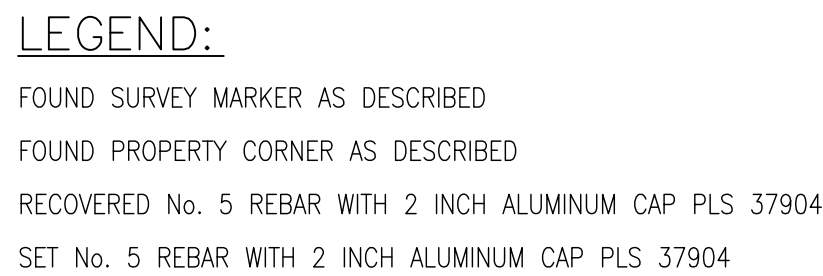


BEING A REPLAT OF LOT 46, A PORTION OF LOTS 45, 63 AND 64 POMONA PARK AS RECORDED AT RECEPTION NUMBER 12485
AND A PORTION OF G 1/8 ROAD RIGHT OF WAY VACATION AS RECORDED AT RECEPTION NUMBER 3000268
BEING A PART OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER, SECTION 34
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



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

CITY USE BLOCK

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 _____.

CITY APPROVAL

President of Council



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 implied.

COLORADO REGISTERED LAND SURVEYOR PLS #37904

TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) ss
WE, ABSTRACT & TITLE COMPANY OF MESA COUNTY, A TITLE INSURANCE COMPANY, AS
DUALLY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE
REVIEWED THE INSTRUMENT 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 LOW ARE SHOWN HEREON AND THAT
THERE ARE NO ENCUMBRANCES OF RECORD, THAT ALL EASEMENTS,
RESERVATIONS AND RIGHTS OF WAY OF RECORD ARE SHOWN HEREON.

DATE: _____ BY: _____

TITLE CERTIFICATION

STATE OF COLORADO^{ss}
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 PROPERTY, THAT WE FIND THE TITLE, THE PROPERTY, THE PROPERTY INTEREST 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

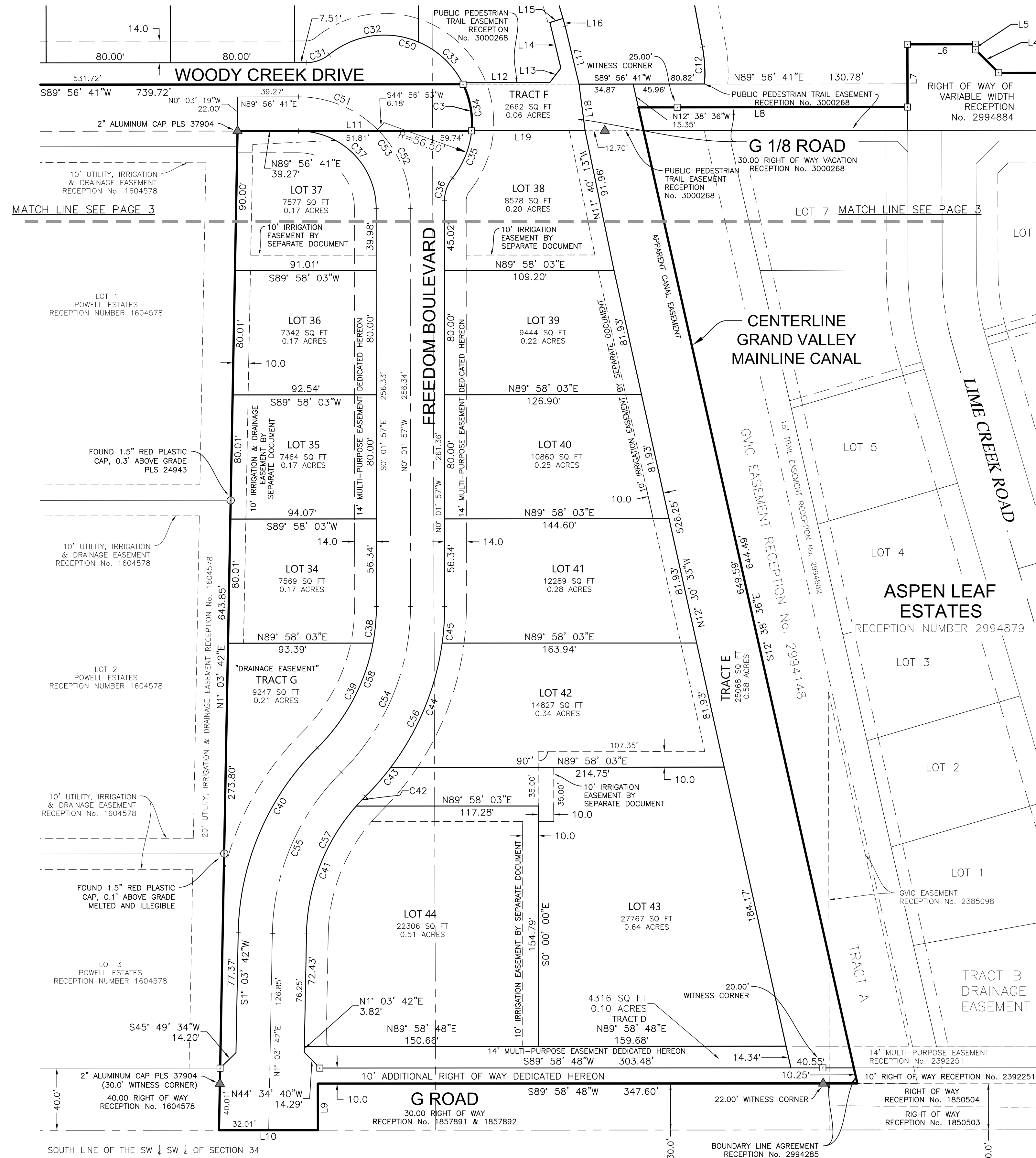
STATE OF COLORADO :
 :ss
COUNTY OF MESA :

