

RIVER MANSION VIEW SUBDIVISION
A REPLAT OF LOTS 7 THRU 12 IN THE ORCHARD MESA HEIGHTS SUBDIVISION,
GRAND JUNCTION, CO.

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED GREGORY A. MCGLOTHLIN & SUSAN C. MCGLOTHLIN AND RICHARD L. WEISGERBER ARE SAID OWNERS OF THAT REAL PROPERTY SITUATED IN LOTS 7 THRU 12 IN THE NE CORNER OF BLOCK 2 OF ORCHARD MESA HEIGHTS SUBDIVISION IN THE CITY OF GRAND JUNCTION, COLORADO IN SEC. 23, T.1S., R.1W., UTE P.M. NOW BEING A PART OF THE RIVER MANSION VIEW SUBDIVISION, A REPLAT OF LOTS 7 THROUGH 12 INCL. BLOCK 2, ORCHARD MESA HEIGHTS SUBDIVISION IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, AS RECORDED IN BOOK 1798, PG. 942, BOOK 1800, PG. 510 OF THE MESA COUNTY CLERKS RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY AT CITY ADDRESS OF 605 GRAND MESA AVE. BEING - LOT 11 AND 12 INCLUDING THE 15' OF LAVETA AVENUE VACATED BY THE CITY OF GRAND JUNCTION RECORDED IN BOOK 1005 PG. 185.
PLUS THE WEST 10.00 FEET OF THE SOUTH 49.08 FEET OF LOT 10 AND PROPERTY AT CITY ADDRESS OF 625 GRAND MESA AVE., BEING LOTS 7 THROUGH 10 INCL., EXCEPT THE WEST 10.00 FEET OF THE SOUTH 49.08 FEET OF LOT 10, ALL IN BLOCK 2 OF THE ORCHARD MESA HEIGHTS SUBDIVISION, IN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, IN SECTION 23, OF T.1S., R.1W., OF UTE P.M.
THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS THE RIVER MANSION VIEW SUBDIVISION, A REPLAT OF LOTS 7 THROUGH 12 INCL. IN ORCHARD MESA HEIGHTS SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

SAID OWNERS DO HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:

ALL UTILITY EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES THERETO INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, WATER LINES, AND TELEPHONE LINES.

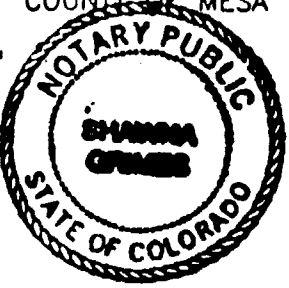
THE IRRIGATION EASEMENT AS SHOWN ON SAID PLAT TO THE CITY OF GRAND JUNCTION, FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF REAL PROPERTY AND IRRIGATION FACILITIES LOCATED UPSTREAM AND DOWNSTREAM OF THE REAL PROPERTY HEREBY PLATTED, FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF IRRIGATION FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR WORKERS AND EQUIPMENT, ON, ALONG, OVER, UNDER THROUGH AND ACROSS SAID EASEMENT, TOGETHER WITH THE RIGHT TO ENTER UPON SAID IRRIGATION EASEMENT, AND TO REMOVE OBJECTS INTERFERING THERewith, INCLUDING THE TRIMMING OF TREES AND BUSHES AS MAY BE REQUIRED THE OPERATION OF STANDARD UTILITY CONSTRUCTION AND REPAIR MACHINERY.

IN WITNESS WHEREOF SAID OWNERS HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 23rd DAY OF Dec. A.D. 1996

OWNERS:

Gregory A. McClothlin *Susan C. McClothlin*
GREGORY A. MCGLOTHLIN SUSAN C. MCGLOTHLIN

STATE OF COLORADO } THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
COUNTY OF MESA } BEFORE ME THIS 23rd DAY OF Dec 1996
MY COMMISSION EXPIRES My Commission expires 07-09-2000
WITNESS MY HAND AND OFFICIAL SEAL

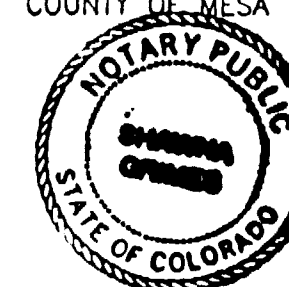


Shawna Grimes
NOTARY PUBLIC

LIENHOLDER
CENTENNIAL SAVINGS & LOAN
499 28 1/4 ROAD
GRAND JUNCTION, CO. 81501

Richard L. Weisgerber
SIGNATURE OF REPRESENTATIVE

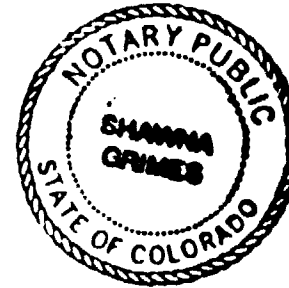
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Shawna Grimes
NOTARY PUBLIC

