

File ID#: SSU-2021-881
Zoning: RM-8
Not in Floodplain

CLAFFEY SUBDIVISION

A REPLAT OF LOTS 1 & 2 BLOCK G KEITH'S ADDITION TO THE CITY OF GRAND JUNCTION (Reception NO. 9643)
SITUATED IN THE SW 1/4 SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, MICHAEL B CLAFFEY is the owner of that real property situated in the County of Mesa, State of Colorado, as shown on the accompanying plat, said property being described in Reception 2991844 of the Mesa County Clerk and Recorders Office, and being situated in the SW 1/4 Section 13, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado being described as follows:

LOTS 1 & 2 BLOCK G KEITH'S ADDITION TO THE CITY OF GRAND JUNCTION (Reception NO. 9643)
CITY OF GRAND JUNCTION, Mesa County, Colorado

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

Said owner hereby acknowledges that all lien holders and encumbrancers, if any, associated with the interest of this Plat have been represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 18 day of August A.D., 2025.

Michael B Claffey
MICHAEL B CLAFFEY

KAREN A CRESPIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964004026
My Commission Expires 03/18/2028
County of Mesa

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 18 day of August A.D., 2025, by MICHAEL B CLAFFEY.

MARCH 18, 2028
My commission expires:

Karen A Crespin
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 11:58 o'clock A M. this 30th day of October A.D., 2025, and is duly recorded in

Reception No. 3141460 Drawer No. 43-33 Fee \$40.33

Bobbie Gross
CLERK AND RECORDER

Shirley Madsen
DEPUTY

CITY APPROVAL

This plat of CLAFFEY SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 27th day of Oct A.D. 2025.

Michael B Claffey
City Manager

Carol Kinneth
Mayor

SURVEYOR'S CERTIFICATE

I, DAVID MAX MORRIS, CERTIFY THAT THIS PLAT OF CLAFFEY 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 THE INFORMATION SHOWN HEREON IS BASED ON THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED. I FURTHER CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO.

David Max Morris
7-15-25
David Max Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111

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



CITY OF GRAND JUNCTION USE
Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:
Ingress/egress and utility easement for Lot 1 3141461
water and sewer-Recording Memorandum 3141463

Lienholders Ratification of Plat
MIN: 1006166-0004138783-9 MERS Phone: 1-888-679-6377

MICHAEL B CLAFFEY, SOLE (MORTGAGORS) AND JPMORGAN CHASE BANK, N.A., WHICH HAS AN OFFICE LOCATED AT 780 KANSAS LANE, MONROE, LA 71203, HEREINAFTER REFERRED TO AS "NAME OF THE HOLDER OF THE EVIDENCE OF DEBT SECURED BY DEED OF TRUST" WITH THE ORIGINAL LENDER BEING MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BAY EQUITY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, P.O. BOX 2026, FLINT, MI 48501-2026, ON JULY 22, 2021 ENTERED INTO A CERTAIN INSTRUMENT (THE "DEED OF TRUST") WHICH DEED OF TRUST WAS RECORDED JULY 23, 2021, IN RECEPTION # 2991845, IN MESA COUNTY, COLORADO. LIENHOLDER DOES HEREBY CONSENT TO THE RECORDED OF THIS PLAT.



JPMORGAN CHASE BANK, N.A.
Name of the Holder of the Evidence of Debt Secured by Deed of Trust
By: Rhonda Bies

