

RIVERGLEN SUBDIVISION

A REPLAT OF LOT 2, VALLEY VIEW MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Darter, LLC is the owner of that real property being situated in the SW 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Lot 2 of VALLEY VIEW MINOR SUBDIVISION as recorded in Plat Book 13 at Page 228 of the Mesa County records. Said lot contains 9.21 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as RIVERGLEN SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas lines, sanitary sewer lines, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Pedestrian Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 CC, and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Orchard Mesa Irrigation Company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

All Irrigation and Drainage Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tract D shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for the conveyance or storage of irrigation water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

A portion of Tract C shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and other recreational purposes.

Tract A, B, C, D and E shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for open space purposes, subject to the various easements dedicated and granted on this Final Plat.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Remy Lawrence
Darter, LLC, Member

STATE OF COLORADO)
County of Mesa) ss

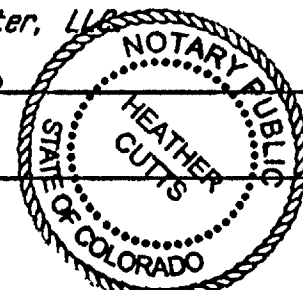
The foregoing instrument was acknowledged before me this 13th day of June

A.D., 2005 by Terry Lawrence Member, Darter, LLC

Witness my hand and official seal: *Heather Curtis*
Notary Public

Address 2452 Hwy 6150 GJct, CO 81505

My commission expires: 10-25-08



PLAT NOTES

Engineered foundations are required for all residential structures in this subdivision.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

WE, MERIDIAN LAND TITLE, LLC, 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 DARTER, LLC; 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 RIGHT-OF-WAYS OF RECORD ARE SHOWN HEREON.

DATE: JUNE 14, 2005

LDM
BY: LAWRENCE D. MENT EXAMINER
MERIDIAN LAND TITLE, LLC

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3387 at Page 13, Modification of Deed of Trust recorded in Book 3574 at Page 510, Modification/Extension Agreement recorded in Book 3704 at Page 501, Modification/Extension Agreement recorded in Book 3769 at Page 140 also recorded in Book 3877 at Page 886 and Disburser's Notice recorded in Book 3877 at Page 893 of the public records of Mesa County, Colorado and shall be subordinated to the dedications shown hereon.

BY: *[Signature]* FOR: First National Bank of the Rockies

STATE OF COLORADO)
County of Mesa) ss

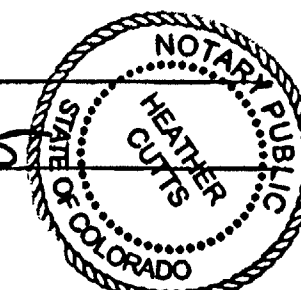
The foregoing instrument was acknowledged before me this 13th day of June

A.D., 2005 by Ron Sawyer for FNBR

Witness my hand and official seal: *Heather Curtis*
Notary Public

Address 2452 Hwy 6150 GJct, CO 81505

My commission expires: 10-25-08



CITY APPROVAL

This plat of RIVERGLEN SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2nd day of June, 2005.