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County,
Colorado, at _____o'clock____.m., on this____day of _____20____and
was recorded at Reception No. _____.
Drawer No. _____, and Fees _____.

Clerk and Recorder Deputy

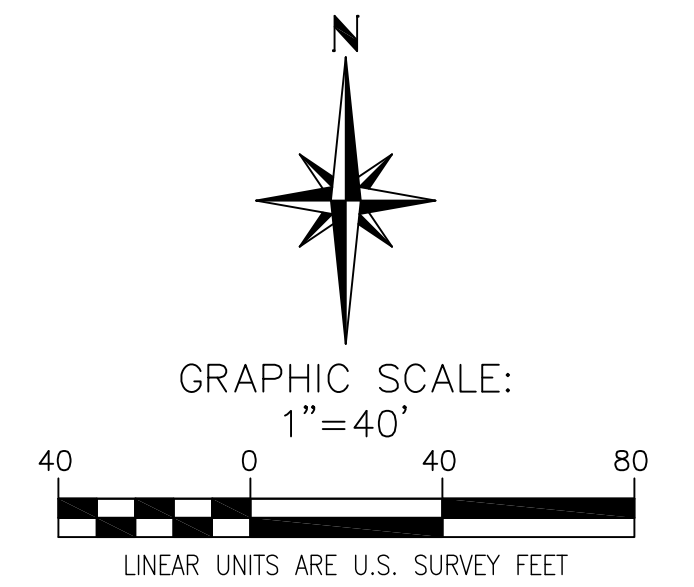
SHEET 1 OF 3

LIBERTY RANCH SUBDIVISION



Line Table		
Line #	Direction	Length
L1	S40° 22' 48"W	41.19'
L2	S45° 00' 15"W	11.20'
L3	S89° 56' 41"W	130.40'
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	173.41'
L9	S00° 08' 43"E	30.00'
L10	S89° 58' 48"W	63.73'
L11	N89° 56' 41"E	150.81'
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'

