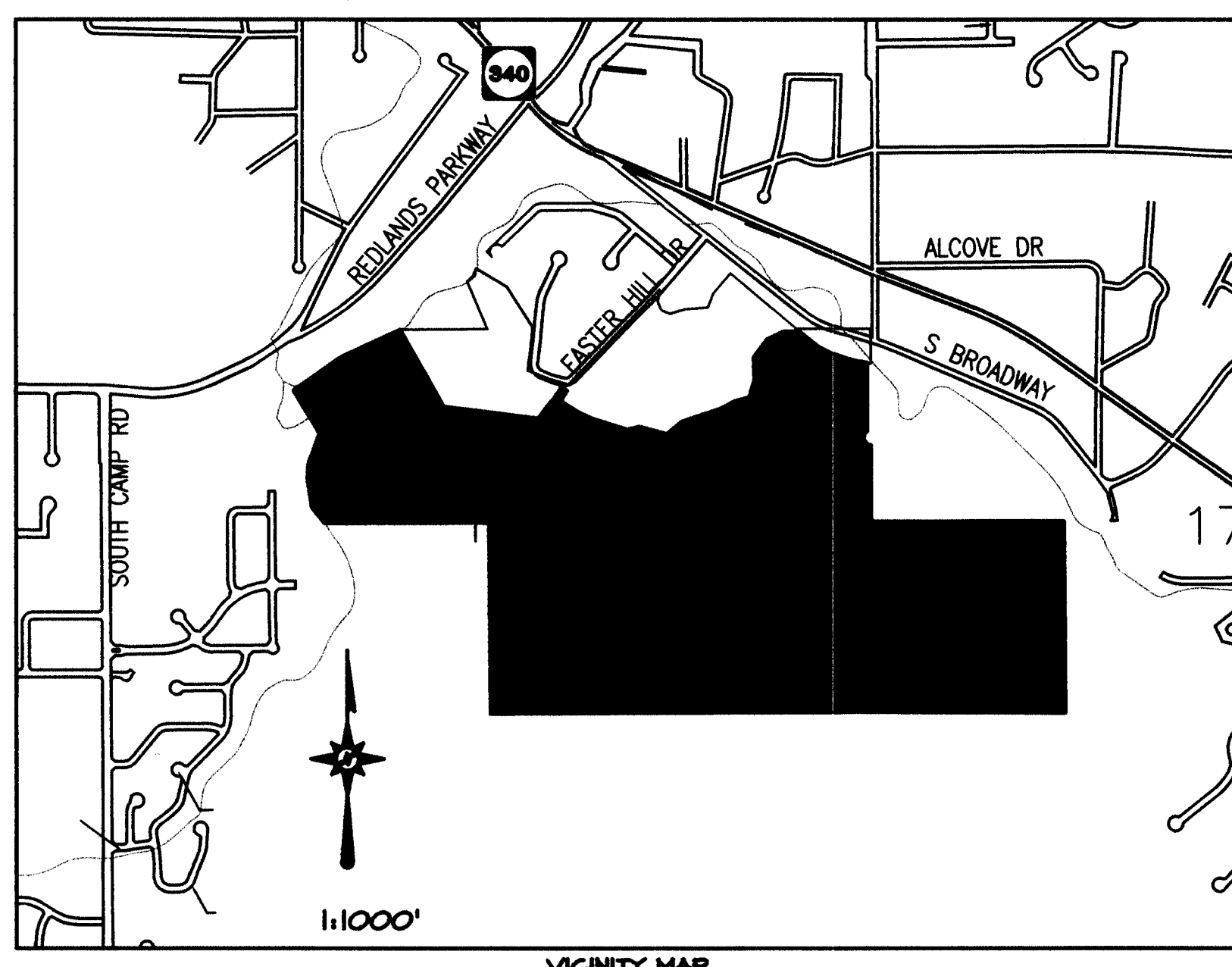


# BUBAR SUBDIVISION

a replat of Lot 999 of Redlands 360 Filing 1 (Reception Number 3066475)  
Situating in Section 18 and the Northwest quarter of the Southwest quarter Section 17, Township 1 South, Range 1 West of  
the Ute Meridian. City of Grand Junction, County of Mesa, State of Colorado



## PROPERTY DESCRIPTION AS SURVEYED

Know All Persons By These Presents:

The undersigned, Grand Junction Land Company, LLC, is the owner of record of that real property situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Number 2003606 and 1682448 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

LOT 999, Redlands 360 Subdivision Filing 1 as recorded at Reception number 3066475,

Said parcel containing 20.12 acres more or less.

Said owners have by these presents laid out, platted and subdivided the above described real property into parcels, Lots, Tracts and streets as shown hereon, and designates the same as BUBAR SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

Temporary Ingress/Egress easement granted by separate instrument to the future owners of TRACT 1.

