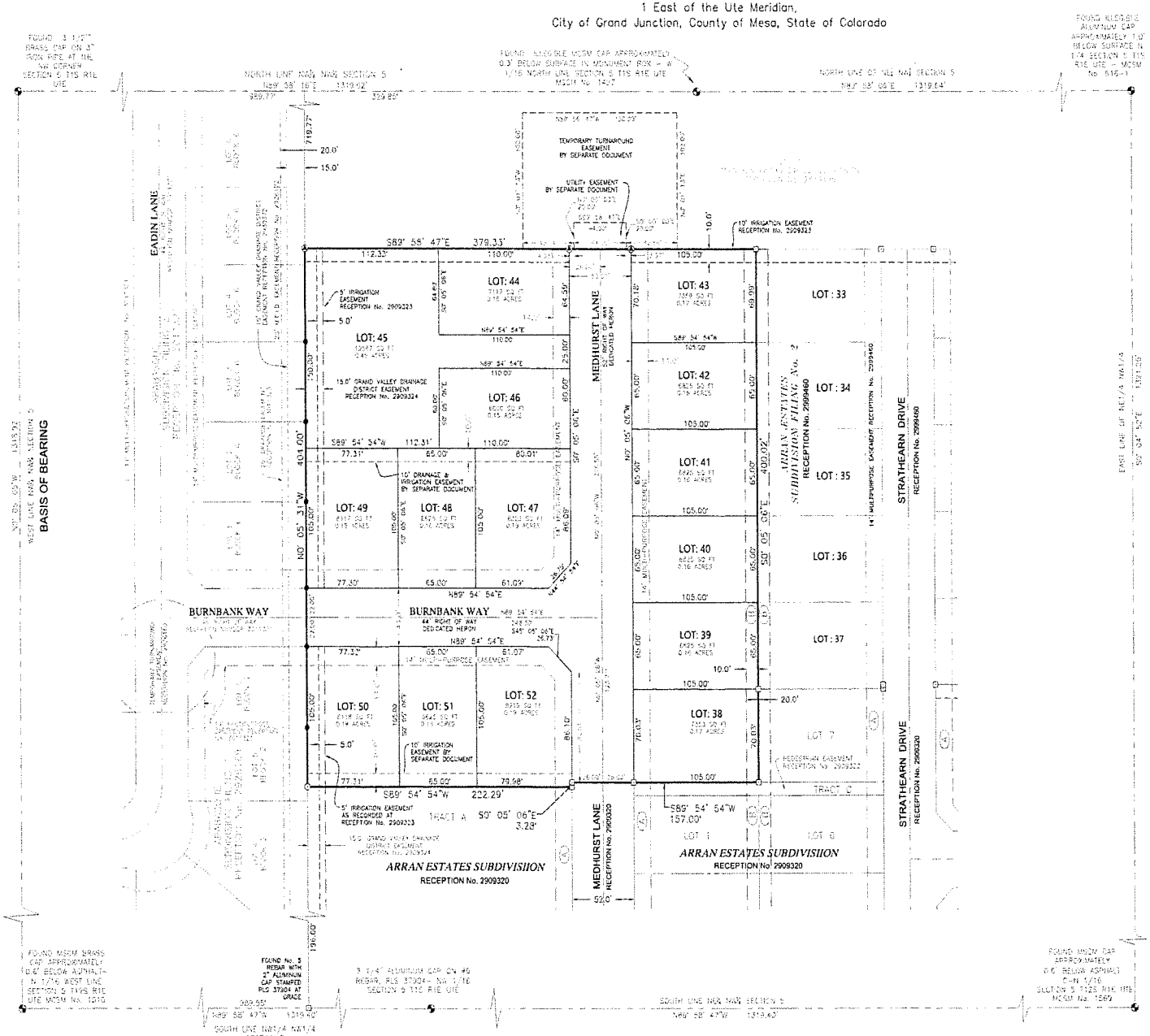
ARRAN ESTATES SUBDIVISION FILING 3

A Replat of Lot 101 Arran Estates Subdivision Filing 2
as recorded at Reception Number 2999460
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



COLORADO LICENSED PATRICK W. CLOUP 37904 12-28-2022 PROFESSIONAL LAND SURVEYOR

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as recorded at Reception Number 2999460
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Township 1 South, Range 1 East of the Ute Meridian,
City of Grand Junction, County of Mesa, State of Colorado

DATE: 12/28/22 JOB #: 2018-020 FIELD WORK: SU-SH
DRAWING NAME: ARRAN ESTATES SUBDIVISION F3 DRAWN BY: DV

POLARIS SURVEYING
PATRICK W. CLOUP PLS
3104 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7201

SHEET 2 OF 2

This mapping 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.

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Owners' Statement and Dedication:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Sneddon Built, LLC, a Colorado Limited Liability Company 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 101 of Arran Estates Subdivision Filing 2 as recorded at Reception Number 2999460

Containing 3.50 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 FILING 3, 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.

Drainage and Irrigation Easements are granted to the Arran Estates Homeowners Association, Inc.

