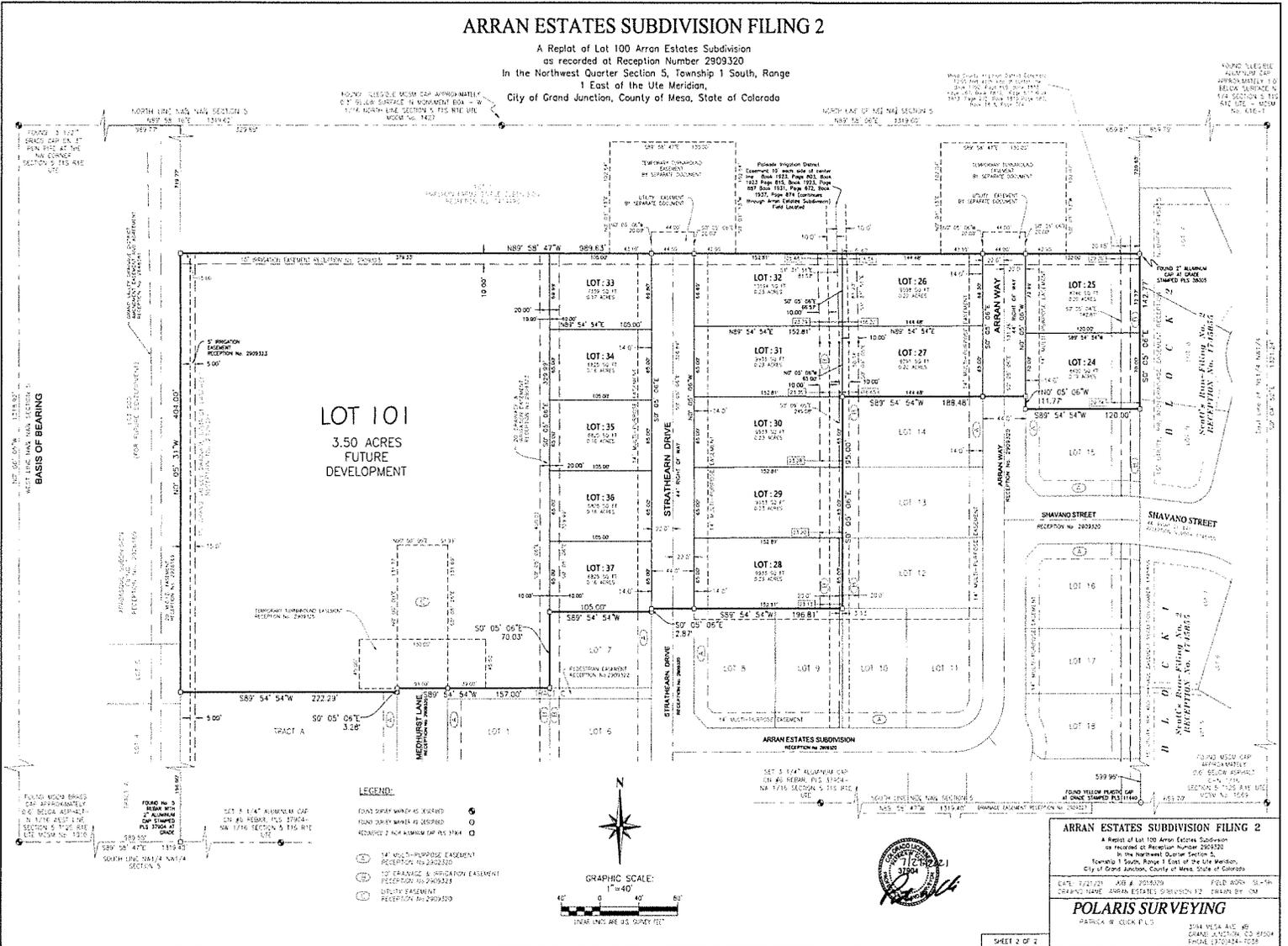


ARRAN ESTATES SUBDIVISION FILING 2

A Replat of Lot 100 Arran Estates Subdivision
 as recorded at Reception Number 2909320
 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



ARRAN ESTATES SUBDIVISION FILING 2

A Replot of Lot 100 Arran Estates Subdivision
 as recorded at Reception Number 2909320
 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 Sheldon Bull LLC, is the owner of that real property situated 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 Document filed in the office of the Mesa County, Colorado, Clerk and Recorder, at Reception No. 2909320, being more particularly described as follows:

Lot 100 of Arran Estates Subdivision as recorded at Reception Number 2909320
 Containing 6.74 acres.

