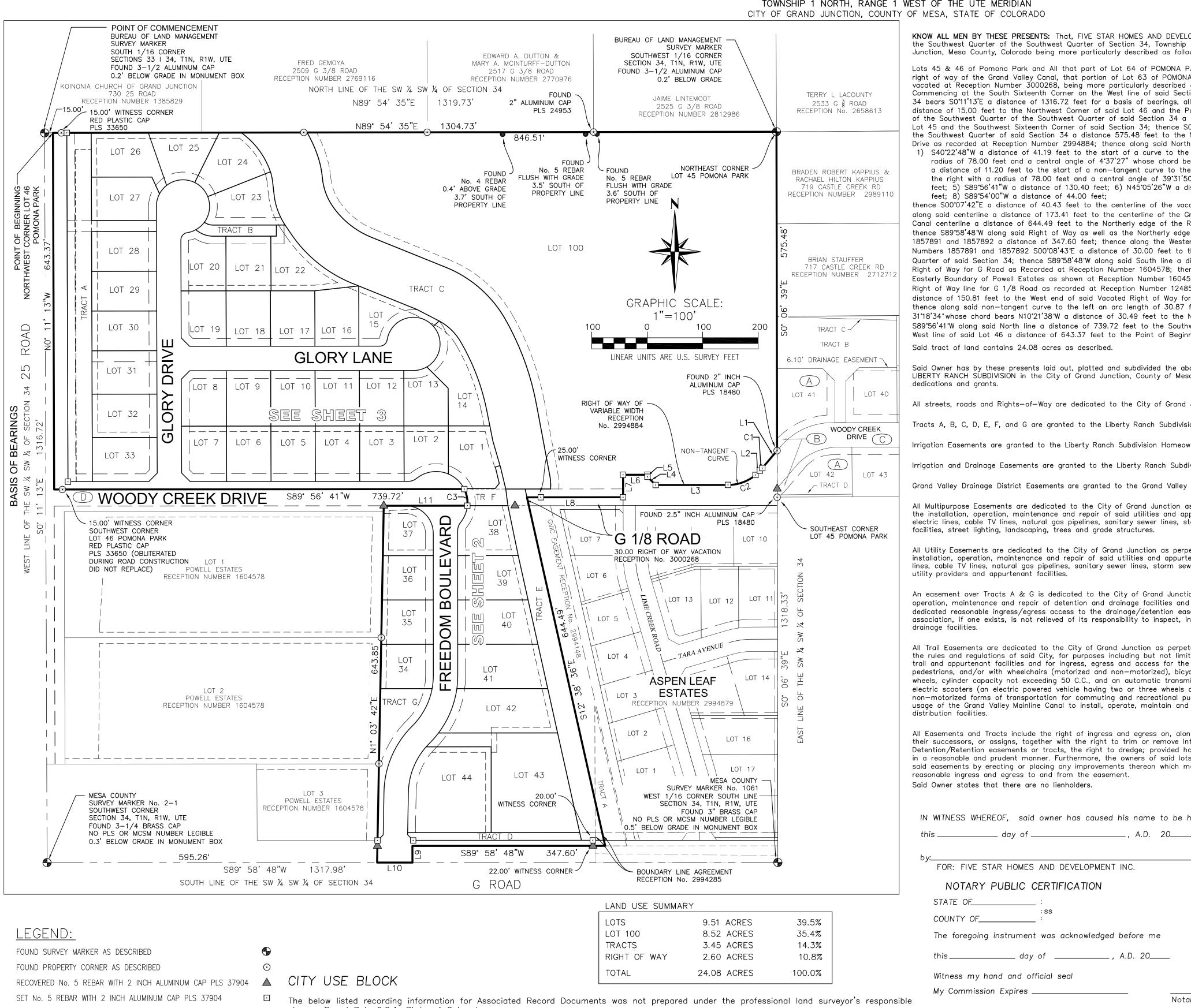
LIBERTY RANCH SUBDIVISION

BEING A REPLAT OF LOT 46, A PORTION OF LOTS 45, 63 AND 64 POMONA PARK AS RECORDED AT RECEPTION NUMBER 12485

AND A PORTION OF G 1/8 ROAD RIGHT OF WAY VACATION AS RECORDED AT RECEPTION NUMBER 3000268 BEING A PART OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER, SECTION 34

TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN



- ASPEN VALLEY ESTATES RECEPTION No. 2891255
- 14' MULTI-PURPOSE EASEMENT RECEPTION No. 2891255
- 44.00' RIGHT OF WAY RECEPTION No. 2891255
- 30.00' RIGHT OF WAY RECEPTION No. 12485

charge, Board Rule 6.2.1, State of Colorado

- The recording information is to be completed by the City of Grand Junction personnel.
- 1. Covenants for the Liberty Ranch Subdivision Homeowners Association as recorded at Reception Number ______
- 2. Irrigation Easements granted to the Liberty Ranch Subdivision Homeowners Association at Reception Number _____
- 3. Irrigation and Drainage Easements granted to the Liberty Ranch Subdivision Homeowners Association at Reception Number
- 4. Tracts A, B, C, D, E, F, and G are granted to the Liberty Ranch Subdivision Homeowners Association at Reception Number ____
- 5. Grand Valley Drainage District Easements at Reception Number ______.

KNOW ALL MEN BY THESE PRESENTS: That, FIVE STAR HOMES AND DEVELOPMENT INC, is the owner of that real property located in the Southwest Quarter of the Southwest Quarter of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Lots 45 & 46 of Pomona Park and All that part of Lot 64 of POMONA PARK (RECEPTION No. 12485) lying South and West of the right of way of the Grand Valley Canal, that portion of Lot 63 of POMONA PARK, and that Right of Way for G 1/8 Road as vacated at Reception Number 3000268, being more particularly described as follows:

Commencing at the South Sixteenth Corner on the West line of said Section 34 from whence the Southwest Corner of said Section 34 bears SO°11'13'E a distance of 1316.72 feet for a basis of bearings, all bearings herein related thereto; thence N89'54'35'E a distance of 15.00 feet to the Northwest Corner of said Lot 46 and the Point of Beginning; thence N89°54'35'E along the North line of the Southwest Quarter of the Southwest Quarter of said Section 34 a distance of 1304.73 feet to the Northeast Corner of said Lot 45 and the Southwest Sixteenth Corner of said Section 34; thence S0°06'39'E along the East line of the Southwest Quarter of the Southwest Quarter of said Section 34 a distance 575.48 feet to the Northerly line of the Road Right of Way for Woody Creek Drive as recorded at Reception Number 2994884; thence along said Northerly line the following eight (8) courses and distances;

1) S40°22'48"W a distance of 41.19 feet to the start of a curve to the right; 2) 6.30 feet along said curve to the right with a radius of 78.00 feet and a central angle of 4°37'27" whose chord bears S42°41'32"W a distance of 6.29 feet; 3) S45°00'15"W a distance of 11.20 feet to the start of a non-tangent curve to the right; 4) 53.82 feet along said non-tangent curve to the right with a radius of 78.00 feet and a central angle of 39°31′50" whose chord bears S70°13′28"W a distance of 52.75 feet; 5) S89°56'41"W a distance of 130.40 feet; 6) N45°05'26"W a distance of 20.96 feet; 7) N00°07'34"W a distance of 3.67

