

RIVER BEND

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	13°36'38"	720 00	171 04	85 92	170 83	N 06°48'19"E
2	10°23'22"	720 00	65 46	65 46	130 38	N 18°48'19"E
3	24°30'00"	240 00	102 63	52 11	101 85	N 11°45'00"E
4	6°55'49"	875 88	81 73	40 81	81 68	N 03°57'54"W
5	18°34'11"	675 88	218 89	110 48	218 03	N 16°42'54"W
6	4°00'00"	260 56	18 19	9 10	18 19	N 24°00'00"W
7	28°00'00"	260 56	127 33	64 96	126 07	N 08°00'00"W
8	13°36'38"	840 71	199 71	100 33	199 24	N 83°11'41"W
9	90°04'13"	50 00	78 60	50 06	70 75	N 44°57'54"W
10	89°55'20"	50 00	78 47	49 93	70 66	N 45°01'53"E
11	6°00'27"	1818 34	189 70	84 93	189 63	N 87°00'13"W
12	24°00'00"	484 58	202 98	103 00	201 50	N 78°00'00"W
13	21°59'33"	432 13	185 87	83 87	184 85	N 78°59'48"E
14	92°00'00"	154 51	248 10	160 00	226 29	N 38°00'00"W
15	3°00'00"	806 00	41 89	25 95	41 88	N 08°30'00"E
16	98°36'38"	189 19	325 61	219 89	286 89	N 54°18'19"E
17	90°00'00"	0 50	14 92	0 50	13 44	N 53°00'00"E
18	107°44'00"	0 50	17 88	13 01	15 35	N 18°52'07"E
19	90°00'00"	0 50	14 92	0 50	13 44	N 37°00'00"W
20	77°41'11"	0 50	12 88	7 85	11 92	N 80°09'25"E
21	37°25'58"	137 51	89 84	48 59	88 25	N 65°17'01"W
22	54°34'02"	137 51	130 96	70 92	126 07	N 19°17'01"W
23	3°00'00"	817 00	42 78	21 39	42 77	N 06°30'00"E
24	67°42'51"	172 19	203 50	115 52	191 86	N 38°51'26"E
25	29°45'39"	172 19	89 44	45 75	86 44	N 67°35'38"E
26	12°41'58"	206 19	45 70	22 84	45 51	N 83°30'08"W
27	26°19'36"	206 19	84 74	48 22	83 91	N 76°59'05"E
28	22°30'28"	206 19	81 00	41 03	80 48	N 52°34'03"E
29	36°18'49"	206 19	130 88	67 62	128 51	N 23°09'25"E
30	3°00'00"	783 00	41 00	20 50	40 99	N 06°30'00"E
31	26°21'31"	171 51	78 90	40 16	78 21	N 70°49'14"W
32	19°12'46"	171 51	57 51	29 03	57 24	N 48°02'06"W
33	18°31'20"	171 51	55 44	27 97	55 20	N 28°10'03"W
34	27°54'23"	171 51	83 54	42 61	82 71	N 05°57'11"W
35	90°00'00"	20 00	31 42	20 00	28 28	N 45°00'00"W
36	10°28'12"	895 00	127 00	63 88	126 82	N 05°14'08"E
37	92°26'38"	20 00	32 25	20 00	28 28	N 58°39'31"E
38	94°18'50"	20 00	32 91	21 55	29 32	N 30°29'06"W
39	7°14'41"	895 00	87 88	44 00	87 82	N 20°22'40"E
40	24°30'00"	265 00	113 32	57 54	112 45	N 11°45'00"E
41	25°30'00"	700 88	311 84	158 55	309 28	N 13°15'00"W
42	29°52'03"	235 56	122 79	62 83	121 41	N 11°03'59"W
43	92°07'57"	20 00	32 16	20 76	28 81	N 49°56'01"E
44	90°00'00"	20 00	31 42	20 00	28 28	N 45°00'00"E
45	27°32'37"	52 94	25 45	12 98	25 21	N 13°46'18"E
46	27°32'37"	52 94	25 45	12 98	25 21	N 13°46'18"E
47	1°09'13"	745 00	15 00	7 50	15 00	N 00°34'37"E
48	4°08'01"	745 00	53 31	26 87	53 30	N 03°12'14"E
49	1°26'38"	745 00	71 44	35 75	71 41	N 08°00'03"E
50	90°18'43"	20 00	31 51	20 10	28 35	N 34°29'30"W
51	3°53'41"	823 71	55 99	28 01	55 98	N 81°28'42"W
52	3°56'20"	823 71	56 83	28 32	56 82	N 85°23'43"W
53	82°33'54"	20 00	32 31	20 92	28 91	N 46°21'10"E
54	76°30'24"	20 00	26 71	15 77	24 77	N 38°10'59"W
55	79°01'02"	40 00	55 18	32 98	50 90	N 36°55'40"E
56	44°02'55"	40 00	30 75	16 18	30 00	N 24°38'18"E
57	38°25'12"	40 00	25 43	13 18	25 00	N 84°50'22"E
58	80°36'03"	40 00	42 31	23 37	40 38	N 88°39'00"W
