

AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AS ORIGINALLY RECORDED, JANUARY 8, 2020, AT RECEPTION # 2909321, MESA COUNTY COLORADO AND AMENDEMENT TO DECLARATION RECORDED FEBRUARY 5, 2020, AT RECEPTION #2912552.

THIS AMENDMENT SHALL ONLY AFFECT THOSE SINGLE FMAILY LOTS IN FILING NO. 3 OF ARRAN ESTATES SUBDIVISION, A REPLAT OF LOT 101, ARRAN ESTATES, FILING NO. 2 AND KNOWN AS LOT 45 AND LOT 50 WITH LEGAL DESCRIPTION(S) ATTACHED FOR EACH, LOT 45 AND LOT 50 AND AS WRITTEN BY PATRICK W. CLICK, COLORADO LICENSED SURVEYOR, # 37904.

WITH REFERENCE TO LOT # 45, THE EAST 5.00 FEET OF THE WEST 50 FEET OF SAID LOT 45, MESA COUNTY, COLORADO AND FURTHER DESCRIBED AS AN IRRIGATION EASEMENT CONTAINING APPROXIMATELY 700 SQUARE FEET.

WITH REFERENCE TO LOT # 50, THE EAST 2.50 FEET OF THE WEST 17.50 FEET OF SAID LOT 50, MESA COUNTY, COLORADO AND FURTHER DESCRIBED AS AN IRRIGATION EASEMENT CONTAINING APPROXIMATELY 262 SQUARE FEET.

THE LEGAL SKETCH OF SAID DESCRIBED EASEMENT FOR EACH LOT, THAT BEING LOT 45 AND LOT 50, AND PREPARED BY POLARIS SURVEYING, PARTICK W. CLICK P.L.S., SHALL BE ATTACHED AND PART OF THE RECORDING FOR THIS AMENDMENT.

THIS AMENDMENT SHALL BECOME EFFECTIVE UPON THE RECORDING DATE HEREOF, MADE BY SNEDDON BUILT, LLC, MAXWELL FORREST SNEDDON AKA MAXWELL F. SNEDDON, MEMBER, HEREAFTER REFERRED TO AS "DECLARANT."

DATE: JULY 26, 2024

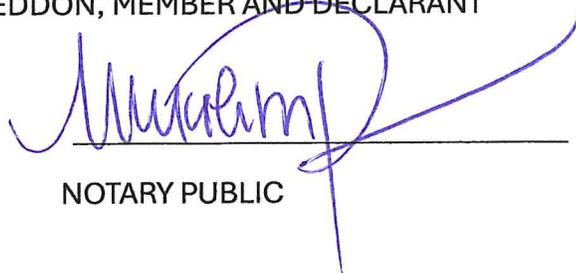

MAXWELL FORREST SNEDDON, AKA MAXWELL F. SNEDDON, MEMBER, AND DECLARANT

SUBSCRIBED AND SWORN BEFORE ME THIS 26TH DAY OF JULY 2024 BY MAXWELL FORREST SNEDDON, AKA MAXWELL F. SNEDDON, MEMBER AND DECLARANT

STATE OF COLORADO, COUNTY OF MESA

MY COMMISSION EXPIRES:

May 14, 2027


NOTARY PUBLIC

NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019213
MY COMMISSION EXPIRES MAY 14, 2027

LEGAL DESCRIPTION

A tract of land situated in the Northwest Quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, said tract being located entirely within Lot 45 of Arran Estates Subdivision Filing 3 as recorded at Reception Number 3067193 of the Mesa County Records, and being more particularly described as follows:

The East 5.00 feet of the West 50 feet of said Lot 45.

Mesa County, Colorado

Said tract of land contains 700 square feet as described.

Legal description written by:

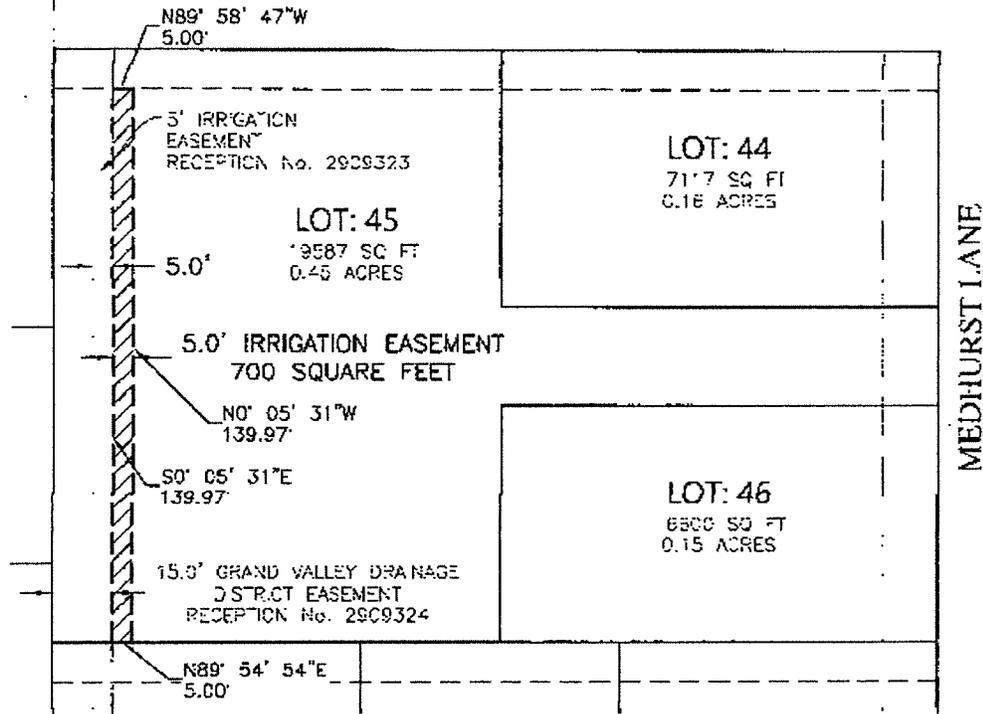
Patrick W. Click

Colorado licensed surveyor number: 37904

3194 Mesa Ave #B

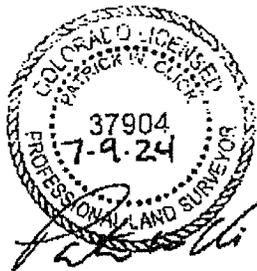
Grand Junction, CO 81504

LEGAL SKETCH

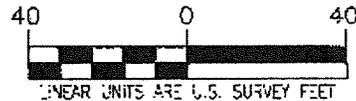


LEGAL DESCRIPTION SKETCH

ARRAN ESTATES SUBDIVISION FILING 3
 IRRIGATION EASEMENT LOT 45
 NW 1/4 OF SECTION 5
 T15S, R15E, UTE
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO



GRAPHIC SCALE:
 1"=40'



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
 3194 MESA AVE
 GRAND JUNCTION, CO 81504
 PHONE (970)434-7038

LEGAL DESCRIPTION

A tract of land situated in the Northwest Quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, said tract being located entirely within Lot 50 of Arran Estates Subdivision Filing 3 as recorded at Reception Number 3067193 of the Mesa County Records, and being more particularly described as follows:

The East 2.50 feet of the West 17.50 feet of said Lot 50.

Mesa County, Colorado

Said tract of land contains 262 square feet as described.

Legal description written by:

Patrick W. Click

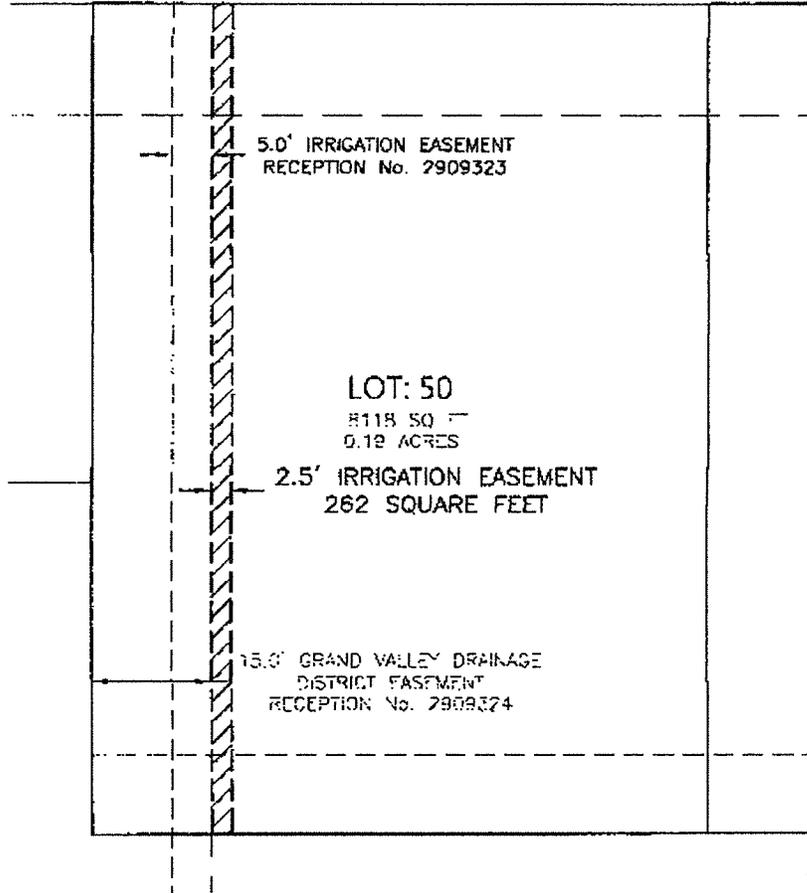
Colorado licensed surveyor number 37904

3194 Mesa Ave #B

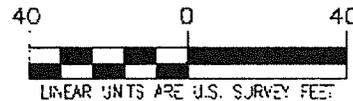
Grand Junction, CO 81504

LEGAL SKETCH

BURNBANK WAY
44' RIGHT OF WAY



GRAPHIC SCALE:
1"=40'



LEGAL DESCRIPTION SKETCH

ARRAY ESTATES SUBDIVISION FILING 3
IRRIGATION EASEMENT LOT 50
2925 BURNBANK WAY
NW 1/4 OF SECTION 5
T1S, R1E, U1E
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
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GRAND JUNCTION, CO 81504
PHONE (970)434-7038