thence S00°07'42"E a distance of 40.43 feet to the centerline of the vacated Right of Way at G 1/8 Road; thence S89°56'41"W along said centerline a distance of 173.41 feet to the centerline of the Grand Valley Mainline Canal; thence S12°38'36'E along said Canal centerline a distance of 644.49 feet to the Northerly edge of the Right of Way described at Reception Number 1850504; thence S89°58'48"W along said Right of Way as well as the Northerly edge of the Right of Way's described at Reception Numbers 1857891 and 1857892 a distance of 347.60 feet; thence along the Westerly edge of the Right of ways described at Reception Numbers 1857891 and 1857892 S00°08'43'E a distance of 30.00 feet to the South line of the Southwest Quarter of the Southwest Quarter of said Section 34; thence S89*58'48"W along said South line a distance of 63.73 feet to the Southeast Corner of the Right of Way for G Road as Recorded at Reception Number 1604578; thence along the Easterly line of said Right of Way and the Easterly Boundary of Powell Estates as shown at Reception Number 1604578 N1*03'42'E a distance of 643.85 feet to the South Right of Way line for G 1/8 Road as recorded at Reception Number 12485; thence N89°56'41'E along said South Right of Way a distance of 150.81 feet to the West end of said Vacated Right of Way for G 1/8 Road and a non-tangent curve to the left; thence along said non—tangent curve to the left an arc length of 30.87 feet with a radius of 56.50 feet and a central angle of 31°18'34" whose chord bears N10°21'38"W a distance of 30.49 feet to the North Right of Way line for said G 1/8 Road; thence S89°56'41"W along said North line a distance of 739.72 feet to the Southwest Corner of said Lot 46; thence N0°11'13"W along the West line of said Lot 46 a distance of 643.37 feet to the Point of Beginning.

Said Owner has by these presents laid out, platted and subdivided the above described real property, and designated the same as LIBERTY RANCH SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado, and hereby offers the following dedications and grants.

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

Tracts A, B, C, D, E, F, and G are granted to the Liberty Ranch Subdivision Homeowners Association.

Irrigation Easements are granted to the Liberty Ranch Subdivision Homeowners Association.

Irrigation and Drainage Easements are granted to the Liberty Ranch Subdivision Homeowners Association.

Grand Valley Drainage District Easements are granted to the Grand Valley Drainage District.

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.

An easement over Tracts A & G is dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenant's thereto. The City of Grand Junction is dedicated reasonable ingress/earess access to the drainage/detention easement greas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and

All Trail Easements are dedicated to the City of Grand Junction as perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Valley Mainline Canal to install, operate, maintain and repair irrigation water and water transmission and

All Easements and Tracts 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 plotted 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. Said Owner states that there are no lienholders.

IN	WITNESS	WHEREOF,	said	owner	has	caused	his	name	to	be	hereunto	subscribed

FOR: FIVE STAR HOMES AND DEVELOPMENT INC.

STATE OF_____

The foregoing instrument was acknowledged before me

this_____, A.D. 20____.

Witness my hand and official seal

City Manager

My Commission Expires ____

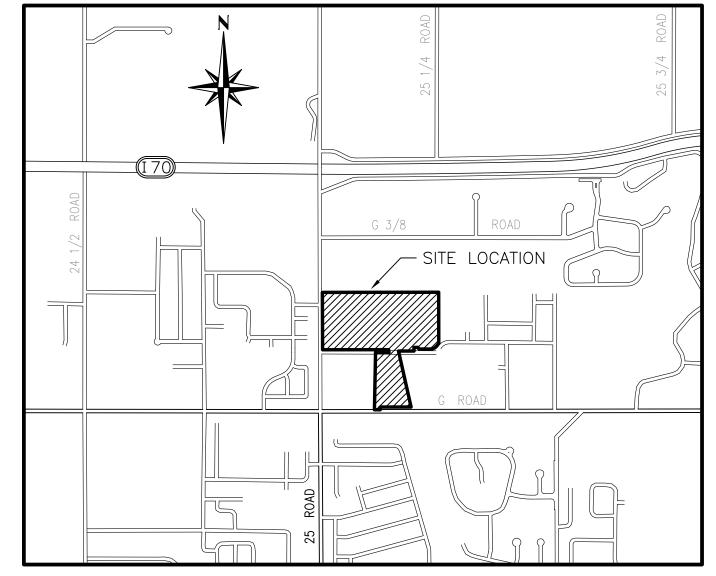
CITY APPROVAL

State of Co

Notary Public

ANCH SUBDIVISION,	a subdivision	of the City	of Grand	Junction,	County of	Mesa,
colorado, is hereby	approved and	dedications	accepted	this	day of	
20	·		•		•	
_						

