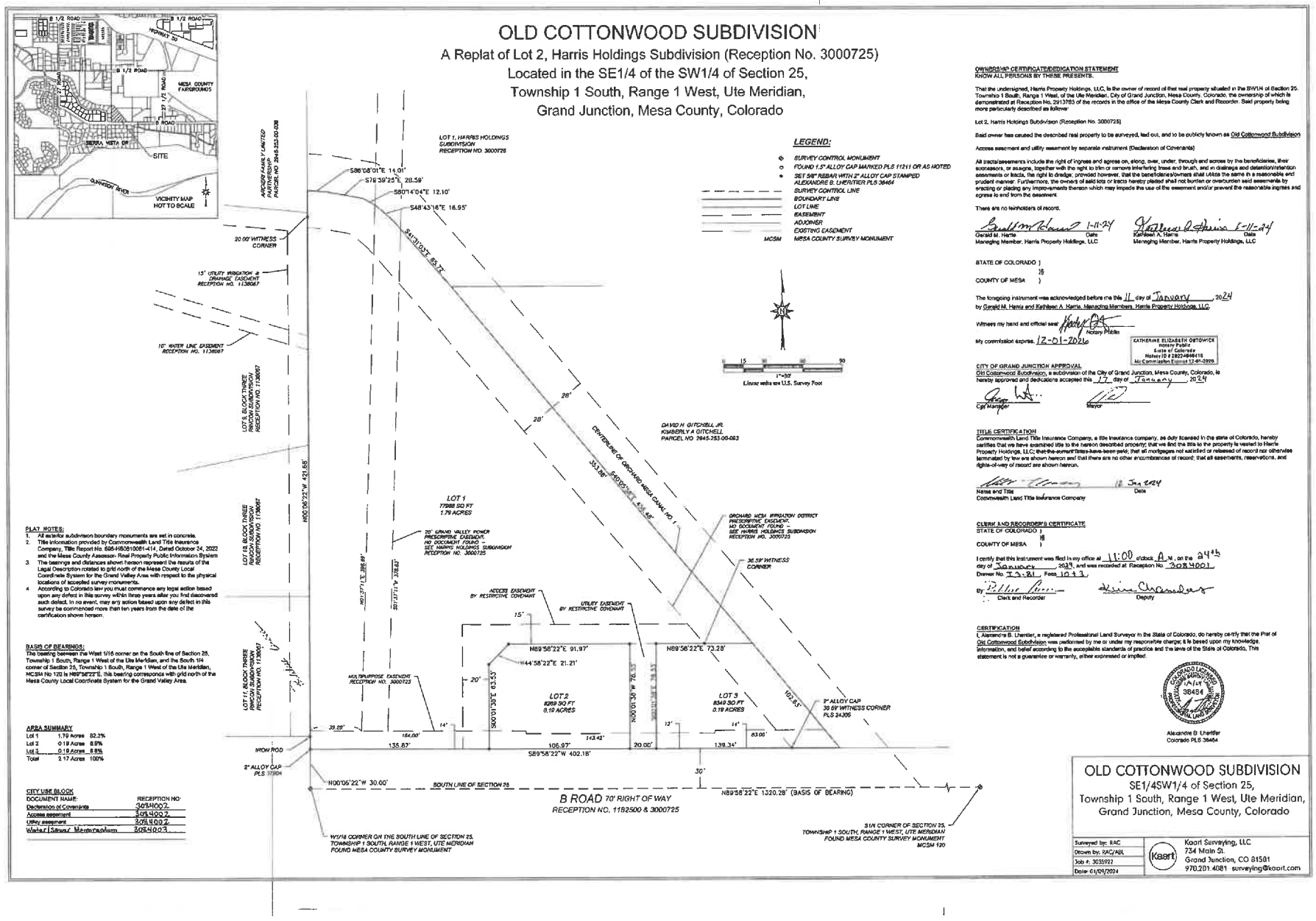
RECEPTION#: 3084001, at 1/24/2024 11:00:12 AM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

