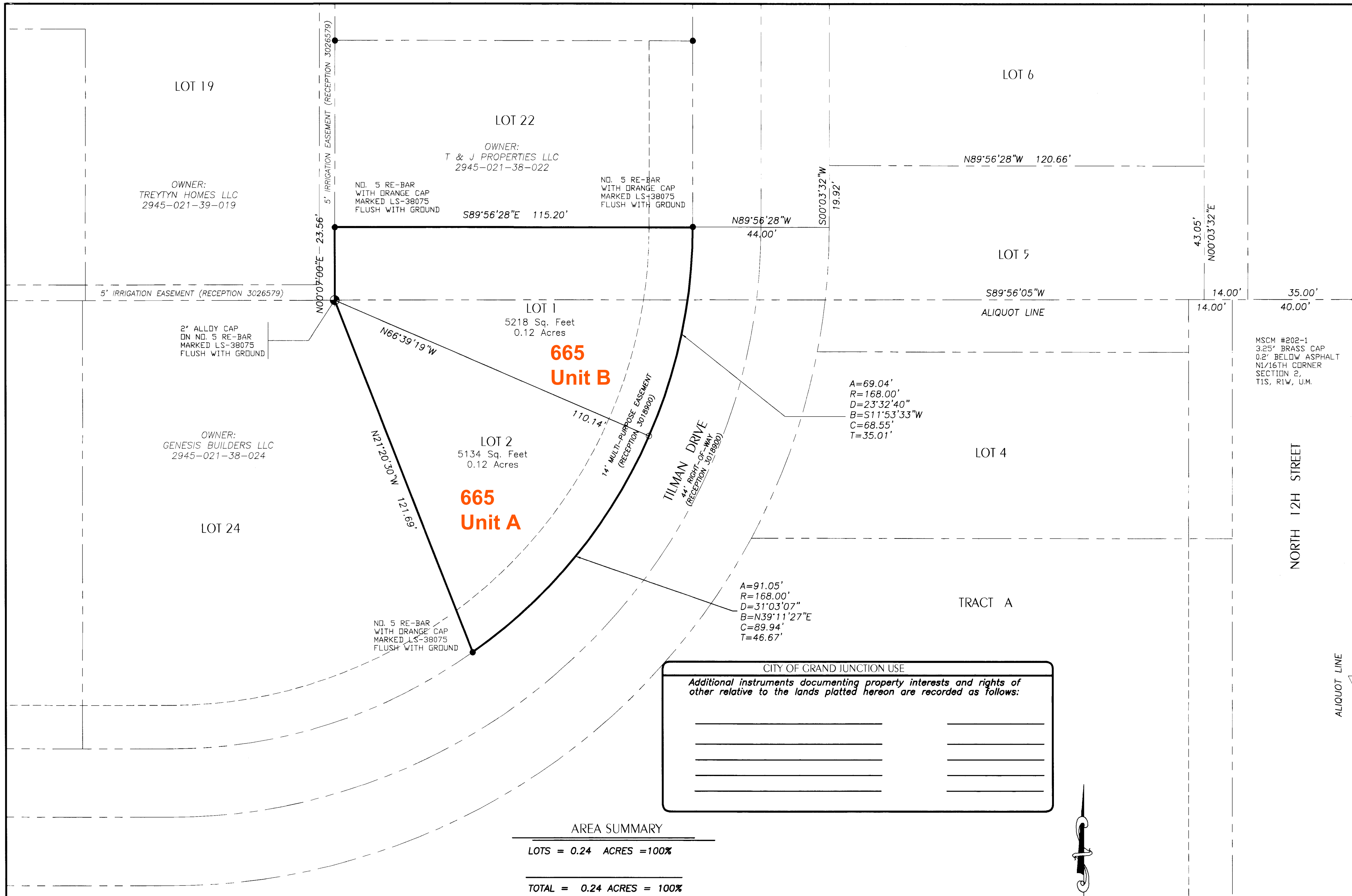


File ID#: SSU-2023-331  
Zoning: RM-8  
Not In Floodplain



**TILMAN 665 SUBDIVISION**  
A RE-PLAT OF LOT 23 VILLAGE CENTER (RECEPTION 3018900)  
SE1/4 NE1/4 & THE NE1/4 NE1/4 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, PROLO FAMILY CLOVIS LLC are the owners of that real property that resides in the City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being described in Reception #3081516 of the Mesa County Clerk and Records Office, and being in the SE1/4 NE1/4 & THE NE1/4 NE1/4 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, Mesa County, Colorado being described as follows:

Lot 23 Village Center (Reception 3018900)  
County of Mesa, State of Colorado

That said owner has caused the said real property to be laid out and surveyed as TILMAN 665 SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

There are no lienholders of record.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23rd day of April, A.D., 2025.

Joanne Prolo  
PROLO FAMILY CLOVIS LLC By: JOANNE PROLO, Manager

CALIFORNIA } E.B.  
STATE OF COLORADO } S.S.  
COUNTY OF MESA } E.B.  
Santa Clara

The foregoing instrument was acknowledged before me this 23rd day of April, A.D., 2025, by JOANNE PROLO, Manager for PROLO FAMILY CLOVIS LLC.

09/25/2027 My commission expires: Rita Notary Public

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23rd day of April, A.D., 2025.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } S.S.  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 10:01 o'clock A.M. this 21st day of July, A.D., 2025, and is duly recorded in Book No. 3131975, Page 40 + 3.

Reception No. 3131975 Drawer No. 53-136 Fee 40 + 3

Bobbie Gross BY Robbin Stulrich  
CLERK AND RECORDER DEPUTY

CITY APPROVAL

This plat of TILMAN 665 SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 16th day of July, A.D., 2025.

Michael City Manager

TITLE CERTIFICATION

STATE OF COLORADO } S.S.  
COUNTY OF MESA } S.S.

We, Land Title Guarantee 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 is vested to PROLO FAMILY CLOVIS 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. \*2024 taxes are unpaid

DATE: Feb 7, 2025 BY: David M. Morris  
Title Examiner - Lawrence D. Venet

SURVEYOR'S CERTIFICATE

I, David Max Morris, certify that the accompanying plat of TILMAN 665 SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

David Max Morris  
David Max Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 30111

**TILMAN 665 SUBDIVISION**  
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SE1/4 NE1/4 & THE NE1/4 NE1/4 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

FOR: PROLO FAMILY CLOVIS LLC

Q.E.D. SURVEYING SYSTEMS, Inc.  
1018 COLORADO AVE  
GRAND JUNCTION, CO  
81501-3521  
(970) 241-2370  
FAX: 241-7025

SCALE: 1 IN = 20 FT

DATE: 1/28/2025

SURVEYED BY: MSM  
DRAWN BY: MEM  
ACAD ID: 665 Tilmn Dr #4 Sub  
SHEET NO.  
FILE: 2023-019.3