59	38°25'12"	40 00	25 43	13 16	25 00	N 18°08'23"W
60	90°04'13"	20 00	31 44	20 02	28 30	N 44°57'54"W
61	53°15'38"	67 00	39 28	20 28	38 72	N 73°12'18"W
62	25°52'27"	67 00	30 26	15 39	30 00	N 43°28'19"W
63	30°36'18"	67 00	35 79	18 33	35 36	N 15°13'56"W
64	90°04'40"	20 00	31 44	20 03	28 30	N 44°58'07"W
65	89°55'20"	20 00	31 39	19 97	28 27	N 45°01'53"E
66	29°25'46"	67 00	34 41	17 60	34 04	N 14°47'06"E
67	25°52'27"	67 00	30 26	15 39	30 00	N 42°26'13"E
68	34°37'07"	67 00	40 48	20 88	38 87	N 72°41'00"E
69	0°35'09"	1635 54	16 72	8 36	16 72	N 89°42'52"W
70	2°42'26"	1635 54	77 28	38 85	77 27	N 88°04'05"W
71	2°42'52"	1635 54	77 49	38 75	77 48	N 85°21'28"W
72	90°04'40"	20 00	31 44	20 03	28 30	N 44°58'07"W
73	89°55'20"	20 00	31 39	19 97	28 27	N 45°01'53"E
74	1°55'12"	1801 84	53 67	26 84	53 67	N 88°02'51"W
75	2°27'41"	1801 84	89 80	34 41	89 80	N 88°51'24"W
76	90°00'08"	20 00	31 42	20 00	28 28	N 40°37'30"W
77	9°08'42"	285 56	45 58	22 84	45 53	N 00°11'46"W
78	9°50'38"	285 56	49 06	24 59	49 00	N 09°41'26"W
79	88°46'55"	20 00	30 99	19 58	27 98	N 29°46'42"E
80	10°20'59"	415 13	74 99	37 60	74 89	N 79°20'39"E
81	5°28'24"	415 13	39 66	19 84	39 64	N 87°15'21"E
82	90°04'13"	33 00	51 89	33 04	46 70	N 44°57'54"W
83	89°55'20"	20 00	31 39	19 97	28 27	N 45°01'53"E
84	10°15'37"	448 13	80 43	40 32	80 43	N 84°51'44"E
85	6°25'05"	448 13	50 31	25 18	50 28	N 76°31'23"E
86	81°55'48"	20 00	28 60	17 36	28 22	N 65°43'16"W
87	5°55'03"	850 88	87 20	33 63	87 17	N 21°47'50"W
88	7°27'55"	850 88	84 78	42 45	84 72	N 15°06'21"W
89	101°21'57"	20 00	35 38	24 42	30 95	N 39°18'35"E
90	51°55'37"	20 00	18 13	9 74	17 51	N 64°02'39"W
91	25°01'48"	40 00	17 47	8 88	17 34	N 50°35'44"W
92	85°05'22"	40 00	59 40	38 71	54 09	N 74°20'41"E
93	83°20'28"	40 00	44 02	24 69	42 00	N 00°07'46"E
94	110°23'38"	40 00	77 27	57 55	85 89	N 88°44'18"W
95	51°55'37"	20 00	18 13	9 74	17 51	N 64°01'45"E
96	85°25'35"	20 00	28 82	18 48	27 13	N 47°17'39"W
97	4°04'52"	850 88	46 35	23 19	46 34	N 02°32'28"W
98	4°04'50"	215 00	15 31	7 86	15 31	N 01°32'25"E
99	20°25'10"	215 00	38 72	19 37	37 48	N 13°47'25"E
100	85°03'02"	20 00	29 69	18 34	27 04	N 66°31'31"E
101	5°15'49"	501 58	46 08	23 06	46 06	N 73°34'52"W
102	7°56'10"	501 58	89 47	34 79	89 42	N 80°10'52"W
103	5°51'03"	501 58	51 22	25 63	51 20	N 87°04'29"W
104	49°24'17"	25 85	22 29	11 89	21 61	N 65°17'51"E
105	22°27'13"	40 00	15 68	7 94	15 58	N 51°49'18"W
106	82°46'53"	40 00	57 79	35 25	56 90	N 75°33'39"E
107	81°51'33"	40 00	84 13	41 32	84 13	N 11°45'34"W
108	81°42'57"	40 00	87 05	34 60	87 05	N 81°27'11"E
109	49°24'17"	25 85	22 29	11 89	21 61	N 65°17'51"E
110	10°45'11"	467 58	87 75	44 01	87 62	N 84°37'24"W
111	7°28'36"	467 58	81 02	30 55	80 97	N 75°30'31"W
112	85°46'13"	20 00	33 43	22 12	29 67	N 23°53'07"W
113	2°42'00"	745 00	35 11	17 56	35 10	N 22°39'00"E
114	5°00'02"	745 00	85 02	32 53	85 00	N 18°47'59"E
115	84°25'38"	20 00	28 47	18 14	26 88	N 58°30'47"E
116	3°09'13"	857 71	47 21	23 81	47 20	N 80°51'00"W
117	5°21'58"	857 71	80 32	40 19	80 29	N 85°06'35"W
118	2°12'27"	857 71	33 05	16 53	33 04	N 88°53'46"W