That said owner has had and subdivided the above described real property into lots as shown hereon, and designate the same as ARRAN ESTATES SUBDIVISION PLAT 2, in the City of Grand Junction, County of Mesa, State of Colorado, and so 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 prepetual easements for City easement 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 easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and shrubs, and in Drainage and Detention/Retention easements or flows, 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 plotted shall not burden or overburden said easement by installing or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress to and from the easement.

There are no liensholders of record for the described property.

IN WITNESS WHEREOF, said owner, Sheldon Bull LLC, has caused their name to be hereunto subscribed this

24th day of August, A. D. 2021.

Sheldon Bull
 Maxwell Forrest Sheldon, also known as Maxwell F. Sheldon member Sheldon Bull LLC

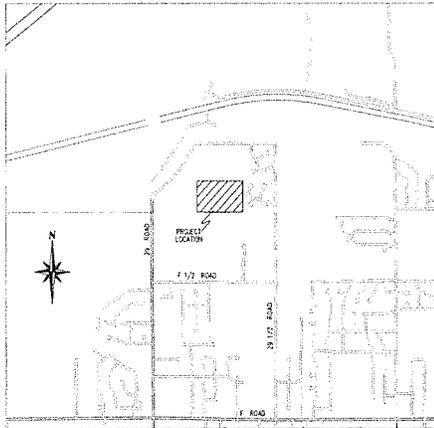
STATE OF COLORADO)
 COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me by Maxwell Forrest Sheldon, also known as Maxwell F. Sheldon member Sheldon Bull LLC, this 24th day of August, A.D. 2021.

Witness my hand and official seal this

24th day of August, 2021.

My commission expires 4/23/2022



VICINITY MAP - NOT TO SCALE

NOTES:

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING CURRENT TITLE POLICES PROVIDED BY HERITAGE TITLE COMPANY, COMMITMENT NO. _____
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 OF SECTION 5, T1S, R1E, UTE MERIDIAN. THE VALUE USED IN ORDER'S 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 404 A 1/2 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.
4. PROPERTY IS SUBJECT TO A BLANKET AVIGATION EASEMENT, RECEPTION NUMBER 2909320.

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 12:26 o'clock P. M., on this 15th day of September, 2021 and

was recorded at Reception No. 2999460

Drawer No. 9355, and Fees \$200.00

Laura Kline
 Clerk and Recorder

Steve Cole
 Deputy

CITY APPROVAL

This plat of ARRAN ESTATES SUBDIVISION FILING 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 26th day of August, 2021.

Jeffrey
 City Manager

CSMED
 Mayor

LIENHOLDER'S RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Reception Number 2909320, public records of Mesa County, Colorado, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its _____ with the authority of its Board of Directors, this 24th day of August, 2021.

By: *Sheldon Bull*

Corporation
 Corca M. Sheldon

NOTARY PUBLIC CERTIFICATION

STATE OF Colorado)

COUNTY OF Mesa) SS

The foregoing instrument was acknowledged before me this 24th day of August, A.D. 2021.

by *Corca M. Sheldon*

Witness my hand and official seal this

24th day of August, 2021.

My Commission Expires 4/23/2022



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.

1. Temporary Turnaround Easements to the City of Grand Junction at Reception Number 2999463 + 2999464
2. Utility Easements to the City of Grand Junction at Reception Number 2999461 + 2999462

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 HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY VESTED TO SHELDON BULL LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT CANCELED BY RELEASES OF RECORDS 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: 8/24/21

William
 NAME AND TITLE
 HERITAGE TITLE COMPANY
 Fidelity

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MOW MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- O IDENTIFICATION
- SO SQUARE
- FT FEET
- AVE AVENUE
- ST STREET
- Ct COURT
- LN LANE
- DR DRIVE
- U.S. UNITED STATES
- L.C.E. LIMITED COMMON ELEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

LAND USE SUMMARY	
LOTS	2.77 ACRES 41%
RIGHT OF WAY	0.48 ACRES 7%
LOT 101	3.50 ACRES 52%
TOTAL	6.74 ACRES 100%

SURVEYOR'S CERTIFICATION:

I, Patrick W. Glick, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado; that this plat is a true, correct and complete final plat of the ARRAN ESTATES SUBDIVISION FILING 2, as laid out, plotted, described 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 GLICK
 COLORADO REGISTERED LAND SURVEYOR PLS #13704

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DATE: 9/15/21 JOB #: 2019039 FIELD WORK: 01-19
 DRAWING NAME: ARRAN ESTATES SUBDIVISION 02 DOWNSHOWN 02A

POLARIS SURVEYING
 PATRICK W. GLICK PLS 1034 N 1ST ST, #10
 GRAND JUNCTION, CO 81504
 (970) 244-1572 FAX: (970) 244-7028

SHEET 1 OF 2