

ARRAN ESTATES SUBDIVISION

A Replot of Lot 2 Marchun Farms Simple Subdivision
 In the NW 1/4 Section 5, Township 1 South, Range 1
 East of the Ute Meridian, City of Grand Junction,
 County of Mesa, State of Colorado

FOUND 3 1/2" BRASS CAP ON
 3" IRON PIPE AT THE NW
 CORNER SECTION 5 T1S R1E UTE

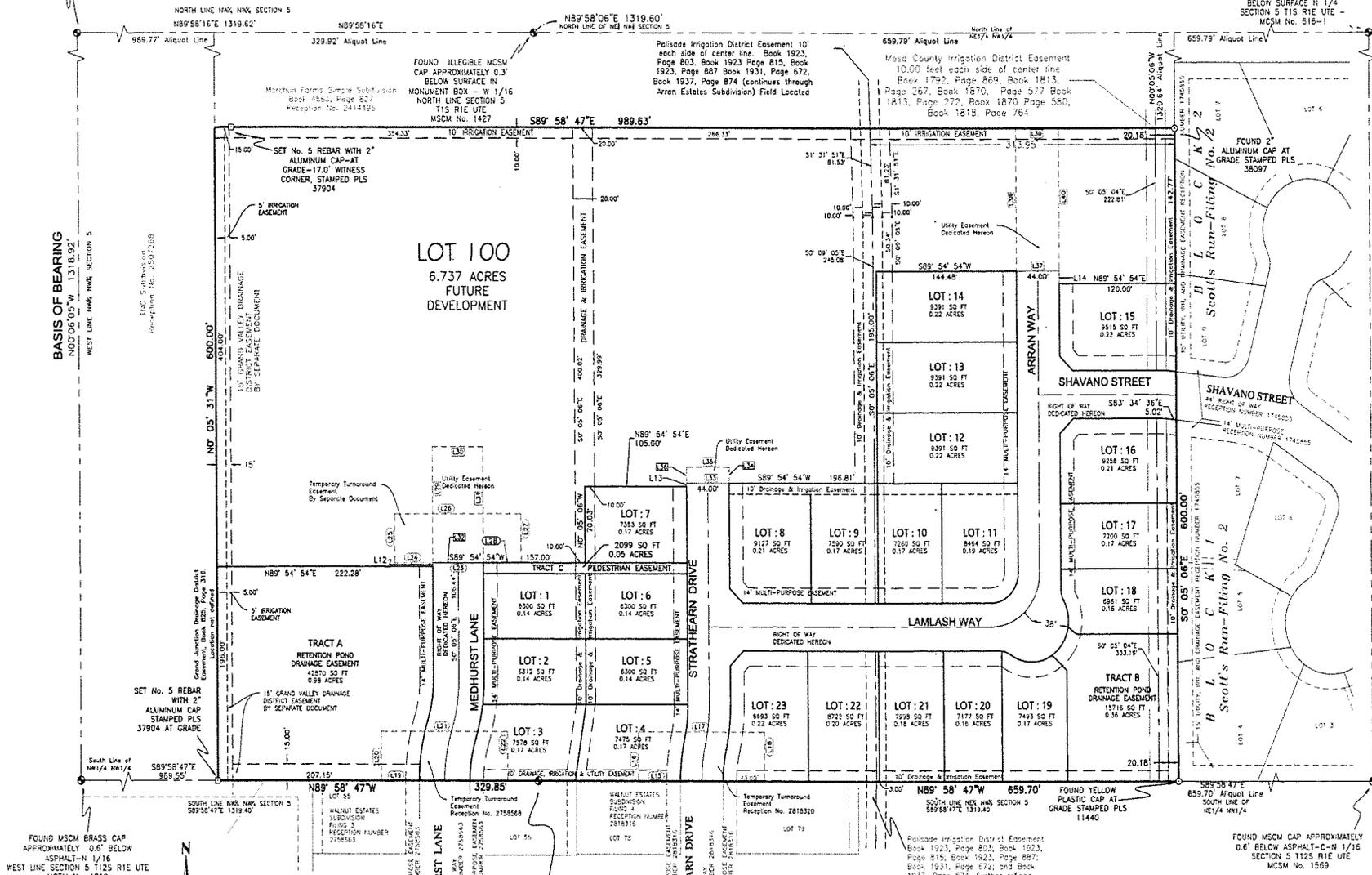
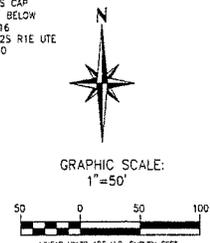
FOUND ILLEGIBLE ALUMINUM
 CAP APPROXIMATELY 1.0'
 BELOW SURFACE N 1/4
 SECTION 5 T1S R1E UTE -
 MSCM No. 616-1