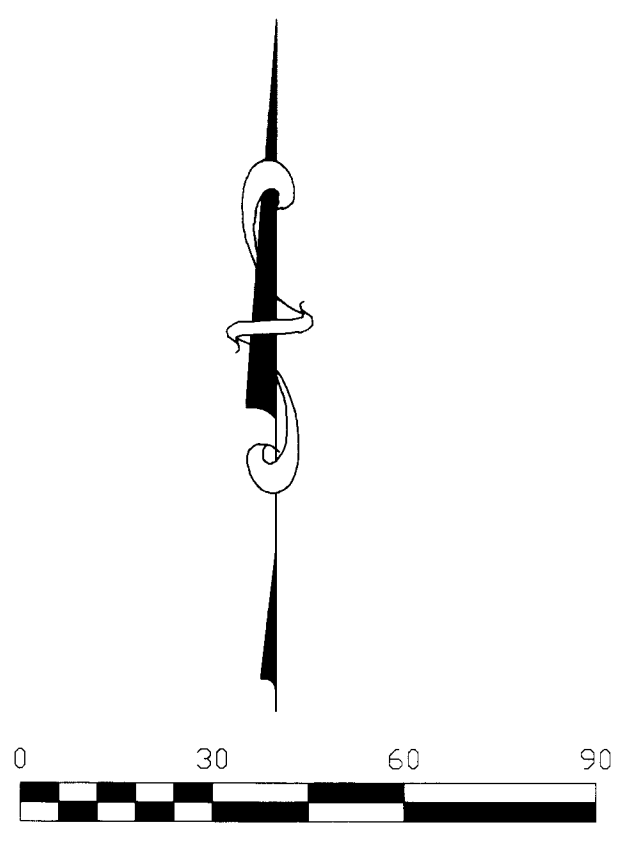
Print Name: Rhonda Bies
Its: Vice President- Document Execution

State of Louisiana)
SS.)
Parish of Ouachita)

On August 11, 2025, before me appeared Rhonda Bies to me personally known, who did say she is the Vice President -Document Execution of JPMorgan Chase Bank, N.A. and that the instrument was signed on behalf of the corporation, by authority from its board of directors, and that she acknowledged the instrument to be free act and deed of the corporation.

Michael B Claffey
Notary Public

LA Notary ID # 17070
LIFETIME COMMISSION
Eva Hensley
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID# 17070



Per Colorado Statute number 38-51-106(I) all Lineal Units used on this plat are U.S. Survey feet.

ABBREVIATIONS

SF & SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
MPE	MULTI-PURPOSE EASEMENT
LEN.	LENGTH
R	RADIUS
B	BEARING
T	TANGENT
Δ D	DELTA
CH	CHORD
C	CURVE
L	LINE
A	ARC LENGTH
BK.	BOOK
PG.	PAGE
MCSM	MESA COUNTY SURVEY MONUMENT
U.M.	UTE MERIDIAN
MULTI	MULTIPLE
R.O.W.	RIGHT-OF-WAY
T1S	TOWNSHIP 1 SOUTH
R1E	RANGE 1 EAST
T.B.M.	TEMPORARY BENCH MARK
#5 RE-BAR	5/8" REINFORCING BAR
L.S.	LAND SURVEYOR
W/CAP	WITH CAP
NO.	NUMBER
COA	COMMON OPEN AREA
LCE	LIMITED COMMON ELEMENT
NW	NORTH WEST
NE	NORTH EAST
E	EAST
W	WEST
SW	SOUTH WEST
SE	SOUTH EAST
CAL	CALCULATED
COR	CORNER
NAVD	NORTH AMERICAN VERTICAL DATUM
USGS	UNITED STATES GEOLOGICAL SURVEY

