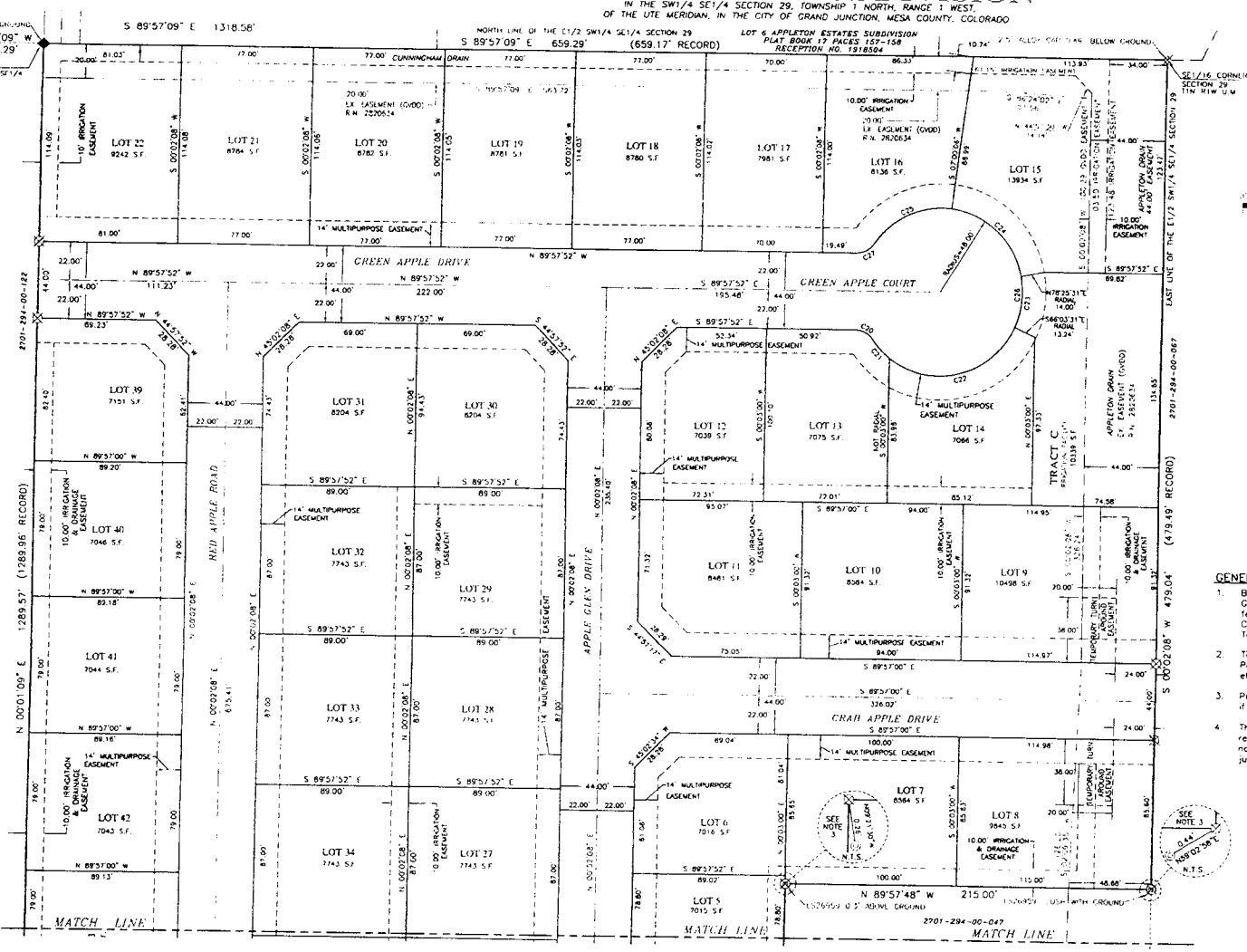
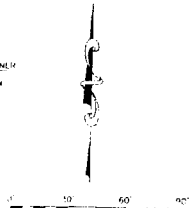
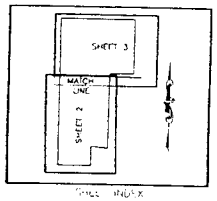
APPLE GLEN SUBDIVISION

IN THE SW1/4 SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO







SHEET INDEX
1. DEDICATION SHEET
2. SOUTH AREA SHEET
3. NORTH AREA SHEET

LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- SET 5/8" REBAR & 2" ALLOY CAP LS-38075 0.2' ABOVE GROUND
- FOUND 5/8" REBAR NO CAP. PLACED 2" CAP LS-38075
- FOUND 5/8" REBAR & PLASTIC CAP
- FOUND PK NAIL WITH WASHER LS-18469
- FOUND 5/8" REBAR & CAP LS-26959
- FOUND 5/8" REBAR & CAP LS-16835
- FOUND 5/8" REBAR NO CAP

MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESIONAL LICENSED SURVEYOR
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIP
U.M.	UTE MERIDIAN

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N89°57'48"W for a distance of 1317.82 feet, located between Mesa County Survey Markers for the East 1/16 Corner on the south line, and the South 1/4 Corner of Section 29 Township 1 North, Range 1 West of the Ute Meridian.
2. Title information is from Mesa County Real Property Records, And the Title Policy from Land Title Guarantee Company, Order No. GJB65037207, effective date 10/18/18.
3. Property sold by deed was the southerly 810.40 feet. Found pin location if accepted would not give full 810.40 feet to owner to the southwest.
4. There is a ditch right-of-way to the Pioneer Ditch Company, recorded at reception number 2153 of the Mesa County Records. The document does not specifically call out the location of the ditch or the subject property, just the SE1/4 of Section 29.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C20	13.50'	12.90'	12.41'	S 82°35'50" E	54°44'03"
C21	48.00'	14.54'	14.49'	S 43°34'51" E	17°22'03"
C22	48.00'	86.68'	75.37'	N 75°40'18" E	103°27'39"
C23	48.00'	28.75'	28.28'	N 06°11'00" E	35°30'56"
C24	48.00'	59.84'	56.04'	N 47°17'11" W	71°25'34"
C25	48.00'	51.71'	49.24'	S 66°08'37" W	61°43'10"
C26	48.00'	242.52'	55.41'	N 00°01'34" E	289°29'14"
C27	13.50'	12.90'	12.42'	S 82°36'32" W	54°45'12"

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOTS (52)	10.705	466,287	71.58%
TRACT A	0.573	24,964	3.83%
TRACT B	0.081	3,533	0.54%
TRACT C	0.237	10,339	1.58%
R.O.W.	3.357	146,714	22.47%
TOTAL	14.953	651,337	100.00%

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying APPLE GLEN SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 13th day of NOVEMBER 20 18

Jodie L. Grein
Professional Land Surveyor
PLS No. 38075

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JODIE L. GREIN 38075

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.

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APPLE GLEN SUBDIVISION

IN THE SW1/4 SE1/4 SECTION 29, T1N, R1W OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn: JLC	Designed: JLC	Checked: JLC	Project: A6272	Sheet: 3
File name: C:\PROJECTS\A6272\A6272SP1.AT.DWG			Date: 10/24/18	