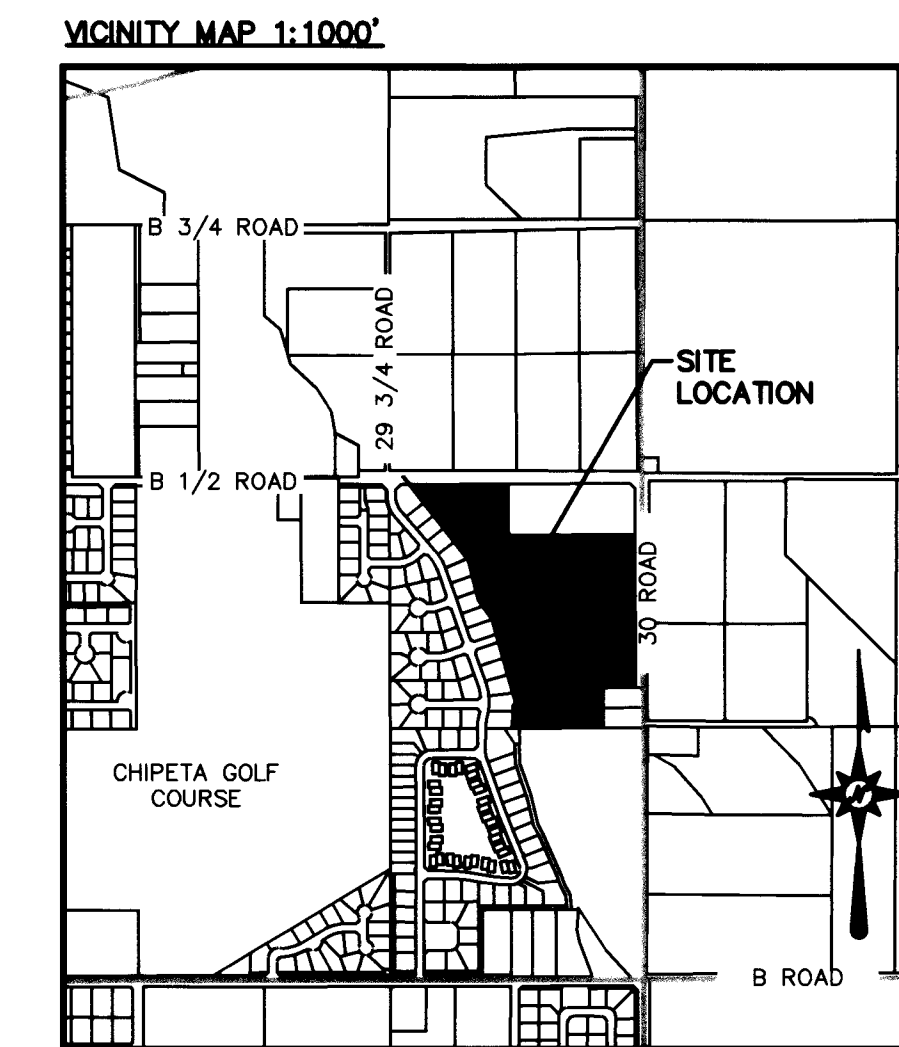
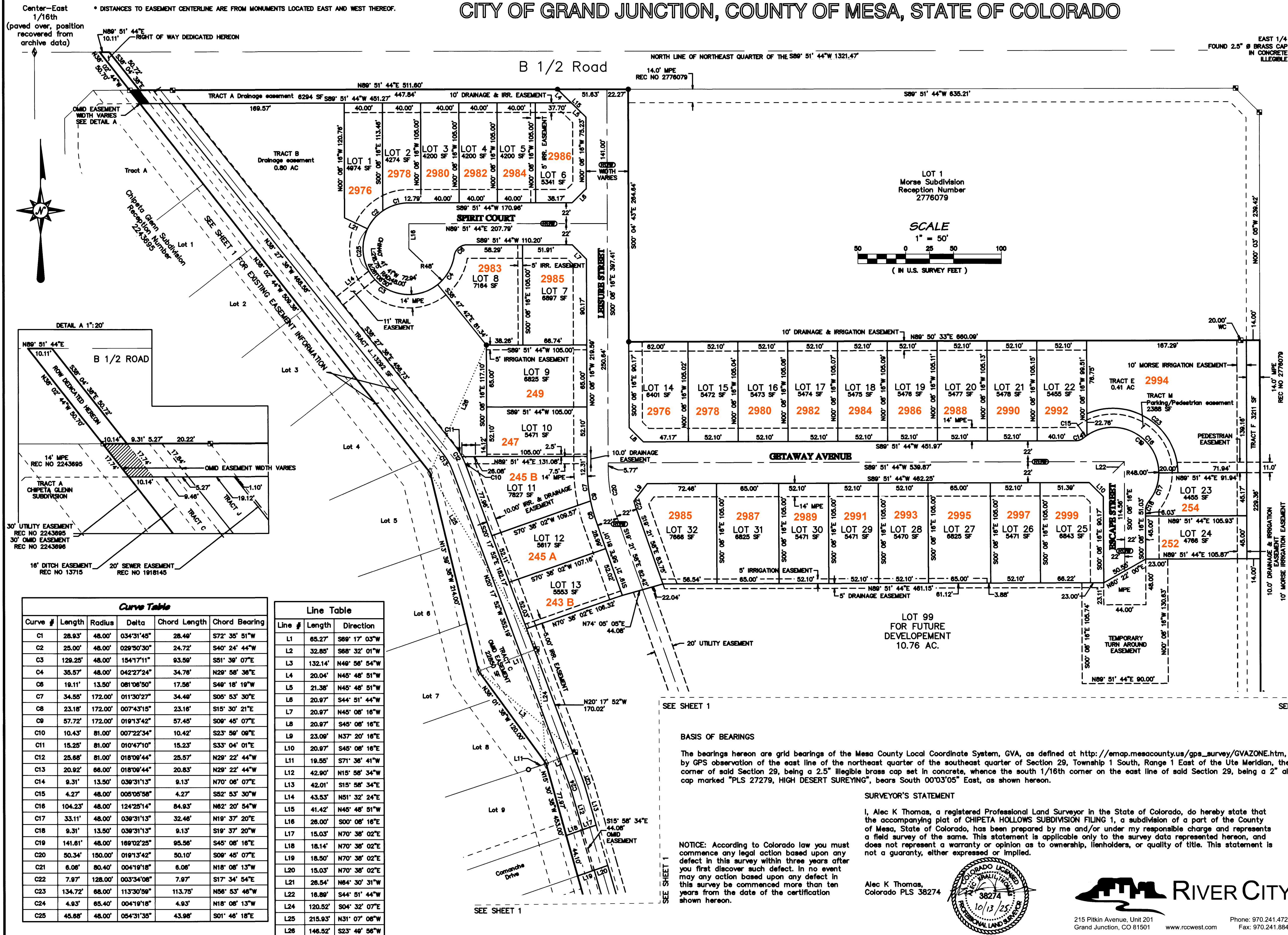