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, J&L Construction Inc., a Colorado Corporation is the owner of that real property being described as follows

A tract or parcel of land situated in the Northwest quarter of the Northwest quarter of Section 22, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as described in Book 952 at Page 756 of the records of the Mesa County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows.

Beginning at the Northwest corner of said Northwest quarter, Northwest quarter, whose North line is assumed to bear South 90°00'00" East and all bearings contained herein are relative thereto thence South 90°00'00" East along said North line 784 40 feet thence leaving said North line South 00°04'13" West 260 00 feet, thence South 90°00'00" East 200 00 feet, thence South 00°04'13" West 1080 06 feet, thence South 89°59'33" West 980 43 feet to the Southwest corner of said Northwest quarter, Northwest quarter, thence North 00°06'08" West along the West line of said Northwest quarter Northwest quarter, 1320 19 feet to the point of beginning Said tract or parcel contains 28 58 acres more or less

That said owner has caused the said real property to be laid out and surveyed as RIVER BEND, a Planned Development of a part of Mesa County, Colorado

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities irrigation and drainage facilities, including but not limited to electric lines gas lines, telephone lines together with the right to trim interfering trees and brush with perpetual right of ingress and egress for the installation and subsequent maintenance of such lines Said easements and rights shall be utilized in a reasonable and prudent manner