OLD COTTONWOOD SUBDIVISION

A Replat of Lot 2, Harris Holdings Subdivision (Reception No. 3000725)
Located in the SE1/4 of the SW1/4 of Section 25,
Township 1 South, Range 1 West, Ute Meridian,
Grand Junction, Mesa County, Colorado



PLAT NOTES:

1. All exterior subdivision boundary monuments are set in concrete.
2. Title information provided by Commonwealth Land Title Insurance Company, Title Report No. 595-H6061001-414, Dated October 24, 2022 and the Mesa County Assessor- Real Property Public Information System
3. The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
4. 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.

BASIS OF BEARINGS:
The bearing between the West 1/16 corner on the South line of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and the South 1/4 corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No 120 is N89°58'22"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

AREA SUMMARY

Lot 1	1.79 Acres	82.3%
Lot 2	0.19 Acres	8.8%
Lot 3	0.19 Acres	8.8%
Total	2.17 Acres	100%

CITY USE BLOCK

DOCUMENT NAME:	RECEPTION NO:
Declaration of Covenants	3084002
Access easement	3084002
Utility easement	3084002
Water/Sewer Memorandum	3084003

OWNERSHIP CERTIFICATE/DEDICATION STATEMENT
KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned, Harris Property Holdings, LLC, is the owner of record of that real property situated in the SW1/4 of Section 25, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, the ownership of which is demonstrated at Reception No. 2913783 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lot 2, Harris Holdings Subdivision (Reception No. 3000725)

Said owner has caused the described real property to be surveyed, laid out, and to be publicly known as Old Cottonwood Subdivision.

Access easement and utility easement by separate instrument (Declaration of Covenants)

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 pledged shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

There are no lienholders of record.

Gerald M. Harris — Date 1-11-24
Managing Member, Harris Property Holdings, LLC

Kathleen A. Harris — Date 1-11-24
Managing Member, Harris Property Holdings, LLC

STATE OF COLORADO)
)s
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 11 day of January 2024 by Gerald M. Harris and Kathleen A. Harris, Managing Members, Harris Property Holdings, LLC.

Witness my hand and official seal.

Notary Public

My commission expires. 12-01-2026

KATHERINE ELIZABETH OSTOWICK
Notary Public
State of Colorado
Notary ID # 20224046616
My Commission Expires 12-01-2026

CITY OF GRAND JUNCTION APPROVAL
Old Cottonwood Subdivision, a subdivision of the City of Grand Junction, Mesa County, Colorado, is hereby approved and dedications accepted this 17 day of January, 2024

City Manager — Mayor

TITLE CERTIFICATION
Commonwealth Land Title Insurance Company, a title insurance company, as duly licensed in the state of Colorado, hereby certifies that we have examined title to the hereon described property; that we find the title to the property is vested in Harris Property Holdings, 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.

Name and Title — 18 Jan 2024 Date
Commonwealth Land Title Insurance Company

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
)s
COUNTY OF MESA)

I certify that this instrument was filed in my office at 11:00 o'clock A.M., on the 24th day of January, 2024, and was recorded at Reception No. 3084001
Drawer No. T-281 Fees 10.43

Clerk and Recorder — Deputy

CERTIFICATION
I, Alexandre B. Lherritier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Plat of Old Cottonwood Subdivision was performed by me or under my responsible charge, it is based upon my knowledge, information, and belief according to the acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR ALEXANDRE B. LHERITIER 38464

Alexandre B. Lherritier
Colorado PLS 38464

OLD COTTONWOOD SUBDIVISION

SE1/4SW1/4 of Section 25,
Township 1 South, Range 1 West, Ute Meridian,
Grand Junction, Mesa County, Colorado

Surveyed by: BAC	Kaart Surveying, LLC
Drawn by: RAC/ABL	734 Main St.
Job #: 3035922	Grand Junction, CO 81501
Date: 01/09/2024	970.201.4081 surveying@kaart.com