President of Council



VICINITY MAP: NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct 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

COLORADO REGISTERED LAND SURVEYOR PLS #37904

TITLE CERTIFICATION

STATE OF COLORADO)

COUNTY OF MESA WE. ABSTRACT & TITLE COMPANY OF MESA COUNTY. 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 FIVE STAR HOMES AND DEVELOPMENT INC: 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:	BY: _	

TITLE CERTIFICATION

STATE OF COLORADO & COUNTY OF MESA

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 FIVE STAR HOMES AND DEVELOPMENT INC: 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:BY:					
CLERK AND RECORDER'S CERTIFICATE					
STATE OF COLORADO :					
COUNTY OF MESA :					
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County,					
Colorado, ato'clockm., on thisday of20and					
was recorded at Reception No					
Drawer No, and Fees					
Clerk and Recorder Deputy					
LIBERTY RANCH SUBDIVISION					

SITUATED IN THE SW1/4 SW1/4 SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2018126 DATE: 1/14/2025 DRAWING NAME: LIBERTY SUB DRAWN BY: PC

POLARIS SUR VEYING

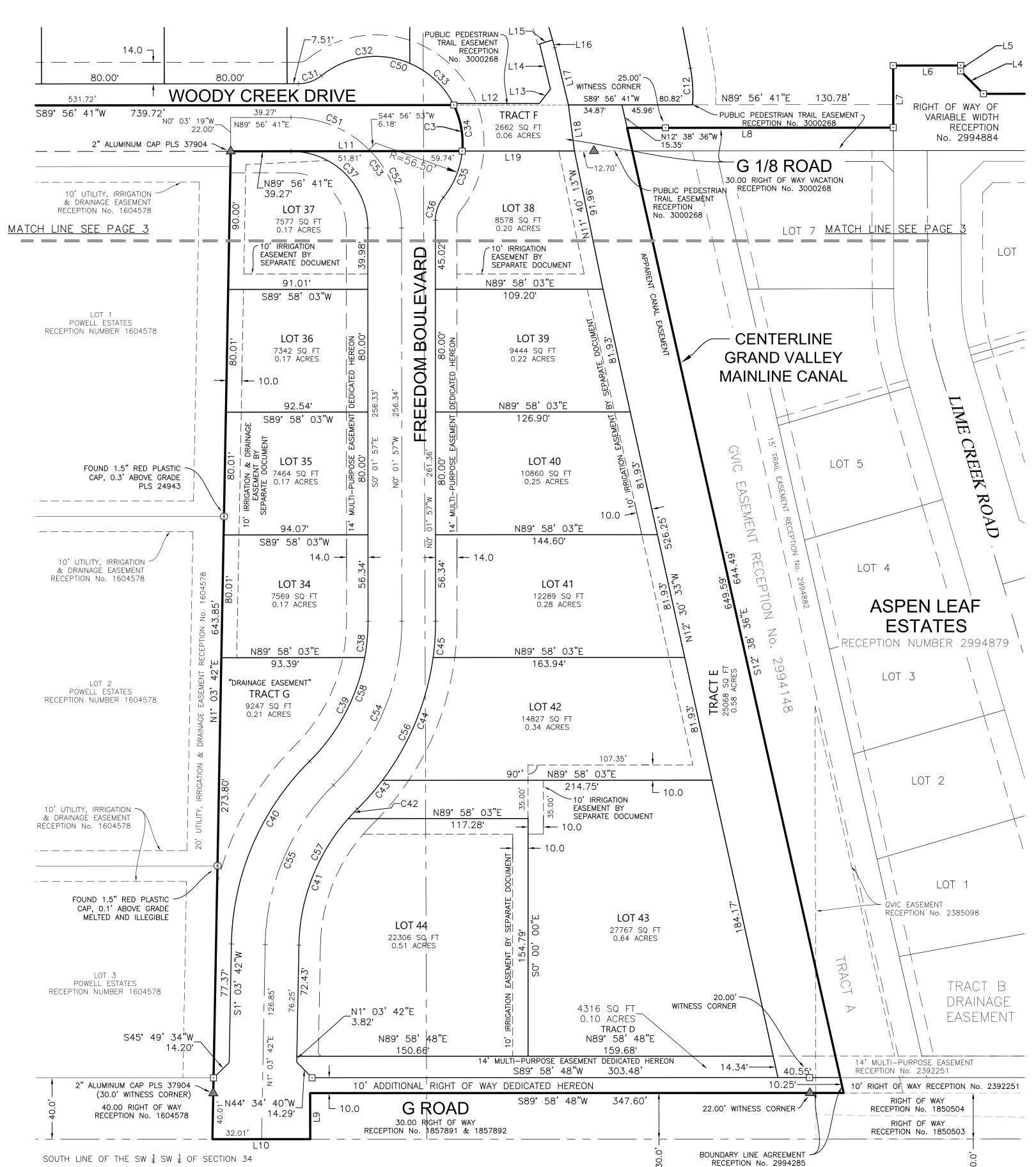
PATRICK W. CLICK P.L.S.

