

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

Per Colorado Statute number 38-51-106(1) 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
ΔD	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
TIS	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
- 1. BOUNDARY CORNERS SET IN CONCRETE
- 2. 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 NO^o10'59"E
- 3. 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.

CONTROL DIAGRAM

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 herein 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

BY: Karen A. Crespin (LIC. TITLE OFFICER)
Title Examiner KAREN A. CRESPIN

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 SW1/4 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

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.

MICHAEL B CLAFFEY
My commission expires: 18 August 2028

KAREN A. CRESPIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964040426
My Commission Expires 5318/2028
County of Mesa

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 30 day of October A.D. 2025, and is duly recorded in
Reception No. 3141460 Drawer No. K3-33 Fee \$40+3

Bobbie Gross Rhonda Biles
CLERK AND RECORDER BY 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 27 day of Oct A.D. 2025.

City Manager 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, 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.

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FOR: CLAFFEY	Q.E.D.	SURVEYED BY: MSM (GPS)
ACAD ID: 114n 12th ST-Sub	SURVEYING	DRAWN BY: DMM
SCALE: 1" = 30'	SYSTEMS, Inc.	CHECKED BY: MEM
DATE: 7/15/2025	2718 Sierra Vista Rd.	SHEET NO. 1 OF 1
	Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025	FILE: 2021-252.6