That said owner in recording this plat of RIVER BEND, has designated certain areas of land as "TRACT A", "TRACT B", "TRACT C", "TRACT D", and "TRACT E" in which the intent of said "TRACT A", "TRACT B", "TRACT C", "TRACT D" and "TRACT E" is for the use of the homeowners of RIVER BEND as an easement for utilities such as water lines, sewer lines, gas lines, electric lines, telephone lines, and cable television lines Said areas of land are not dedicated for use by the general public, but are dedicated to the common use of the homeowners in RIVER BEND as more fully provided for in the Declarations of Covenants, Conditions, and Restrictions applicable to RIVER BEND recorded at the Mesa County Clerk and Recorder's Office in Book 1395 at Pages 756 through 794 inclusive Said Declarations of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa

IN WITNESS WHEREOF said owner, J&L CONSTRUCTION, a Colorado Corporation, Lloyd John Davis Sr., President Debra J Davis, Vice-President, and Lloyd John Davis Jr., Secretary-Treasurer, have caused their names to be hereunto subscribed this 21st day of September, A D 19 82

Lloyd John Davis Sr.
Lloyd John Davis Sr
President

Debra J Davis
Debra J Davis
Vice-President

Lloyd John Davis Jr.
Lloyd John Davis Jr
Secretary-Treasurer

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 21st day of September, A D 19 82 by J&L CONSTRUCTION a Colorado Corporation Lloyd John Davis Sr., President Debra J Davis, Vice-President, and Lloyd John Davis Jr Secretary-Treasurer

My commission expires 3-8-84
Witness my hand and official seal

Lee Ann Ryden
Lee Ann Ryden, Notary Public
835 Colorado Avenue
Grand Junction, Colorado 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:39 o'clock A.M. this 15 day of OCT. 19 82 and is duly recorded as Reception Number 1305204 in Plat Book 13 at Pages 85 through 86 inclusive U-64

Earl Sawyer
Clerk and Recorder

By *Mary Baker* 20.00
Deputy Fees

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23rd day of September A D 19 82
County Planning Commission of the County of Mesa, State of Colorado

Frank J. Alb
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28th day of September A D 19 82
Board of County Commissioners of the County of Mesa, State of Colorado

John E. Wilt
Chairman

UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this 8th day of September A D 19 82
Utilities Coordinating Committee of the County of Mesa, State of Colorado

CE Shadham
Vice Chairman

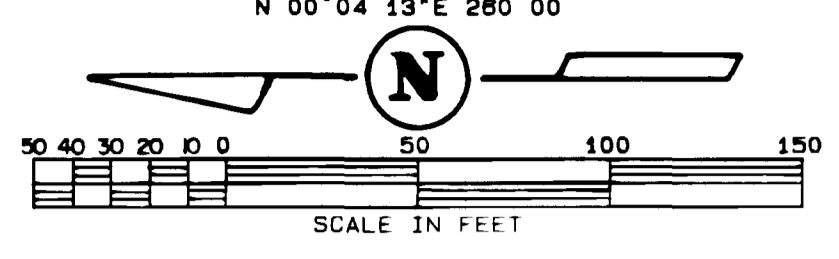
SURVEYORS CERTIFICATE

I, William G Ryden, do hereby certify that the accompanying plat of RIVER BEND, a planned development of a part of Mesa County, Colorado,