SHEET 1 OF 3

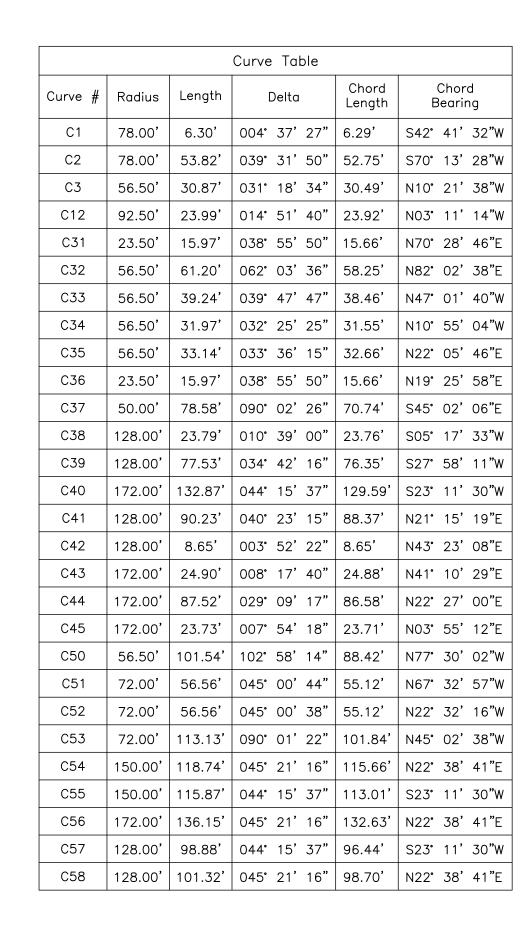
3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE/FAX (970)434-7038