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 overburden 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.

Owner states that all lienholders of record for the described property are shown hereon.

IN WITNESS WHEREOF, said owner, Sneddon Built, LLC, has caused their name to be hereunto subscribed this 10th day of January, A.D. 2023

Maxwell Forrest Sneddon Member
Maxwell Forrest Sneddon, also known as Maxwell F. Sneddon, Member
For: Sneddon Built, LLC a Colorado Limited Liability Company

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Maxwell Forrest Sneddon, also known as Maxwell F. Sneddon, Member For: Sneddon Built, LLC this 10th day of January A.D. 2023

Witness my hand and official seal
Notary Public
My commission expires 1/23/2026

KELLI VANDERHOOFVEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19994017338
My Commission Expires June 23, 2026
County of Mesa

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 2912553, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its' lienholder, with the authority of its' Board of Directors, this 10th day of January 2023

By: Carole M. Sneddon
Carole M. Sneddon

NOTARY PUBLIC CERTIFICATION

STATE OF Colorado
COUNTY OF Mesa ss

The foregoing instrument was acknowledged before me this 10th day of January, A.D. 2023
by Carole M. Sneddon

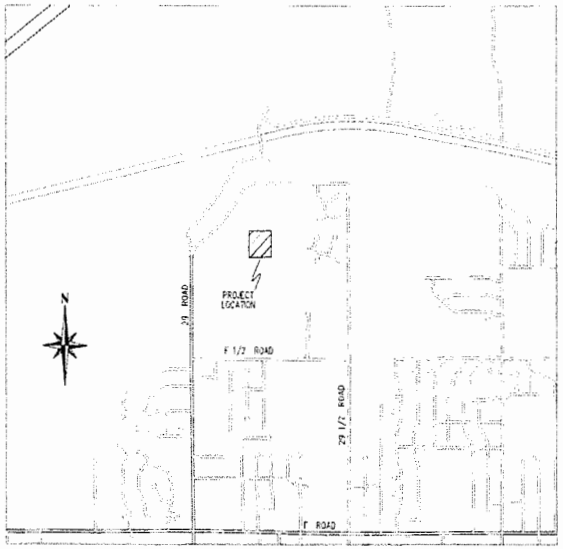
Witness my hand and official seal
My Commission Expires 1/23/2026
Notary Public

City Use Block:

The below listed recording information for Associated Recbcd 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 Easement to the City of Grand Junction at Reception Number 3067197
2. Grant of Irrigation Easements to the Arran Estates Homeowners Association, Inc. at Reception Number 3067195
3. Grant of Drainage and Irrigation Easements to the Arran Estates Homeowners Association, Inc. at Reception Number 3067195
4. Utility Easement to the City of Grand Junction at Reception Number 3067196
5. Declaration of Covenants, Conditions & Restrictions at Reception Number 2909321.
6. Amendment to Covenants, Conditions & Restrictions at Reception Number 3067194



VICINITY MAP NOT TO SCALE

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } SS

WE, FIDELITY NATIONAL TITLE INSURANCE 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 SNEDDON BUILT, 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 1-10-23 BY
NAME AND TITLE
FIDELITY NATIONAL TITLE INSURANCE TITLE COMPANY

LAND USE SUMMARY		
TRACTS	0.00 ACRES	0%
LOTS	2.82 ACRES	81%
RIGHT OF WAY	0.68 ACRES	19%
TOTAL	3.50 ACRES	100%

NOTES:

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING CURRENT TITLE POLICIES PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT No.: 200-FD5986-22

2. BEARINGS ARE BASED ON THE WEST LINE OF THE NW¼ NW¼ OF SECTION 5, T1S, R1E, UTE MERIDIAN, THE VALUE USED, N00°06'05"W 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 3¼ INCH 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 2909326.

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 12:17 o'clock P .m., on this 22 day of June 2023 and was recorded at Reception No. 3067193.
Drawer No. IS-9, and Fees $20.00 $3.00.

Bobbie Cross
Clerk and Recorder

Kaitlin Snover
Deputy

CITY APPROVAL

This plat of ARRAN ESTATES SUBDIVISION FILING 3, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 20 day of June, 2023.

City Manager

Mayor

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
SQ	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
M.C.I.D.	MESA COUNTY IRRIGATION DISTRICT

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 Plat is a true, correct and complete Final Plat of the ARRAN ESTATES SUBDIVISION FILING 3, 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.

COLORADO LICENSED
PATRICK W. CLICK
37904
12-28-2022
PROFESSIONAL LAND SURVEYOR

PATRICK W. CLICK
COLORADO REGISTERED LAND SURVEYOR PLS #37904

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DATE: 12/28/22 JOB # 2018-029 FIELD WORK: JS, SB
DRAWING NAME: ARRAN ESTATES SUBDIVISION FILE DRAWN BY: DM

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
1314 MESA AVE. #B
GRAND JUNCTION, CO 81501
PHONE/FAX (970) 434-7036

SHEET 1 OF 2