Curve Table						
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing	
C1	78.00'	6.30'	004° 37' 27"	6.29'	S42° 41' 32"W	
C2	78.00'	53.82'	039° 31' 50"	52.75'	S70° 13' 28"W	
C3	56.50'	30.87'	031° 18' 34"	30.49'	N10° 21' 38"W	
C12	92.50'	23.99'	014° 51' 30"	23.92'	N03° 11' 14"W	
C31	23.50'	15.97'	038° 55' 50"	15.66'	N07° 28' 46"E	
C32	56.50'	61.20'	062° 03' 36"	58.25'	N82° 02' 38"E	
C33	56.50'	39.24'	039° 47' 47"	38.46'	N47° 01' 40"W	
C34	56.50'	31.97'	032° 25' 25"	31.55'	N10° 55' 04"W	
C35	56.50'	33.14'	033° 36' 15"	32.66'	N22° 05' 46"E	
C36	23.50'	15.97'	038° 55' 50"	15.66'	N19° 25' 58"E	
C37	50.00'	78.58'	090° 02' 26"	70.74'	S45° 02' 06"E	
C38	128.00'	23.79'	010° 39' 00"	23.76'	S05° 17' 33"W	
C39	128.00'	77.53'	034° 42' 16"	76.35'	S23° 58' 11"W	
C40	172.00'	132.87'	044° 15' 37"	129.59'	S23° 11' 30"W	
C41	128.00'	90.23'	040° 23' 15"	88.37'	N21° 15' 19"E	
C42	128.00'	8.65'	003° 52' 22"	8.65'	N43° 23' 08"E	
C43	172.00'	24.90'	008° 17' 40"	24.88'	N41° 10' 29"E	
C44	172.00'	87.52'	029° 09' 17"	86.58'	N22° 27' 00"E	
C45	172.00'	23.73'	007° 54' 18"	23.71'	N03° 55' 12"E	
C50	56.50'	101.54'	102° 58' 14"	88.42'	N77° 30' 02"W	
C51	72.00'	56.56'	045° 00' 44"	55.12'	N67° 32' 57"W	
C52	72.00'	56.56'	045° 00' 38"	55.12'	N22° 32' 16"W	
C53	72.00'	113.13'	090° 01' 22"	110.84'	N45° 02' 38"W	
C54	150.00'	118.74'	045° 21' 16"	115.66'	N22° 38' 41"E	
C55	150.00'	115.87'	044° 15' 37"	113.01'	S23° 11' 30"W	
C56	172.00'	136.15'	045° 21' 16"	132.63'	N22° 38' 41"E	
C57	128.00'	98.88'	044° 15' 37"	96.44'	S23° 11' 30"W	
C58	128.00'	101.32'	045° 21' 16"	98.70'	N22° 38' 41"E	



LEGEND:

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

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

CURVE LABEL ABBREVIATIONS:

RAD	RADIUS
L	ARC LENGTH
CHORD	LONG CHORD DISTANCE
BRG	LONG CHORD BEARING
Δ	CURVE CENTRAL ANGLE

NOTES

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.

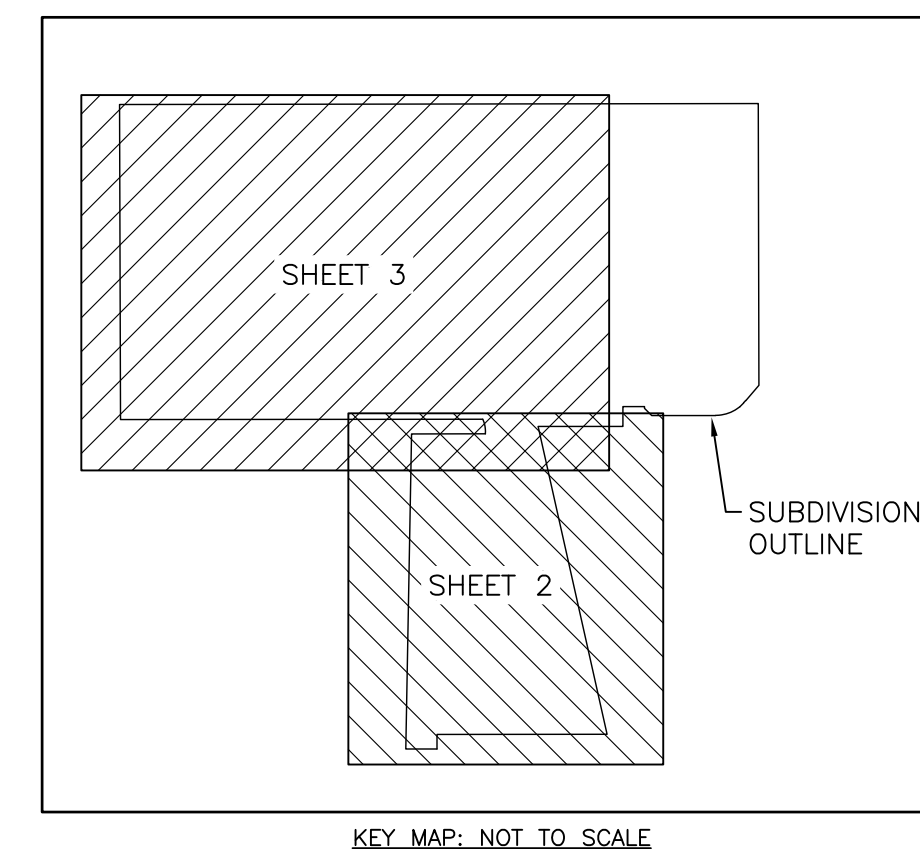
2. BEARINGS ARE BASED ON THE WEST LINE OF SW¼ SW¼ SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED 50°11'13"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. A BLM SURVEY MARKER WAS FOUND AT THE SOUTH END OF SAID LINE AND A BLM SURVEY MARKER WAS FOUND AT 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 COMPLETED 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. 2866039.