Said owner does hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this 13th day of October, 2025

by: Michael C. Maple as Chief Operating Officer of Dunne Management, Inc., a Colorado Corporation, as Manager of Grand Junction Land Company, LLC, a Colorado Limited Liability Company.

STATE OF COLORADO )  
PITKIN ) ss  
COUNTY OF MESA )

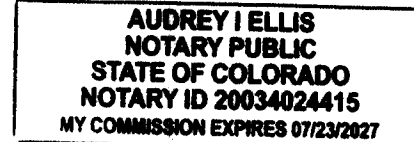
This plat was acknowledged before me by Michael C. Maple as Chief Operating Officer of Dunne Management, Inc., a Colorado Corporation, the Manager of Grand Junction Land Company, LLC, a Colorado Limited Liability Company.

on this 13th day of October, 2025

Witness my hand and seal Audrey Ellis

Notary Public

My commission expires 7/23/2027



## TITLE CERTIFICATION

We Land Title Guarantee Company, a title 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 Grand Junction Land Company, LLC, a Colorado Limited Liability Company. 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: OCTOBER 16, 2025 BY: Karen A. Crossin, Lic Title Officer

NAME AND TITLE: KAREN A. CROSSIN

The New Parcel is not developable. Development, if any, will require  
a) extension of utilities of a type(s) and character then determined by the City of Grand Junction, Mesa County, Ute Water and/or any agency(ies) having jurisdiction, and  
b) satisfaction of any and all applicable local requirement(s), regulation(s) and/or code(s) that impose condition(s) precedent to development

NOTICE: Certain notes are included on this plat as required by the City of Grand Junction as conditions for approval of this subdivision. This surveyor and/or River City Consultants, Inc. shall not be held responsible for the enforcement of those conditions which said notes are intended to dictate after the recording of this plat. Nor shall the failure of those conditions being enforced cause this surveyor and/or River City Consultants, Inc. to be responsible to revise, amend or replat this subdivision plat.

## 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 12:35 O'CLOCK P.M., ON THIS 22nd DAY OF October, 2025, AND WAS RECORDED AT RECEPTION NO. 3140639 DRAWER NO. 63-26 AND FEES \$403.75

Bobbie Gross  
CLERK AND RECORDER

Deputy Clerk

## CITY APPROVAL

THIS PLAT OF BUBAR SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED

THIS 21st DAY OF Oct, A.D. 2025

City Manager

President of Council

## SURVEYOR'S NOTES:

Lot 999 is subject to any historical and recorded rights and usage of the Redlands Water and Power Company to install, operate, maintain and repair water and water transmission and distribution facilities. There may exist unwritten rights that extend into Lot 999 beyond that included in Reception Number 1177157 as an apparent easement.

Parcel platted hereon is subject to certain non-exclusive historical and recorded rights and claims of the Redlands Water and Power Company.

\*\*The documents noted hereon at Reception Nos. 1841336 and 2413632 were recorded unilaterally and may not properly reflect the true scope of the rights claimed therein. The rights claimed in Reception No. 2413632 are also vaguely described and are therefore un-chartable.

Document at Reception Number 2413632 states the following:  
"...easement and right of way over and across real property... including, but not by enumeration limited to, all of the Canal's appurtenant and related facilities, features and improvements extending for a minimum of twenty-five (25) feet on either side of the high water level of the Canal or to the toe of the slope of any canal embankment or supporting structure, whichever is greater."

No opinion as to the validity of these claims and or notice documents is given by the hereon signed surveyor.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

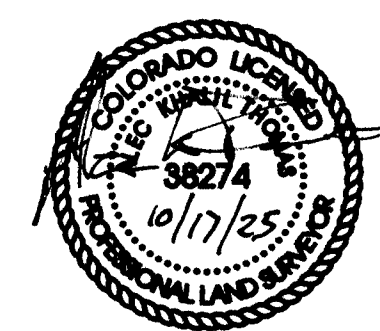
This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, 6UR65060113, dated December 06, 2024. Other documents may exist which would affect this property.

All exterior boundary monuments shall be set in concrete.

## SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of BUBAR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and/or under my responsible charge and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Alec K. Thomas,  
Colorado PLS 38274



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Situating in Section 18 and the Northwest quarter of the Southwest quarter Section 17, Township 1 South, Range 1 West of the Ute Meridian. City of Grand Junction, County of Mesa, State of Colorado.

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

NOTICE: 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 the certification shown hereon.



Sheet 1 of 2	Date: 10/17/25	Job No. 1488-020
Surveyed: SLG	Drawn: BC	Checked: AKT
Drawing name: \\PVP01\B0000000 Le Plate Consultant, Inc\2025 Bubar Parcel and Resurvey\BUBAR-020 subdivision.dwg		



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