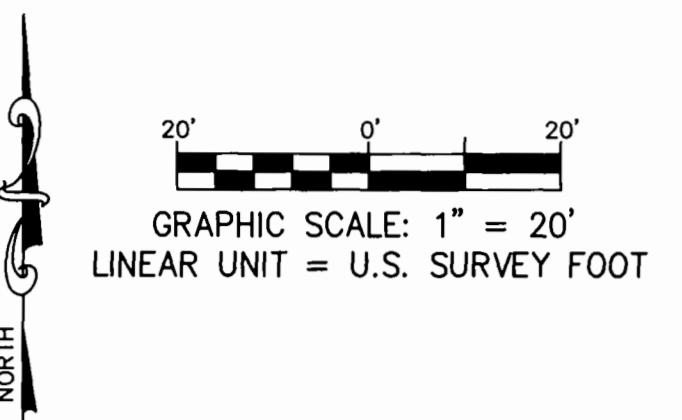
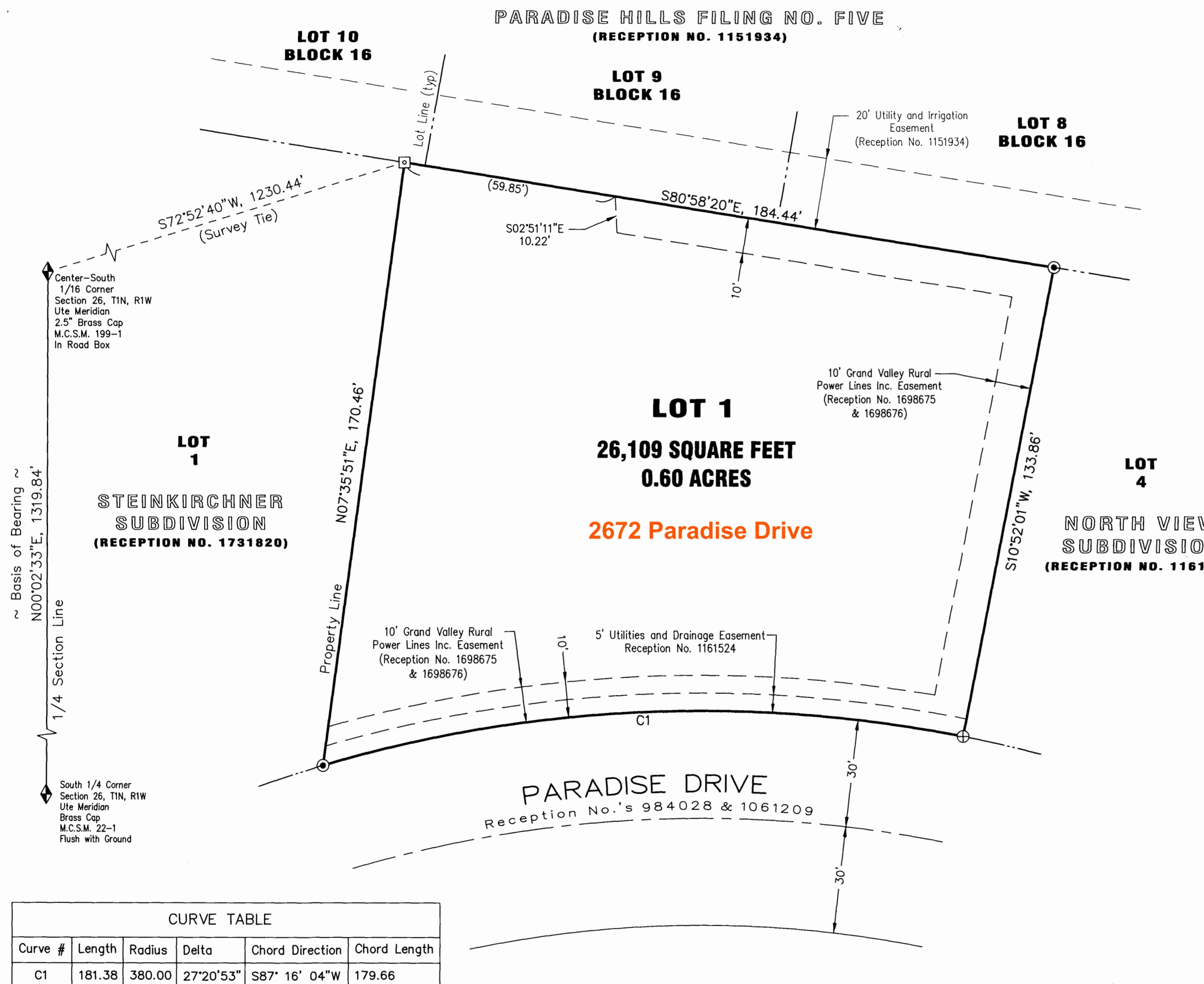


MJSR Subdivision Plat, September 4, 2025 - for accommodations reviewing this document
please contact City of Grand Junction, Community Development Department, 970-244-1430.