[Signature]
City Manager

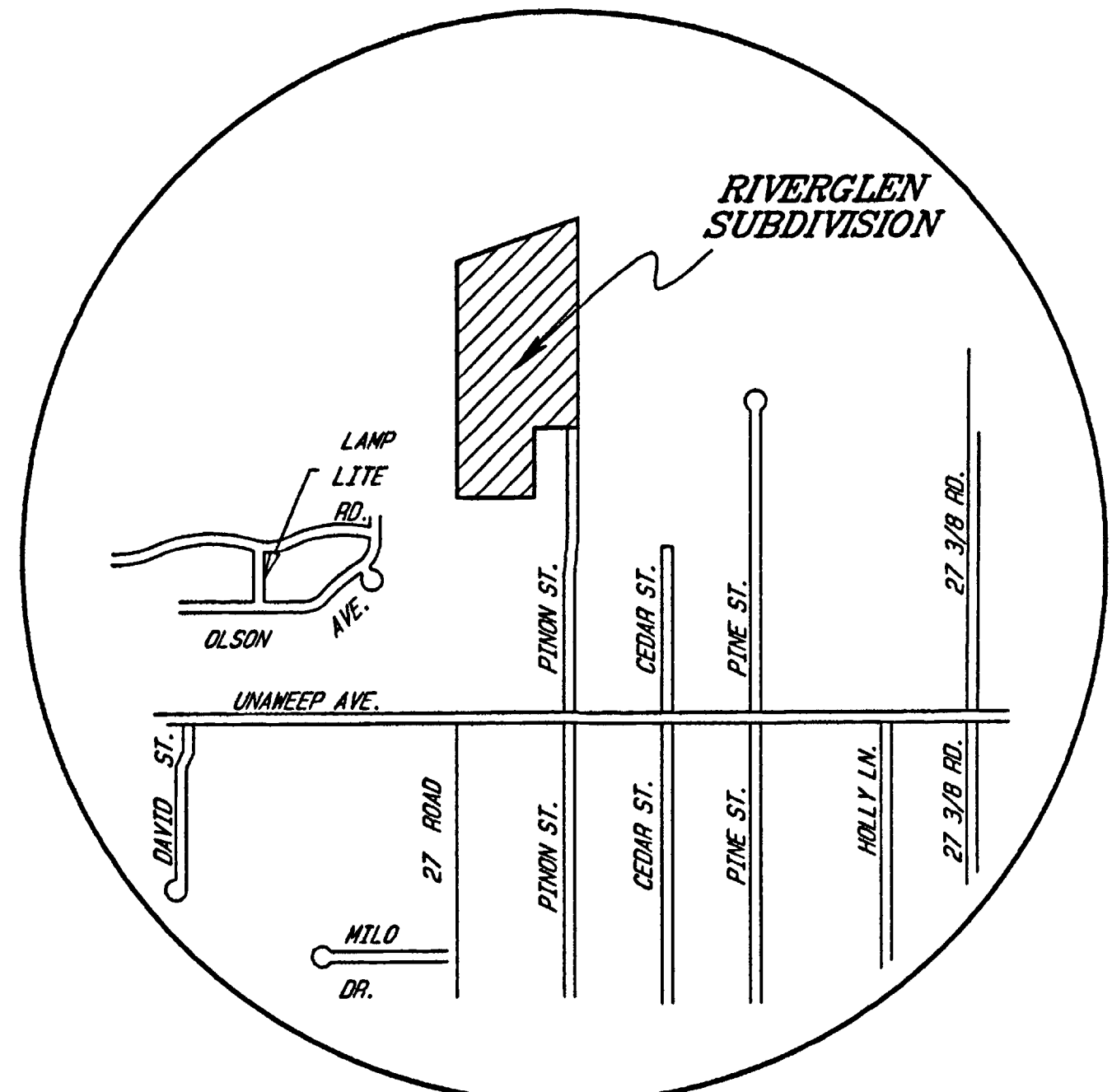
[Signature]
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1:41 o'clock P.M., this 22nd day of June, A.D. 2005, and is duly recorded in Book No. 3925 at pages 397-398 Reception No. 2260394, Fee \$ 2.00+1.00 Drawer No. QQ-129

Deputy

Clerk and Recorder



VICINITY MAP
N.T.S.

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Tracts A, B, C, D, E and Irrigation and Drainage Easements conveyed to Homeowner's Association in Book 3925 at Pages 399

40' Utilities Easement vacated per City of Grand Junction Resolution recorded in Book 3925 at Pages 395-396

SURVEYOR'S STATEMENT

I, Michael W. Drisse, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Meridian Land Title, LLC under file No. 71124, Amended II.