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 SW¼ SW¼ SECTION 34
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

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

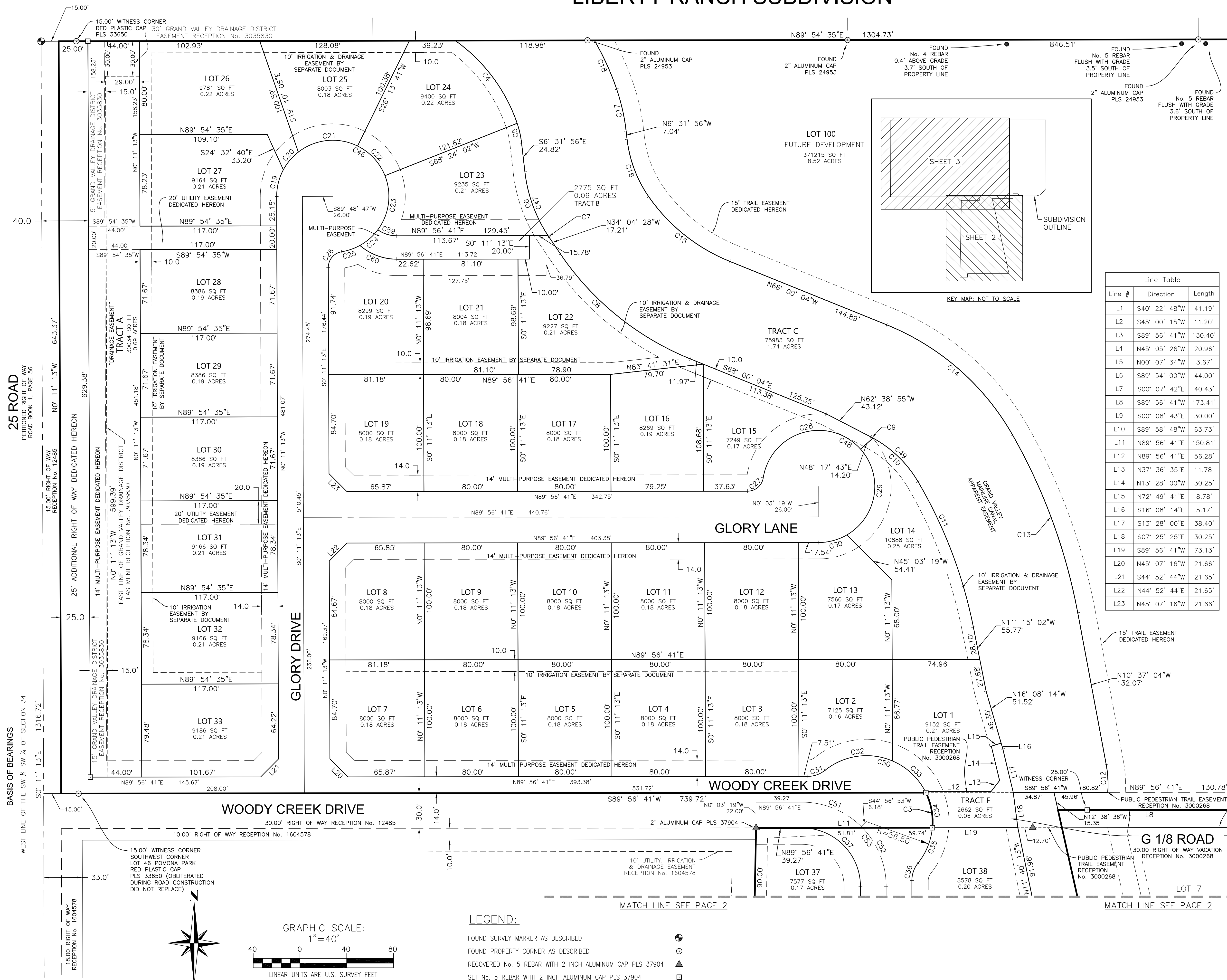
POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