MJSR MINOR SUBDIVISION

A REPLAT OF LOT 2 AND LOT 3,
OF THE STEINKIRCHNER SUBDIVISION
OF CITY OF GRAND JUNCTION, RECEPTION NO. 1731820
LOCATED IN THE N1/2 SE1/4, SECTION 26, T1N, R1W, UTE MERIDIAN,
GRAND JUNCTION, MESA COUNTY, COLORADO



Please note: The red address numbers and text have
been added digitally to the recorded subdivision plat.

AREA SUMMARY

LOT = 0.60 ACRES = 100%
TOTAL = 0.60 ACRES = 100%

FOR CITY USE ONLY

Associated Recorded Documents	Type
1161524	NORTH VIEW SUBDIVISION CCR'S
3136039	FENCE AND BOUNDARY ACKNOWLEDGEMENT AGREEMENT

ABBREVIATIONS

T - TOWNSHIP	N - NORTH
R - RANGE	E - EAST
No. - NUMBER	S - SOUTH
M.C.S.M. - MESA COUNTY SURVEY MARKER	W - WEST

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
ss
COUNTY OF MESA)

I certify that this instrument was filed in my office at 10:22 o'clock A.M., on the
21st day of October 2025, A.D. and was recorded at
Reception No. 3140466, Drawer No. K3-25, Fees \$40+3

By: *Rebecca Anne Wilkinson* *Deputy*
Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

MJSR MINOR SUBDIVISION, a Subdivision of the City of Grand Junction,
County of Mesa, State of Colorado, is approved and accepted this _____ day of
10-20 2025, A.D.

City Manager *Mark C. Kennedy*

President of Council *Colleen Kennedy*

TITLE CERTIFICATION

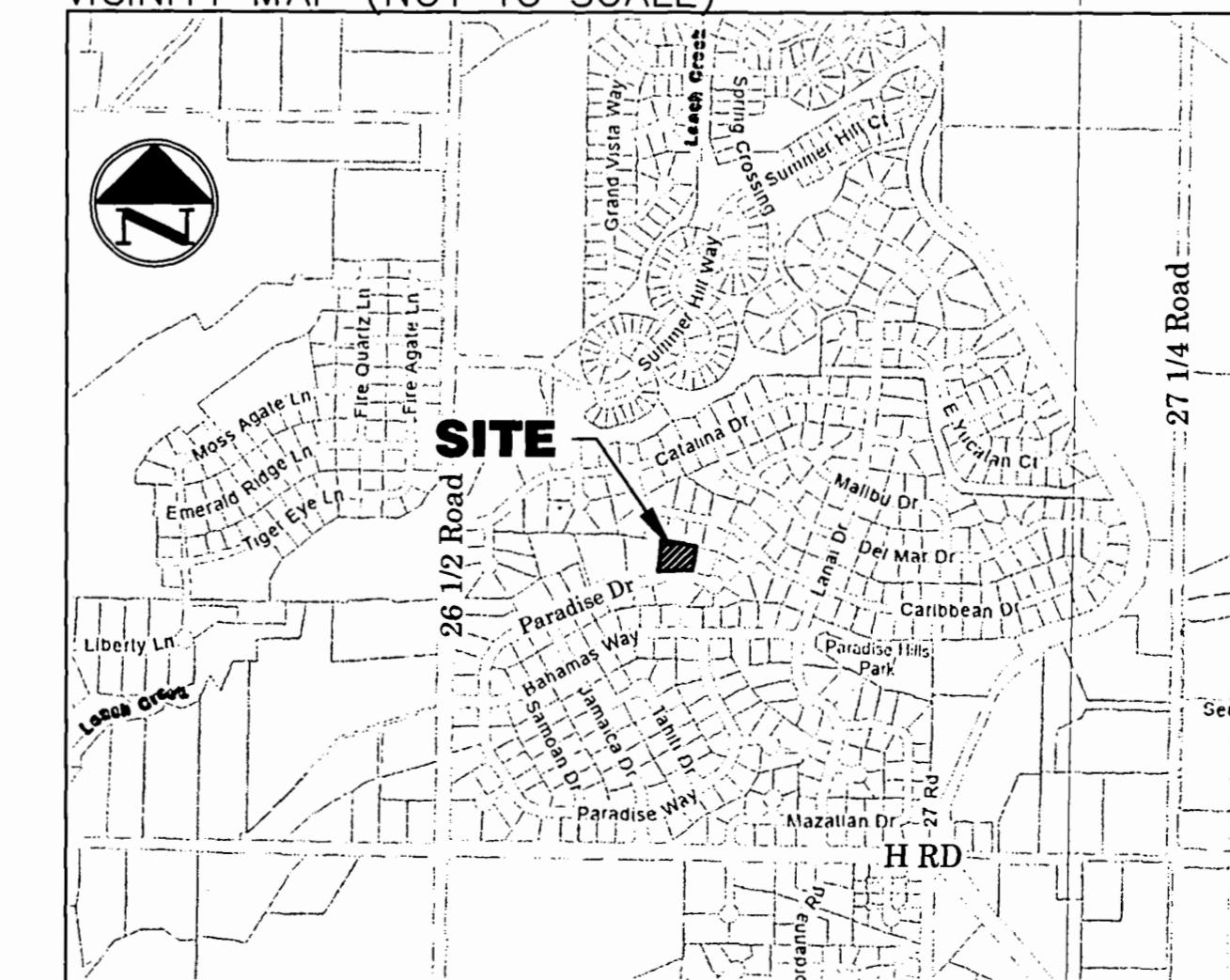
Land Title Guarantee Company, as duly licensed in the state of Colorado, hereby certifies that we have examined title to the herein described property; that we find the title to the property is vested to Rebecca Anne Wilkinson & Neil Kevin Ryan; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are not other encumbrances of record; that all easements, reservations, and rights-of-way of record are shown hereon.

