

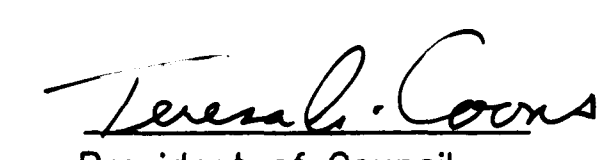
AFW SUBDIVISION

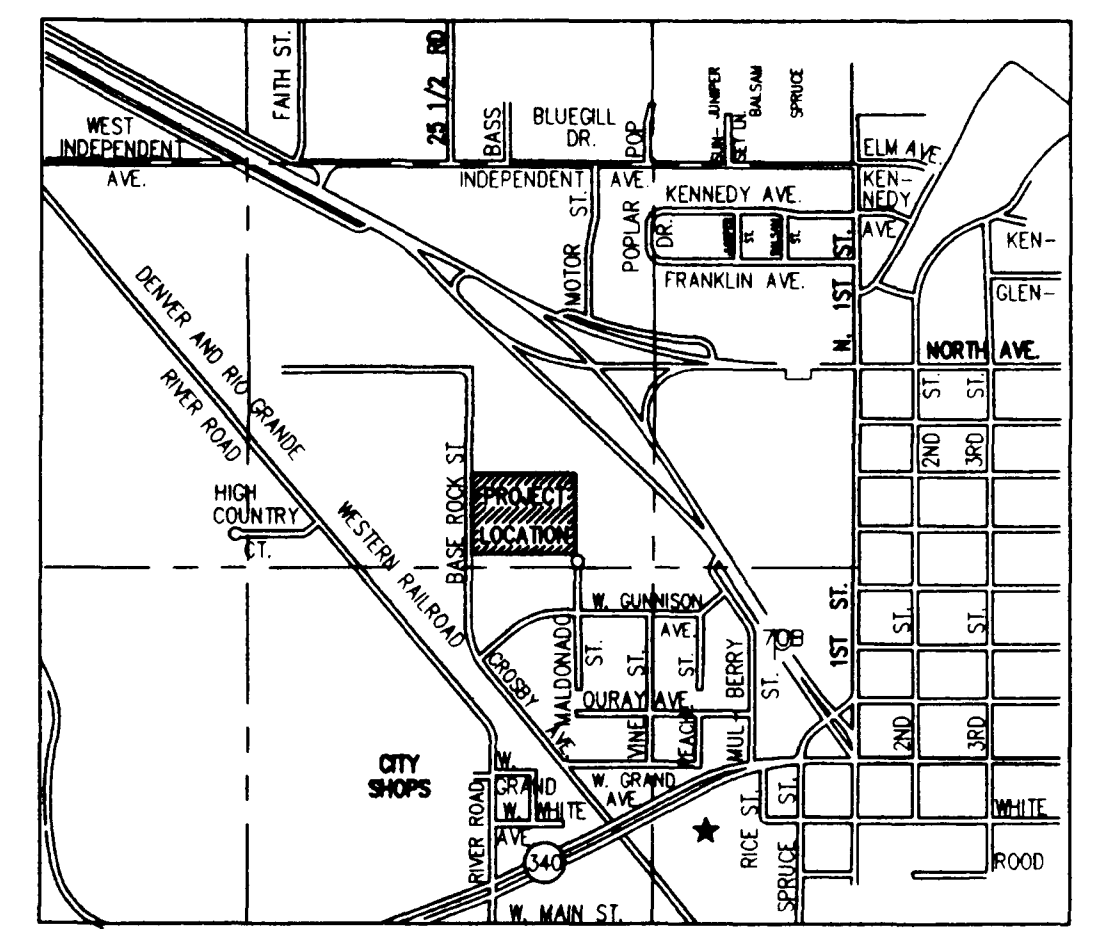
SITUATE IN THE NW¼ NE¼ SECTION 15, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

CITY APPROVAL

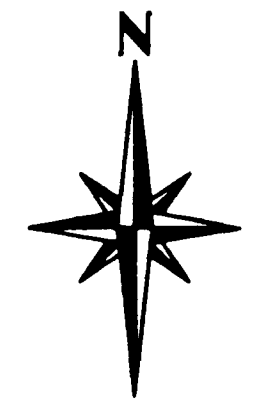
This plat of AFW Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 3rd day of February 2010.