RIVERGLEN SUBDIVISION

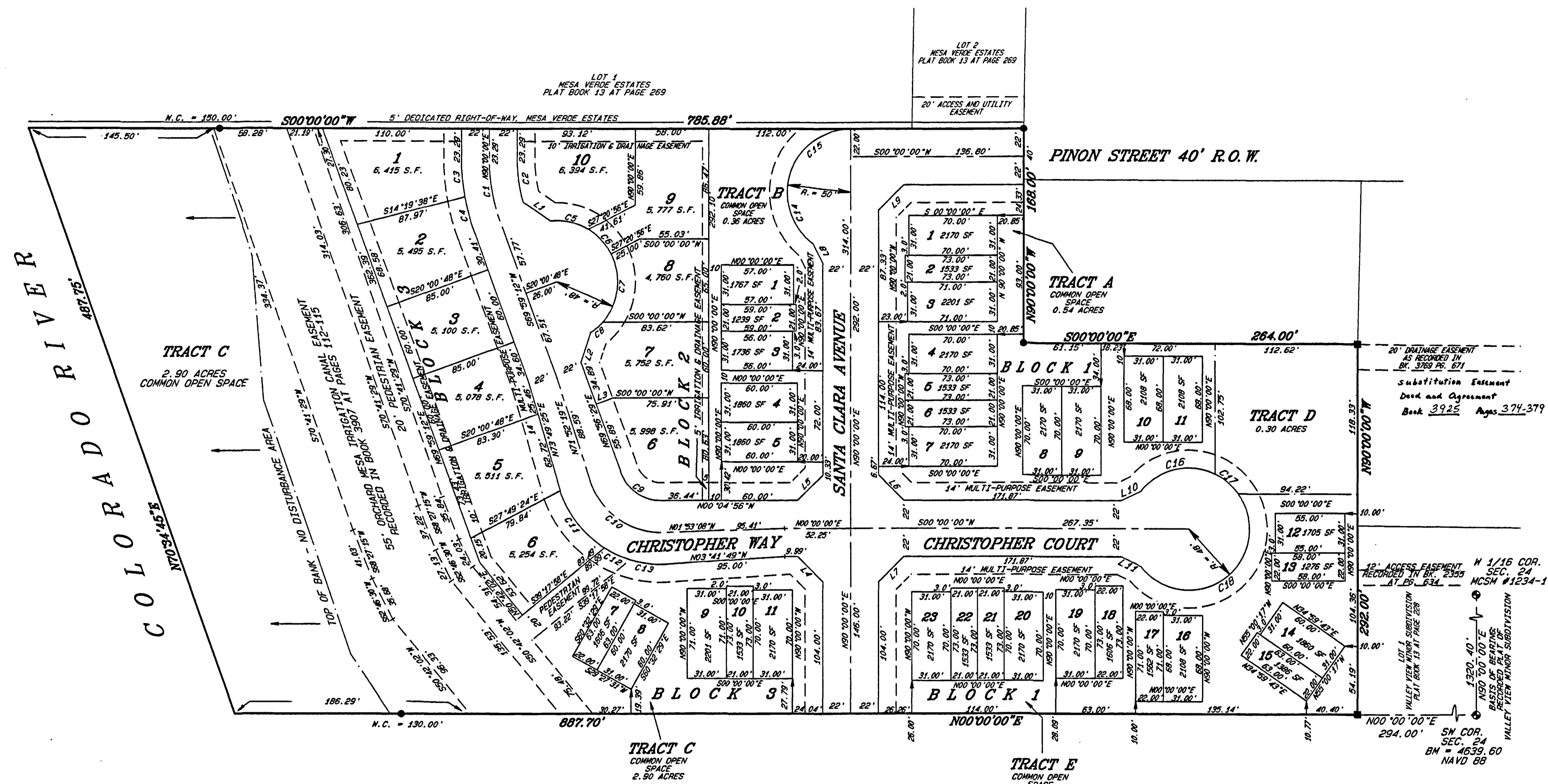
LOCATED IN THE
SW 1/4 SEC. 24, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

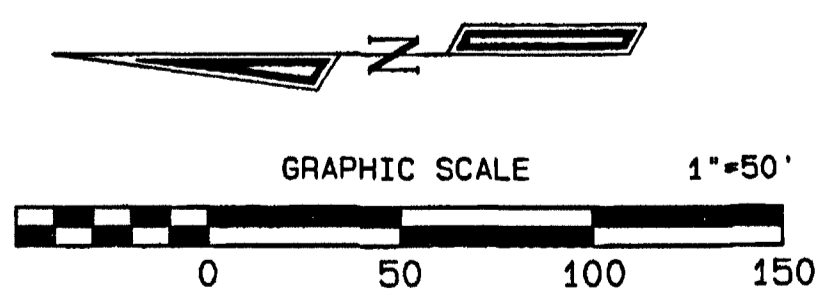
Designed By	M.W.D.	Checked By	S.L.H.	Job No.	708-03-02
Drawn By	TMODEL	Date	JUNE 2005	Sheet	1 OF 2