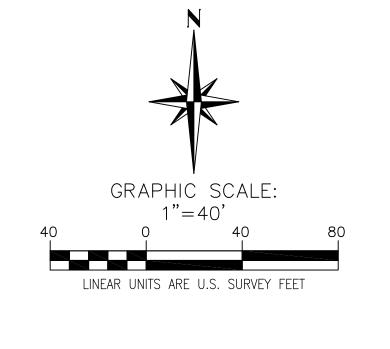
FIELD WORK: SI

LIBERTY RANCH SUBDIVISION



	Line Table	
Line #	Direction	Lengt
L1	S40° 22' 48"W	41.19
L2	S45° 00' 15"W	11.20
L3	S89° 56′ 41″W	130.4
L4	N45° 05' 26"W	20.96
L5	N00° 07′ 34″W	3.67
L6	S89° 54′ 00″W	44.00
L7	S00° 07' 42"E	40.43
L8	S89° 56′ 41″W	173.4
L9	S00° 08' 43"E	30.00
L10	S89° 58′ 48″W	63.73
L11	N89° 56′ 41″E	150.8
L12	N89° 56′ 41″E	56.28
L13	N37° 36' 35"E	11.78
L14	N13° 28' 00"W	30.25
L15	N72° 49' 41"E	8.78
L16	S16°08'14"E	5.17
L17	S13° 28' 00"E	38.40
L18	S07° 25' 25"E	30.25
L19	S89° 56′ 41"W	73.13
L20	N45° 07' 16"W	21.66
L21	S44° 52' 44"W	21.65
L22	N44° 52′ 44″E	21.65
L23	N45° 07' 16"W	21.66





<u>LEGEND:</u>

FOUND SURVEY MARKER AS DESCRIBED	
FOUND PROPERTY CORNER AS DESCRIBED	\odot
RECOVERED No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904	\triangle
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904	•

ROW

SIMS

F\/I	IATIONS:
	<u> </u>
	NORTH
	SOUTH
	EAST
	WEST
	TOWNSHIP
	RANGE
	MESA COUNTY SURVEY MARKER
	RIGHT OF WAY
	SURVEY INFORMATION MANAGEMENT SYSTEM
	PROFESSIONAL LAND SURVEYOR
	NUMBER

PLS NUMBER GLOBAL POSITIONING SYSTEM

IDENTIFICATION **SQUARE** FEET

AVENUE STREET COURT LANE DRIVE

UNITED STATES LIMITED COMMON ELEMENT POINT OF COMMENCEMENT P.O.B. **POINT OF BEGINNING**

CURVE LABEL ABBREVIATIONS:

RADIUS ARC LENGTH CHORD LONG CHORD DISTANCE LONG CHORD BEARING CURVE CENTRAL ANGLE

1. CURRENT OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: GJB65060075-2.

2. BEARINGS ARE BASED ON THE WEST LINE OF SW1/4 SW1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN MERIDIAN. THE VALUE USED SO'11'13"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. A MESA COUNTY SURVEY MARKER WAS FOUND AT THE SOUTH END OF SAID LINE AND A BLM SURVEY MARKER WAS FOUND 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. THIS SURVEY IS BASED ON THE DEEDS AS RECORDED AT RECEPTION NUMBERS 2855663 AND 2940403, OF THE MESA COUNTY RECORDS.

5. NOT SHOWN ON THIS SURVEY IS A 20' WIDE GRAND VALLEY DRAINAGE DISTRICT EASEMENT RECORDED AT RECEPTION No. 1139709, SAID EASEMENT HAS BEEN VACATED BY INSTRUMENT RECORDED AT RECEPTION No. 2868039.

6. DURING THE COURSE OF PERFORMING THIS SURVEY IT WAS FOUND THAT PORTIONS OF THE FENCE LINES SURVEYED HEREON DID NOT ALIGN WITH THE ACCEPTED LOCATION OF THE BOUNDARY. SAID FENCE LINES WERE NOT CALLED OUT IN ANY DESCRIPTIONS OF RECORD, THE ORIGINAL SURVEY LINES ARE WELL ESTABLISHED AND NOT IN QUESTION. IT WAS DETERMINED THAT THIS DID NOT CONSTITUTE A BOUNDARY CONFLICT.

LIBERTY RANCH SUBDIVISION

SITUATED IN THE SW1/4 SW1/4 SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2018126

FIELD WORK: SL DATE: 1/14/2025 DRAWING NAME: LIBERTY SUB DRAWN BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

SHEET 2 OF 3

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