Line Table		
Line No.	Direction	Length
L12	S00° 05' 06"E	3.28'
L13	S00° 05' 06"E	2.87'
L14	N00° 05' 06"W	11.17'

Line Table Temporary Turnaround Easements		
Line No.	Direction	Length
L15	N89° 58' 47"W	43.00'
L16	N00° 01' 13"E	45.00'
L17	S89° 58' 47"E	130.00'
L18	S00° 01' 13"W	45.00'
L19	N89° 58' 47"W	39.00'
L20	N00° 01' 13"E	45.00'
L21	S89° 58' 47"E	130.00'
L22	S00° 01' 13"W	45.00'

Line Table Temporary Turnaround Easements By Separate Document		
Line No.	Direction	Length
L23	S89° 54' 54"W	52.00'
L24	S89° 54' 54"W	39.00'
L25	N00° 05' 06"W	45.00'
L26	N89° 54' 54"E	130.00'
L27	S00° 05' 06"E	45.00'
L28	S89° 54' 54"W	39.00'

Line Table Utility Easements		
Line No.	Direction	Length
L29	S00° 05' 06"E	106.43'
L30	S89° 54' 54"W	52.00'
L31	N00° 05' 06"W	106.43'
L32	N89° 54' 54"E	52.00'
L33	N89° 54' 54"E	44.00'
L34	S00° 05' 06"E	15.00'
L35	N89° 54' 54"E	44.00'
L36	S00° 05' 06"E	15.00'
L37	S89° 54' 54"W	44.00'
L38	N00° 05' 06"W	131.30'
L39	S89° 58' 47"E	44.00'
L40	S00° 05' 06"E	131.22'



ARRAN ESTATES SUBDIVISION
 SITUATED IN THE NW 1/4 SECTION 5, TOWNSHIP 1 SOUTH,
 RANGE 1 EAST OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB # 2018029 FIELD WORK: PM
 DATE: 8/8/19 DRAWING NAME: ARRAN ESTATES DRAWN BY: JDC

POLARIS SURVEYING
 PATRICK W. CLUCK, P.L.S.

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

8-12-2019
Patrick W. Cluck

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ARRAN ESTATES SUBDIVISION

A Replat of Lot 2 Marchun Farms Simple Subdivision
as recorded at Reception Number 2414495
In the Northwest Quarter Section 5, Township 1 South, Range
1 East of the Ute Meridian,
City of Grand Junction, County of Mesa, State of Colorado

Owners' Statement and Dedication:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Sheddon Buill, LLC, is the owner of that real property situate in the NW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as evidenced by Warranty Deed, filed in the office of the Mesa County, Colorado, Clerk and Recorder, at Reception No. 2843990, being more particularly described as follows:

Lot 2 of Marchun Farms Simple Subdivision as recorded in Book 4563, at Page 827, Reception Number 2414495

Containing 13.63 acres.

That said owner has laid out, platted and subdivided the above described real property into lots as shown hereon, and designate the same as ARRAN ESTATES SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements 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 Utility Easements 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, equivalent other public utility providers and appurtenant facilities.

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and non-motorized), bicycling, and other non-motorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

An easement over Tracts A & B 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 thereon. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the homeowners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All tracts/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 exonerate said easement by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress to and from the easement.

Covenants for the described property are recorded as shown in the associated recorded documents hereon.

There are no lienholders of record for the described property.

IN WITNESS WHEREOF, said owner, Sheddon Buill, LLC, has caused their name to be hereunto subscribed this 9th day of August A. D. 2019.

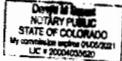
Max F. Sheddon
Max F. Sheddon For: Sheddon Buill, LLC

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me by Max F. Sheddon For: Sheddon Buill, LLC this day of August A. D. 2019.