# CHIPETA HOLLOWS SUBDIVISION FILING 1

A REPLAT OF LOT 2 OF MORSE SUBDIVISION (Reception Number 2776079) & DEED REC NO 3059808  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



- ### LEGEND
- 2" ALUMINUM CAP ON #5 REBAR  
PLS 27279 HIGH DESERT SURVEYING
  - 2" ALUMINUM CAP  
LS 24306 DH SURVEYS INC
  - 2" ALUMINUM CAP #5 REBAR  
LS 31160 RA LARSON
  - 2" ALUMINUM CAP IN CONCRETE  
ILLEGIBLE
  - 2" ALUMINUM CAP ON #5 REBAR  
PLS 18478 THOMPSON LANGFORD
  - ALIQUOT MONUMENT AS NOTED
  - SET 1.5" ALUMINUM CAP ON # 5 REBAR  
PLS 38274
  - CALCULATED POSITION

- EASEMENT LINE
- PARCEL LINE
- ADJOINER LINE
- TIE LINE
- ALIQUOT LINE
- CENTERLINE
- FLOWLINE APPARENT EASEMENT
- MPE DEDICATED HEREON

- ### SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT
- AC: ACRES
  - E: EAST
  - N: NORTH
  - NO: NUMBER
  - LS: LICENSED SURVEYOR
  - MCSM: MESA COUNTY SURVEY MARKER
  - MPE: MULT-PURPOSE EASEMENT
  - PLS: PROFESSIONAL LAND SURVEYOR
  - REC: RECEPTION
  - ROW: RIGHT OF WAY
  - S: SOUTH
  - T: TOWNSHIP
  - R: RANGE or RADIUS (CONTEXT)
  - UM: UTE MERIDIAN
  - W: WEST
  - D: DIAMETER
  - WC: WITNESS CORNER
  - CL: CENTERLINE
  - IRR: IRRIGATION
  - ROW: RIGHT OF WAY DEDICATED HEREON
  - SF: SQUARE FEET
  - CCR: COVENANTS, CONDITIONS AND RESTRICTIONS
  - OMID: ORCHARD MESA IRRIGATION DISTRICT
  - CH: CHORD LENGTH
  - L: RADIUS
  - Δ: CENTRAL ANGLE DELTA

### AREA SUMMARY

Lots	4.18	ac	21.70%
Lot 99	10.76	ac	55.87%
Tracts	2.77	ac	14.38%
Right of Way (Dedicated)	1.55	ac	8.05%
Total	19.26	ac	100.00%

### CHIPETA HOLLOWS SUBDIVISION FILING 1

A REPLAT OF LOT 2 OF MORSE SUBDIVISION (Reception Number 2776079) & DEED REC NO 3059808

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Sheet 2 of 2	Date: 8/28/25	Job No. 1718-011
Surveyed: SLG	Drawn: BLC	Checked: AKT
Drawing name: S:\PROJECTS\2776079 20A 20B\2776079 20A 20B.dwg		

### BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emap.mesacounty.us/gps\\_survey/GVAZONE.htm](http://emap.mesacounty.us/gps_survey/GVAZONE.htm), determined by GPS observation of the east line of the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, the east 1/4 corner of said Section 29, being a 2.5" illegible brass cap set in concrete, whence the south 1/16th corner on the east line of said Section 29, being a 2" aluminum cap marked "PLS 27279, HIGH DESERT SURVEYING", bears South 00°03'05" East, as shown hereon.

### 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 CHIPETA HOLLOWS SUBDIVISION FILING 1, 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

### 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.