Richard L. Weisgerber
RICHARD L. WEISGERBER

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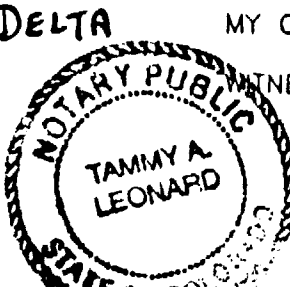


Shawna Grimes
NOTARY PUBLIC

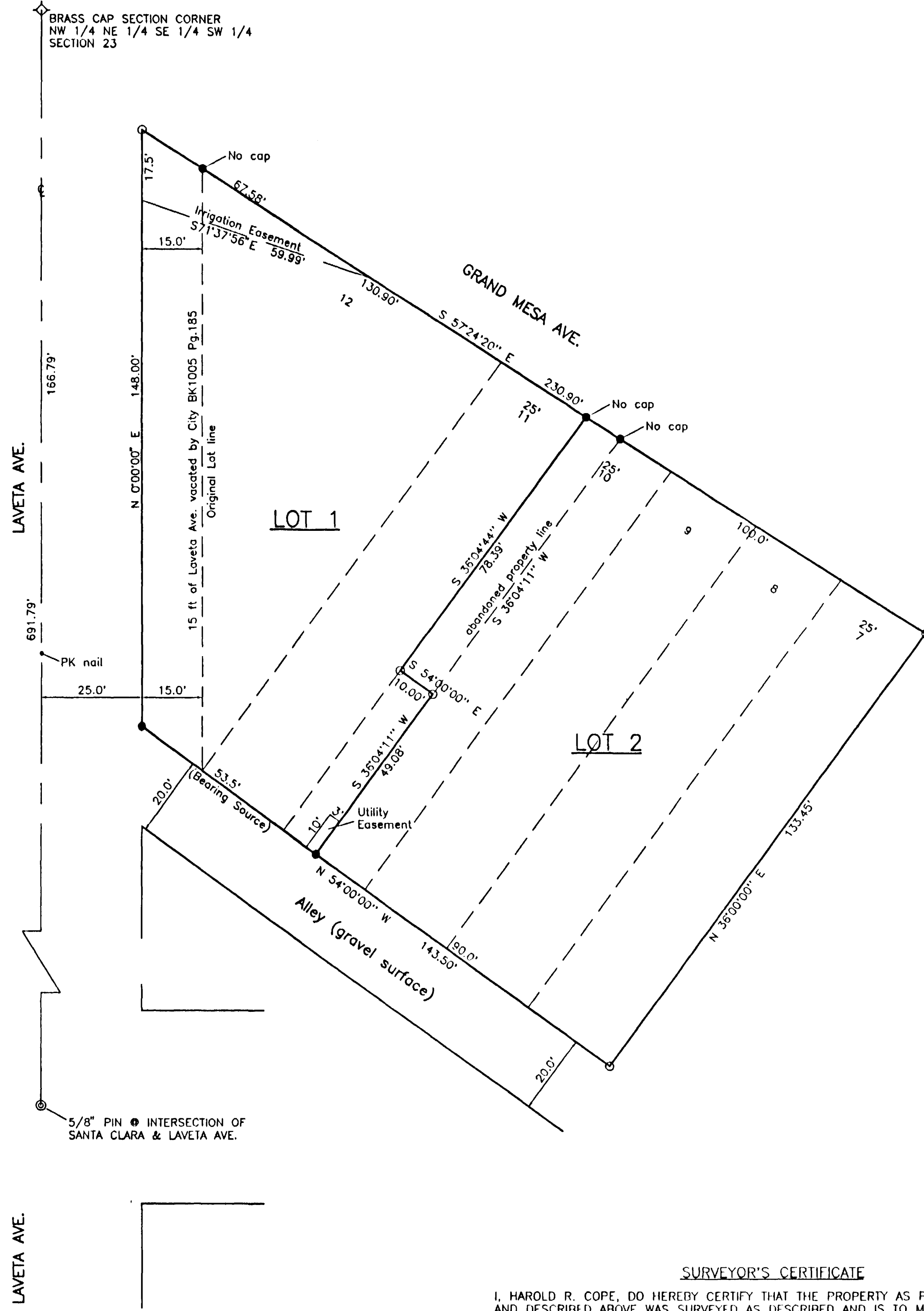
LIENHOLDER
JOHN J. ABRAMS
1881 F ROAD
DELTA, COLORADO 81416