RIVER BEND

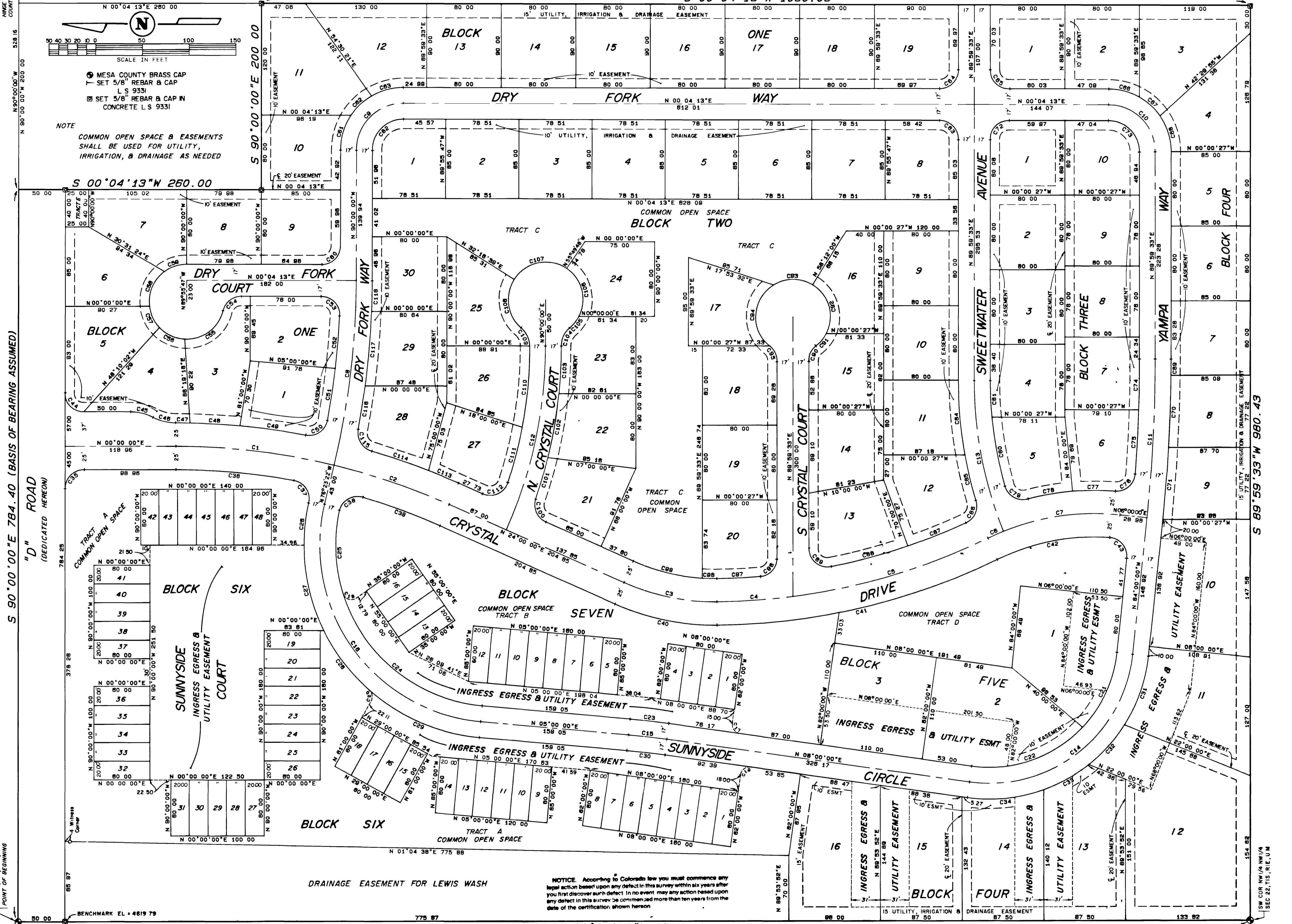
S 00°04'13"N 1060.06

ME COR NW 1/4 NW 1/4
SEC 22, T15, R1E, U1M
COUNTY REFERENCE
328 16
N 90°00'00"W 200.00
N 80°00'00"W 200.00
S 90°00'00"E 784.40 (BASIS OF BEARING ASSUMED)
"D" ROAD
(DEDICATED HEREON)
NW COR NW 1/4 NW 1/4
SEC 22, T15, R1E, U1M
POINT OF BEGINNING
BENCHMARK EL. = 4619.79
775.87
N 00°06'08"W 1320.19



● MESA COUNTY BRASS CAP
T SET 5/8" REBAR & CAP
L S 9331
□ SET 5/8" REBAR & CAP IN
CONCRETE L S 9331

NOTE
COMMON OPEN SPACE & EASEMENTS
SHALL BE USED FOR UTILITY,
IRRIGATION, & DRAINAGE AS NEEDED



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 herein.