City Manager

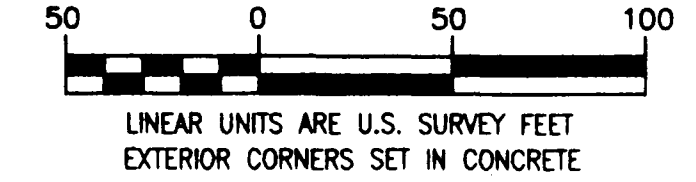

President of Council



VICINITY MAP:
NOT TO SCALE



GRAPHIC SCALE:
1"=50'



LINEAR UNITS ARE U.S. SURVEY FEET
EXTERIOR CORNERS SET IN CONCRETE

KNOW ALL MEN BY THESE PRESENTS: That, AMERICAN FURNITURE WAREHOUSE CO, a Colorado corporation is the owner of that real property located in the NW Quarter of the NE Quarter of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

A parcel of land situated in the Northwest ¼ of the Northeast ¼ (NW ¼ NE ¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:
Commencing at the Center-North 1/16 corner of said Section 15; thence along the south line of the NW ¼ NE ¼ of said Section 15 a bearing of South 89°57'40" East a distance of 33.00 feet to the point of Beginning; thence North 00°07'20" West a distance of 634.92 feet to a point on a line 690 feet south of and parallel with the North line of the Northeast ¼ of said Section 15; thence along said line a bearing of South 89°47'12" East a distance of 765.59 feet; thence South 00°07'20" East a distance of 632.59 feet to a point on the South line of the NW ¼ NE ¼ of said Section 15; thence along the South line of the NW ¼ NE ¼ of said Section 15 a bearing of North 89°57'40" West a distance of 765.58 feet to the Point of Beginning.

Said parcels contain 11.14 acres as described.

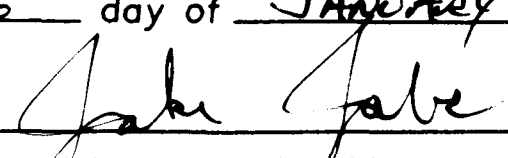
Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as AFW SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedication and grants

All Multipurpose Easements shown hereon 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 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 owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the 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, 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 the reasonable ingress and egress to and from the easement.

Said Owner states that there are no lien holders of record.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed
this 26 day of JANUARY, A.D. 2010.
by: 
Jake Jobs, President

NOTARY PUBLIC CERTIFICATION



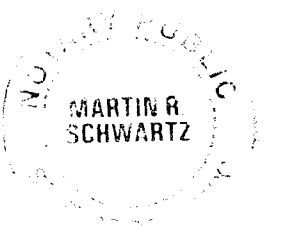
STATE OF COLORADO :
COUNTY OF DOUGLAS :ss

The foregoing instrument was acknowledged before me
this 26 day of JANUARY, A.D. 2010.
by _____ Jake Jobs, President American Furniture Warehouse Co., a Colorado corporation

Witness my hand and official seal

My Commission Expires 8-31-2010


Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :
COUNTY OF MESA :ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County,

Colorado, at 9:42 o'clock A.m., on this 5th day of February 2010 and

was recorded at Reception No. 2522479 Book 4976 and Page 213 + 214.

Drawer No. XX-73, and Fees \$20.00 100.

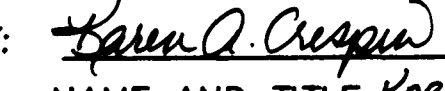

Clerk and Recorder


Deputy

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss

LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION
WE, ~~ABSTRACT & TITLE COMPANY OF MESA COUNTY INC.~~, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY VESTED TO ~~JAKE JOBS~~ 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. *AMERICAN FURNITURE WAREHOUSE CO., A COLORADO CORP.