LEGEND & NOTES

CITY OF GRAND JUNCTION SURVEY MONUMENT

SET #5 REBAR WITH YELLOW PLASTIC CAP LS#30111

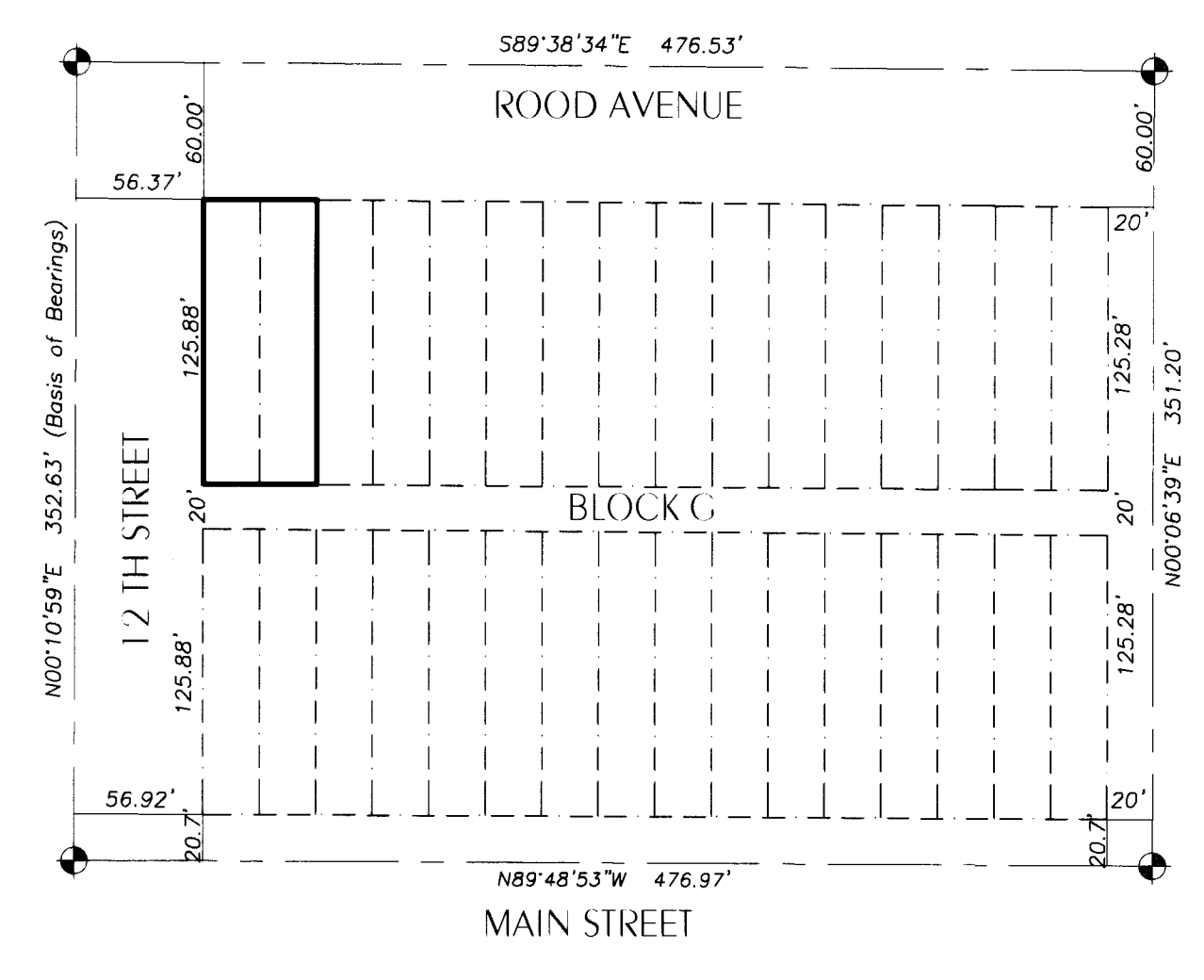
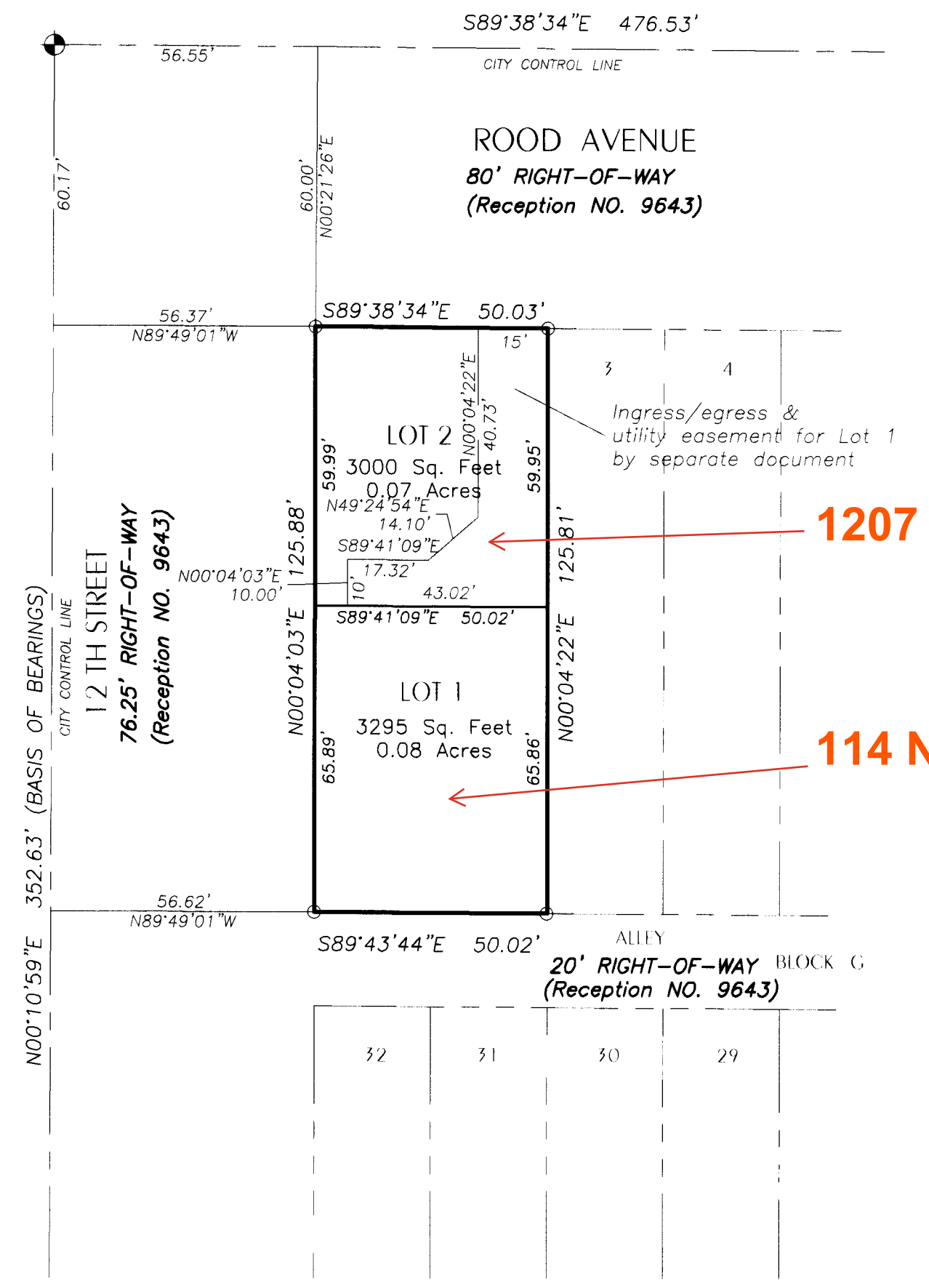
- BOUNDARY CORNERS SET IN CONCRETE
- Bearings are based on grid North of the Mesa County Local Coordinate System, locally determined by GPS observations on the Grand Junction City Monuments at the intersection of Main Street and 12th Street and the intersection of Rood Avenue and 12th Street.

SAID LINE BEARS N00°10'59"E

- A Title was provided Land Title Guarantee Company, Order Number: GJR65060438, and relied upon. A Title Search was not performed by me.

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.



TITLE CERTIFICATION

STATE OF COLORADO)
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 MICHAEL B CLAFFEY; 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: August 15, 2025

Karen A Crespin
Title Examiner
KAREN A. CRESPIN

AREA SUMMARY

LOTS = 0.15 ACRES = 100.00%
TOTAL = 0.15 Acres = 100%

CLAFFEY SUBDIVISION

A REPLAT OF LOTS 1 & 2 BLOCK G KEITH'S ADDITION TO THE CITY OF GRAND JUNCTION (Reception NO. 9643)

SITUATED IN THE SW1/4 SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO		
FOR: CLAFFEY		SURVEYED BY: MSM (GPS)
ACAD ID: 114n 12th ST-Sub		DRAWN BY: DMM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 7/15/2025		SHEET NO. 1 OF 1
		FILE: 2021-252.6
Q.E.D. SURVEYING SYSTEMS, Inc. 2718 Sierra Vista Rd. Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025		