RIVERGLEN SUBDIVISION

A REPLAT OF LOT 2, VALLEY VIEW MINOR SUBDIVISION



L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	20°00'48"	52.40'	150.00'	52.13'	N79°59'36"E
C2	15°34'57"	34.81'	128.00'	34.70'	S82°12'32"W
C3	10°09'18"	30.49'	172.00'	30.45'	N84°55'21"E
C4	9°51'30"	29.59'	172.00'	29.56'	N74°54'57"E
L1		25.95'			N34°14'11"E
C5	37°21'26"	31.30'	48.00'	30.74'	S12°35'04"W
C6	31°23'17"	26.30'	48.00'	25.97'	N46°57'26"E
C7	68°18'19"	57.22'	48.00'	53.89'	N83°11'46"W
C8	15°25'16"	12.92'	48.00'	12.88'	S41°19'59"E
L2		24.73'			S71°49'05"E
L3		13.97'			N20°00'48"W
C9	73°45'27"	43.77'	34.00'	40.81'	S34°59'36"W
C10	73°45'27"	75.95'	59.00'	70.81'	N34°59'36"E
C11	39°29'58"	57.91'	84.00'	56.77'	N52°07'20"E
C12	15°12'51"	22.31'	84.00'	22.24'	N24°45'55"E
C13	19°02'37"	27.92'	84.00'	27.79'	N07°38'11"E
L4		28.28'			S45°00'00"W
L5		28.28'			N45°00'00"E
L6		28.28'			N45°00'00"E
L7		28.28'			S45°00'00"E
L8		17.89'			N63°26'06"E
C14	59°50'43"	52.22'	50.00'	49.88'	N66°47'33"E
C15	83°17'05"	72.68'	50.00'	66.45'	N41°38'33"W
L9		28.28'			S45°00'00"E
L10		17.49'			N25°55'40"W
C16	77°34'04"	64.98'	48.00'	60.13'	S13°04'18"E
C17	29°05'28"	24.37'	48.00'	24.11'	S40°15'29"W
C18	177°03'07"	148.33'	48.00'	95.97'	N36°40'14"W
L11		17.49'			S25°55'40"W

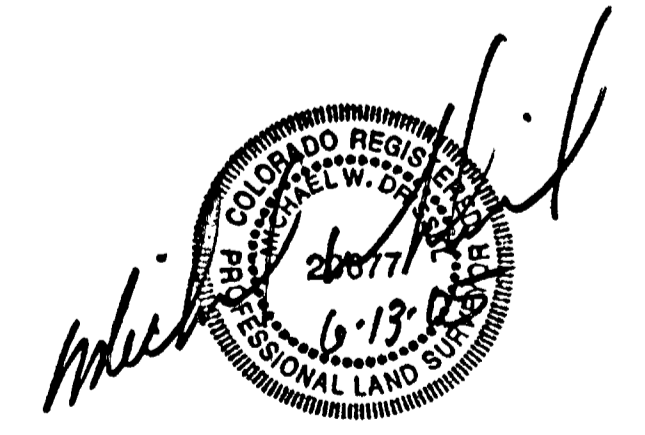


AREA SUMMARY

DED. ROADS	= 1.63 AC. / 18%
TRACTS A-C	= 4.75 AC. / 52%
LOTS	= 2.83 AC. / 30%
TOTAL	= 9.21 AC. / 100%

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR W/PLASTIC CAP MARKED OED LS 16413
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- EXTERIOR MONUMENTATION SET IN CONCRETE
- W.C. = WITNESS CORNER
S.F. = SQUARE FEET
R. = RADIUS



RIVERGLEN SUBDIVISION

LOCATED IN THE
SW 1/4 SEC. 24, T1S, R1W, U.M.

D H SURVEYS INC.
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(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	708-03-02
Drawn By	TMODEL	Date	JUNE 2005	Sheet	2 OF 2

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