DATE: February 2, 2010 BY: 

NAME AND TITLE KAREN A. CRESPIN / Lic. Title Examiner
~~ABSTRACT & TITLE COMPANY~~ LAND TITLE GUARANTEE COMPANY -
~~OF MESA COUNTY INC.~~ GRAND JUNCTION

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY ABSTRACT & TITLE CO. OF MESA COUNTY INC.
- BEARINGS ARE BASED ON THE WEST LINE OF NW¼ NE¼ SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N0°07'20"W, WAS CALCULATED USING GPS OBSERVATION TIED THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM USING PUBLISHED INFORMATION FOR THE NORTH AND SOUTH ENDS OF SAID LINE.
- 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.
- BLANKET EASEMENT AND EXCEPTION INFORMATION:
 - Rights of claims of parties in possession not shown by the Public Records.
 - Easements or claims of easements, not shown by the Public Records.
 - Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by the Commitment.
 - Taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
 - Any unpaid taxes or assessments against said Land.
 - Liens for unpaid water and sewer charges, if any.
 - The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises as reserved in United States patent recorded April 4, 1891 in Book 11 at Page 88.
 - Any lease of tenancy not of record but in existence, and any and all assignments of interest therein.

LEGEND:

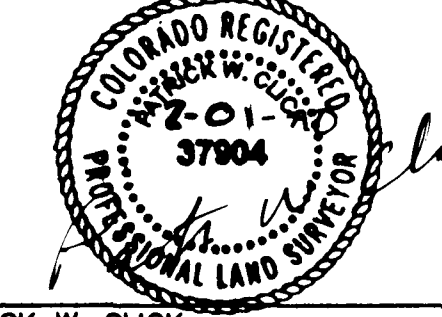
- FOUND MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR PLACED CAP PLS 37904
- FOUND ALUMINUM CAP PLS 18478
- FOUND No. 5 REBAR WITH ILLEGIBLE CAP
- SET No. 5 REBAR WITH ALUMINUM CAP PLS 37904