Witness my hand and official seal

History Public
My commission expires 11/15/2021



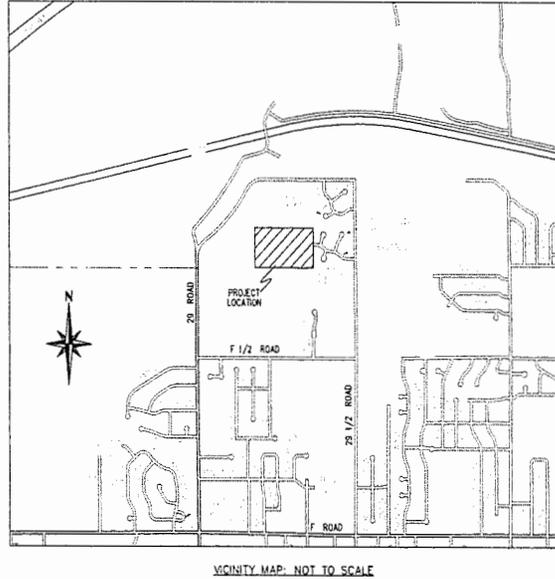
City Use Block:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed by the City of Grand Junction personnel.

The accuracy of this information is the responsibility of the City of Grand Junction.

- Covenants for the Arran Estates Homeowners' Association as recorded at Reception Number 2909321
- Grant of Irrigation and Drainage Easements to the Arran Estates Homeowners' Association at Reception Number 2909323
- Tracts A, B and C are granted to the Arran Estates Homeowners' Association at Reception Number 2909322
- Temporary Turnaround Easements to the City of Grand Junction at Reception Number 2909325
- Aviation Easement to the Grand Junction Regional Airport Authority at Reception Number 2909326
- Drainage Easement to Grand Valley Drainage District at Reception Number 2909324
- DRAINAGE EASEMENT AGREEMENT WITH ENCLAVE SUBD. AT RECEPTION NUMBER 2909327**



TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) SS

WE, HERITAGE TITLE COMPANY, 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 SHEDDON BUILL, LLC, 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: Aug 9th 2019 BY: Jennifer Burnett
NAME AND TITLE Title Examiner
HERITAGE TITLE COMPANY

LAND USE SUMMARY	
TRACTS	1.39 ACRES 10%
LOTS	4.18 ACRES 31%
RIGHT OF WAY	1.32 ACRES 10%
LOT 100	6.74 ACRES 49%
TOTAL	13.63 ACRES 100%

ABBREVIATIONS:

N NORTH
S SOUTH
E EAST
W WEST
T TOWNSHIP
R RANGE
MESH MESA COUNTY SURVEY MARKER
ROW RIGHT OF WAY
PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
GPS GLOBAL POSITIONING SYSTEM IDENTIFICATION
SQ SQUARE
FT FEET
AVE. AVENUE
ST. STREET
CT. COURT
LN. LANE
DR. DRIVE
U.S. UNITED STATES

NOTES:

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING CURRENT TITLE POLICES PROVIDED BY HERITAGE TITLE COMPANY, COMMITMENT No: HD543347

2. BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 OF SECTION 5, T1S, R1E, UTE MERIDIAN, THE VALUE USED IN COORDINATES WAS CALCULATED USING THE PUBLISHED DATA FROM THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. FOUND IN PLACE WAS A MESA COUNTY SURVEY MARKER AT THE SOUTH END OF SAID LINE AND A 3" BRASS CAP AT THE NORTH END OF SAID LINE AS SHOWN HEREON.

3. 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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

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

Colorado, at 1:38 o'clock p. m., on this 24th day of January 20 20 and

was recorded at Reception No. 2909320

Drawer No. E3-113, and Fees \$30 + \$3

Tina Peterson
Clerk and Recorder

Dee Carter
Deputy

CITY APPROVAL

This plot of ARRAN ESTATES SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 5 day of September 20 19.

Sam W
City Manager

Mark W
Mayor

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plot is a true, correct and complete Final Plat of the ARRAN ESTATES SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such Final Plat was made from an accurate survey of said property by me and under my 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

8-12-2019
DATE

ARRAN ESTATES SUBDIVISION

SITUATED IN THE NW 1/4 SECTION 5, TOWNSHIP 1 SOUTH,
RANGE 1 EAST OF THE UTE MERIDIAN,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DATE: 8/8/19 JOB #: 2018029 FIELD WORK: SL-SH
DRAWING NAME: ARRAN ESTATES SUBDIVISION DRAWN BY: PC

POLARIS SURVEYING

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