E, UTE MERIDIAN, COLORADO			
	High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax: 970-241-0451			
PROJ. NO. 07-129 DATE: July, 2008	SURVEYED dj	DRAWN rsk	CHK'D skw	SHEET 1 OF 1