SHEET 2 OF 3

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

LIBERTY RANCH SUBDIVISION



Curve Table						
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing	
C1	78.00'	6.30'	004° 37' 27"	6.29'	S42° 41' 32"W	
C2	78.00'	53.82'	039° 31' 50"	52.75'	S70° 13' 28"W	
C3	56.50'	30.87'	031° 18' 34"	30.49'	N10° 21' 38"W	
C4	144.00'	89.77'	035° 43' 07"	88.32'	S36° 47' 59"E	
C5	80.00'	17.33'	012° 24' 29"	17.29'	S12° 44' 11"E	
C6	125.00'	58.59'	026° 51' 14"	58.05'	S19° 57' 33"E	
C7	125.00'	1.50'	000° 41' 18"	1.50'	N33° 43' 49"W	
C8	246.00'	145.05'	033° 47' 05"	142.96'	N51° 02' 16"W	
C9	100.00'	1.98'	001° 08' 07"	1.98'	N62° 06' 27"W	
C10	100.00'	54.29'	031° 06' 30"	53.63'	S45° 57' 30"E	
C11	400.00'	133.72'	019° 09' 17"	133.10'	S20° 49' 41"E	
C12	92.50'	23.99'	014° 51' 40"	23.92'	N03° 11' 14"W	
C13	490.00'	163.01'	019° 03' 40"	162.26'	N20° 08' 54"W	
C14	217.50'	145.47'	038° 19' 20"	142.78'	N48° 50' 24"W	
C15	155.00'	89.97'	033° 15' 28"	88.71'	N51° 22' 20"W	
C16	107.50'	52.93'	028° 12' 40"	52.40'	N20° 38' 16"W	
C17	170.00'	36.90'	012° 26' 12"	36.83'	N12° 45' 02"W	
C18	234.33'	45.84'	011° 12' 27"	45.76'	N24° 34' 22"W	
C19	48.00'	23.82'	028° 25' 50"	23.57'	S14° 01' 41"W	
C20	48.00'	20.00'	023° 52' 26"	19.86'	S40° 10' 49"W	
C21	48.00'	53.71'	064° 06' 38"	50.95'	S84° 10' 21"W	
C22	48.00'	35.33'	042° 10' 21"	34.54'	N42° 41' 09"W	
C23	48.00'	48.78'	058° 13' 19"	46.70'	N07° 30' 41"E	
C24	48.00'	20.49'	024° 27' 14"	20.33'	N48° 50' 58"E	
C25	48.00'	16.63'	019° 51' 02"	16.55'	N10° 00' 06"E	
C26	13.50'	19.11'	081° 06' 50"	17.56'	N40° 22' 12"E	
C27	13.50'	19.11'	081° 06' 50"	17.56'	N49° 23' 16"E	
C28	48.00'	108.46'	129° 27' 52"	86.81'	N73° 33' 47"E	
C29	48.00'	85.08'	101° 33' 30"	74.37'	N09° 04' 28"E	
C30	48.00'	25.21'	030° 05' 28"	24.92'	N74° 53' 57"E	
C31	23.50'	15.97'	038° 55' 50"	15.66'	N70° 28' 46"E	
C32	56.50'	61.20'	062° 03' 36"	58.25'	N82° 02' 38"E	
C33	56.50'	39.24'	039° 47' 47"	38.46'	N40° 51' 40"W	
C34	56.50'	31.97'	032° 25' 25"	31.55'	N17° 55' 04"W	
C35	56.50'	33.14'	033° 36' 15"	32.66'	N22° 05' 46"E	
C36	23.50'	15.97'	038° 55' 50"	15.66'	N19° 25' 58"E	
C37	50.00'	78.58'	090° 02' 26"	70.74'	S45° 02' 06"E	
C46	48.00'	218.75'	261° 06' 50"	72.94'	S49° 37' 48"E	
C47	125.00'	60.09'	027° 32' 32"	59.51'	S20° 18' 12"E	
C48	48.00'	218.75'	261° 06' 50"	72.94'	N40° 36' 44"W	
C49	100.00'	56.28'	032° 14' 36"	55.54'	N46° 31' 37"W	
C50	56.50'	101.54'	102° 58' 14"	88.42'	N77° 30' 02"W	
C51	72.00'	56.56'	045° 00' 44"	55.12'	N67° 32' 57"W	
C52	72.00'	56.56'	045° 00' 38"	55.12'	N22° 32' 16"W	
C53	72.00'	113.13'	090° 01' 22"	101.84'	N45° 02' 38"W	
C59	28.00'	17.25'	035° 18' 22"	16.98'	S72° 24' 08"E	
C60	48.00'	34.37'	041° 01' 18"	33.64'	N69° 32' 40"W	

LIBERTY RANCH SUBDIVISION
 SITUATED IN THE SW¼ SW¼ SECTION 34
 TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2018126

DRAWING NAME: LIBERTY SUB

FIELD WORK: S

DRAWN BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

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

SHEET 3 OF 3