Karen A. Crespin *October 14, 2025*
Name & Title: KAREN A. CRESPIN
LIC. TITLE OFFICER Date

PLAT NOTES

1. Basis of Bearing Statement:
The Basis of Bearings for this Plat is N 00°0'23.3" E, 1319.84 feet from found monuments at the South One-Quarter Corner and the Center South 1/16 Corner of Section 26, T1N, R1W, Ute Meridian, as derived from the Grand Valley Area Local Coordinate System (G.V.A.L.C.S.). The monuments are fully described hereon.
2. Title information for Lot 2 & Lot 3 Steinkirchner Subdivision was provided by Land Title Guarantee Company, Order Number: GJR65061933 Dated: 07/16/2025.
3. As the existing fences and garden box along the east line of the subject property were found to not precisely follow the true property line, a FENCE AND BOUNDARY ACKNOWLEDGMENT AGREEMENT was recorded as Reception no. 3136039 in the Mesa County Records.
4. According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover 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 certification shown hereon.

VICINITY MAP (NOT TO SCALE)



OWNER'S STATEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Rebecca Anne Wilkinson and Neil Kevin Ryan are the owners of that real property located in the N1/2 SE1/4 of Section 26, T1N, R1W, Ute Meridian, being Lots 2 & 3 of the Steinkirchner Subdivision, City of Grand Junction, County of Mesa, State of Colorado, as said Subdivision is recorded at Reception Number 1731820 in the office of the Mesa County Clerk and Recorder.

Said Owners have by these presents laid out, platted and subdivided the above described real property, and designated the same as MJSR MINOR SUBDIVISION, County of Mesa, State of Colorado.

Said owners hereby acknowledge that there are no lienholders of record.

Said owners do subscribe hereunder this 14 day of October 2025 A.D.

Rebecca Anne Wilkinson *10/14/25*
Rebecca Anne Wilkinson (Date)

Neil Kevin Ryan *10/14/25*
Neil Kevin Ryan (Date)

STATE OF COLORADO)

) ss)

COUNTY OF MESA)

The forgoing instrument was acknowledged before me this 14 day of October 2025 A.D.
by Rebecca Anne Wilkinson, and Neil Kevin Ryan.

Witness my hand and official seal: *Karen A. Crespin*
Notary Public

My commission expires: *October 18, 2028*

KAREN A. CRESPIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY EXPIRES 10/18/2028
My Commission Expires 03/18/2028
County of Mesa



Ted T. Taggart
Colorado Registered Land Surveyor No. 37075

MJSR MINOR SUBDIVISION

A REPLAT OF LOT 2 AND LOT 3,
OF THE STEINKIRCHNER SUBDIVISION
OF CITY OF GRAND JUNCTION, RECEPTION NO. 1731820
LOCATED IN THE N1/2 SE1/4,
SECTION 26, T1N, R1W, UTE MERIDIAN,
GRAND JUNCTION, MESA COUNTY, COLORADO

Wasatch Surveying Associates
P.O. Box 564
Fruita, Colorado 81521
Phone No. (970) 639-9270
Email: mail@wasatchsurveying.com

Date of Survey: March 6 & 7, 2025 Project No. 25-11-04
Drawn by: CJT Date: September 22, 2025 Sheet 1 of 1