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



PATRICK W. CLICK
COLORADO REGISTERED LAND SURVEYOR PLS #37904
DATE FEBRUARY 01 2010

FOR CITY USE ONLY

Associated Book	Recorded Documents Page	Type

LAND USE SUMMARY		
LOTS	11.14 ACRES	100%
TOTAL	11.14 ACRES	100%

AFW SUBDIVISION

SITUATE IN THE NW¼ NE¼ OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

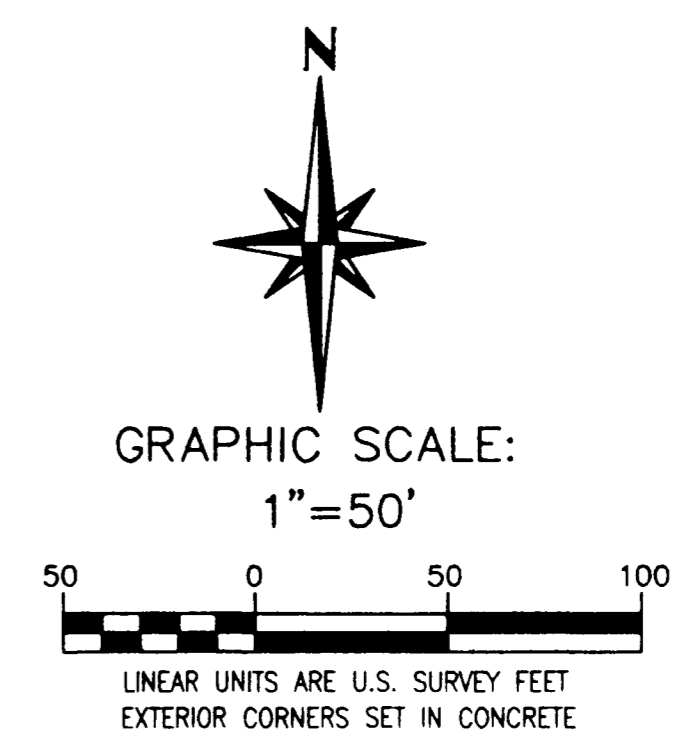
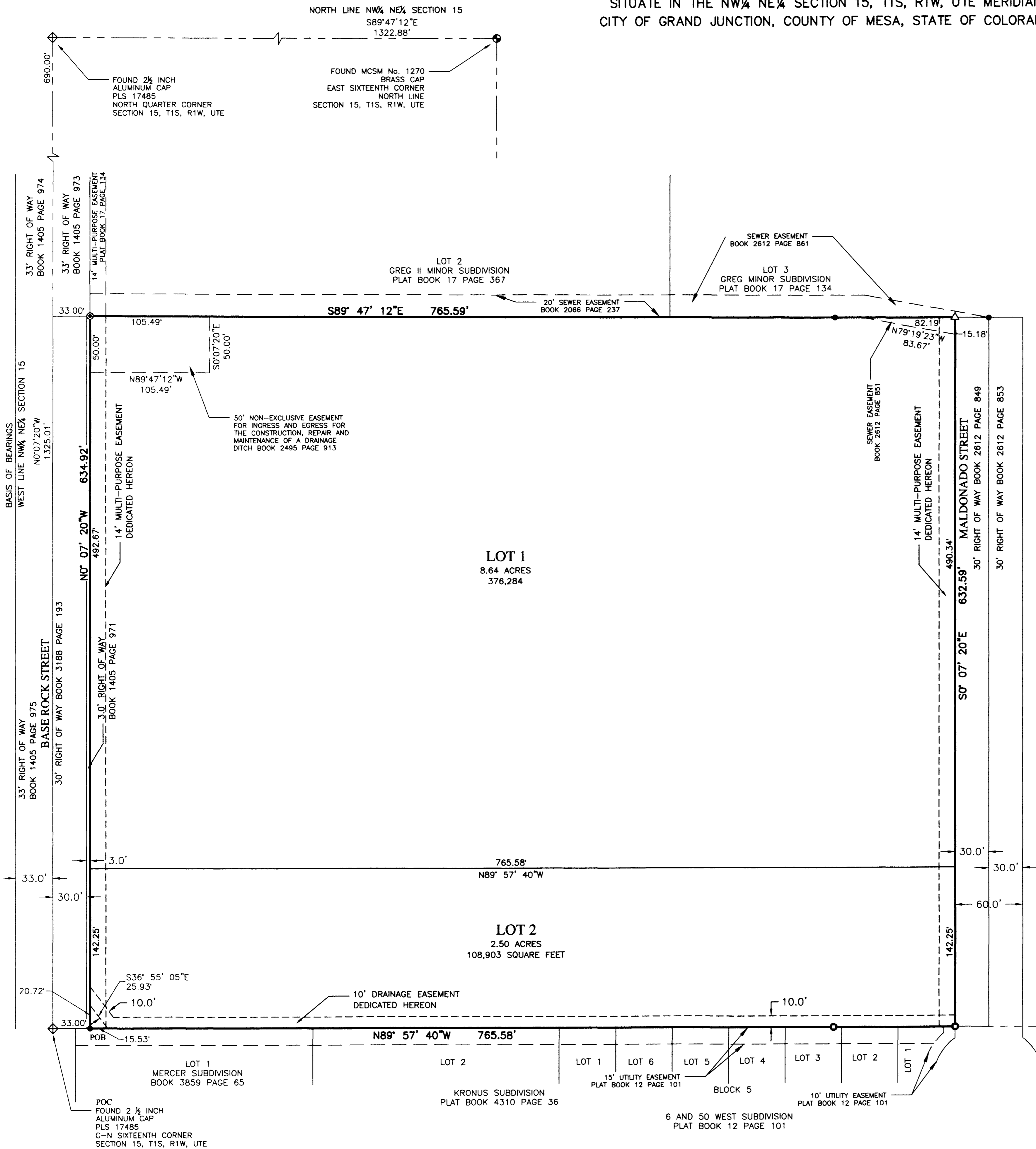
JOB #: 2009059 FIELD WORK: JT
DATE: 1/19/10 DRAWING NAME: AFW SUB DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

AFW SUBDIVISION

SITUATE IN THE NW¼ NE¼ SECTION 15, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



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AFW SUBDIVISION
SITUATE IN THE NW¼ NE¼ OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2009059 FIELD WORK: JT
DATE: 12/14/09 DRAWING NAME: AFW SUB DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
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