John J. Abrams
JOHN J. ABRAMS

STATE OF COLORADO } THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
COUNTY OF MESA } BEFORE ME THIS 23rd DAY OF Dec 1996
MY COMMISSION EXPIRES 09/29/97
WITNESS MY HAND AND OFFICIAL SEAL



Tammy A. Leonard
NOTARY PUBLIC



BASIS OF BEARINGS STATEMENT
Bearing S 54°00'00" E as shown on southerly boundary of Lots 7,8, 9,10, & 11 Block 2 of Orchard Mesa Heights Subdivision, City of Grand Junction, Colorado.

AREA
LOT 1 = 11,419.12 sq.ft. : 0.262 Ac.±
LOT 2 = 12,555.96 sq.ft. : 0.288 Ac.±
TOTAL 23,975.07 sq.ft. : 0.551 Ac.±

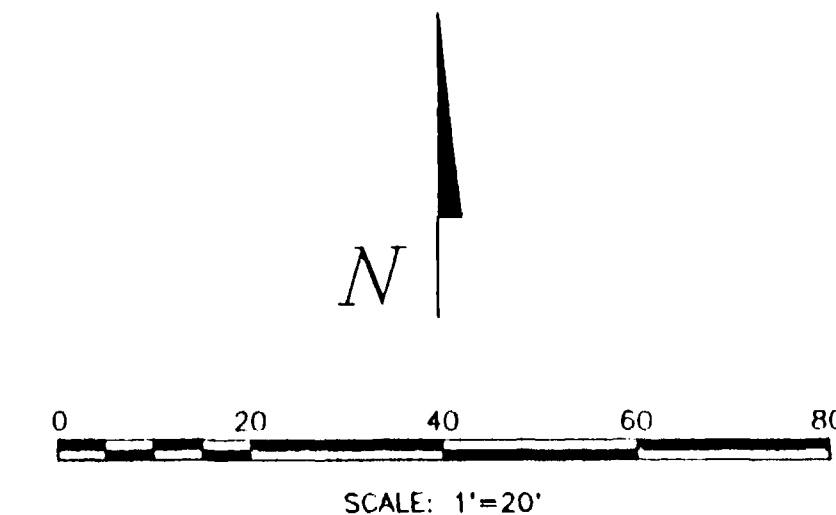
LEGEND:
◇ BRASS CAP SEC. COR. & CITY MONUMENT
⊙ 5/8" PIN ⊙ INTERSECTION OF SANTA CLARA & LAVETA AVE.
○ 5/8" x 20" REBAR W/ ALUMINUM CAP #11221 (SET IN CONCRETE)
● 5/8" REBAR PIN & YELLOW CAP LS#12085
• PK NAIL

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:04 P.M. THIS DAY OF 12/24/1996 A.D., 1996, and was duly recorded in Plat Book No. 15, Page No. 321, Reception No. 17397, Drawer No. CC/35

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL
This plat of River Mansion View Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 24th day of December, A.D., 1996

Mark DeLeon
City Manager
Paula C. Moran
President of City Council



SURVEYOR'S CERTIFICATE

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. THIS PLAT CONFORMS TO ALL APPLICABLE SURVEY REQUIREMENTS OF THE ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION AND ALL APPLICABLE STATE LAWS AND REGULATIONS. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE 23rd DAY OF Dec, 1996

COPE SURVEYING COMPANY
1625 North 17th Street, Grand Jct., CO. 81501
(970) 242-0760

Harold R. Cope
HAROLD R. COPE
REGISTERED LAND SURVEYOR, NO. 11221-1

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.
NOTE:
The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee of warranty.

NOTICE
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you 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.

FINAL PLAT

RIVER MANSION VIEW SUBDIVISION
A REPLAT OF LOTS 7,8,9,10,11, & 12 OF ORCHARD MESA HEIGHTS SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, SEC.23, T.1S.,R.1W., UTE P.M.
COPE SURVEYING COMPANY
1625 N. 17TH STREET
GRAND JUNCTION, COLORADO

BOOK 26 DATE OF SURVEY: 8/8/96
PLAT BY: JMK DATE: 10/10/96