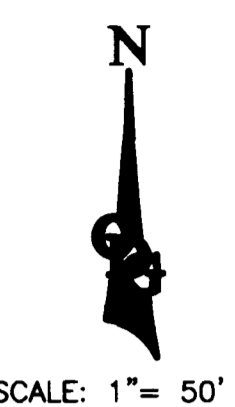
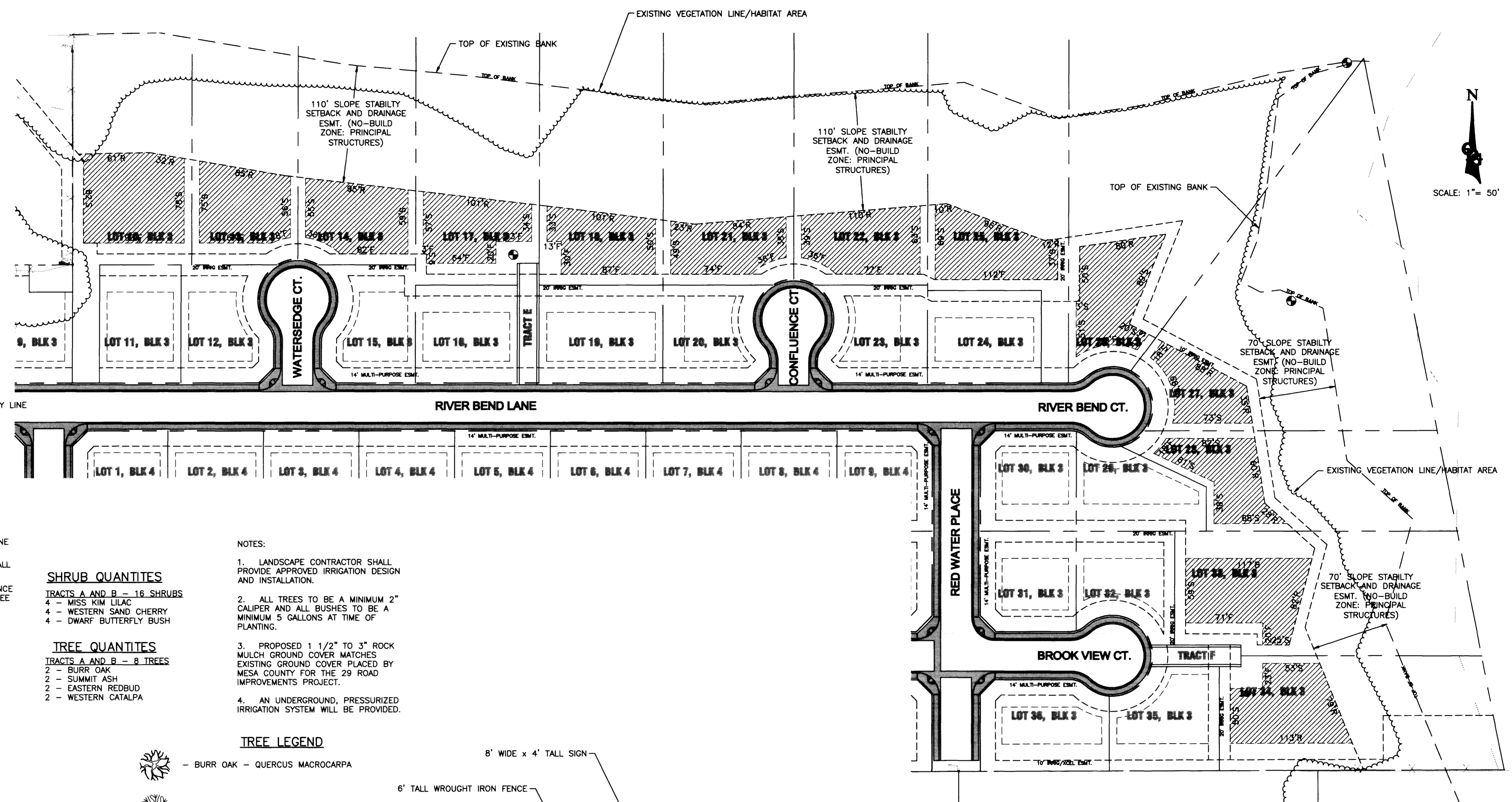
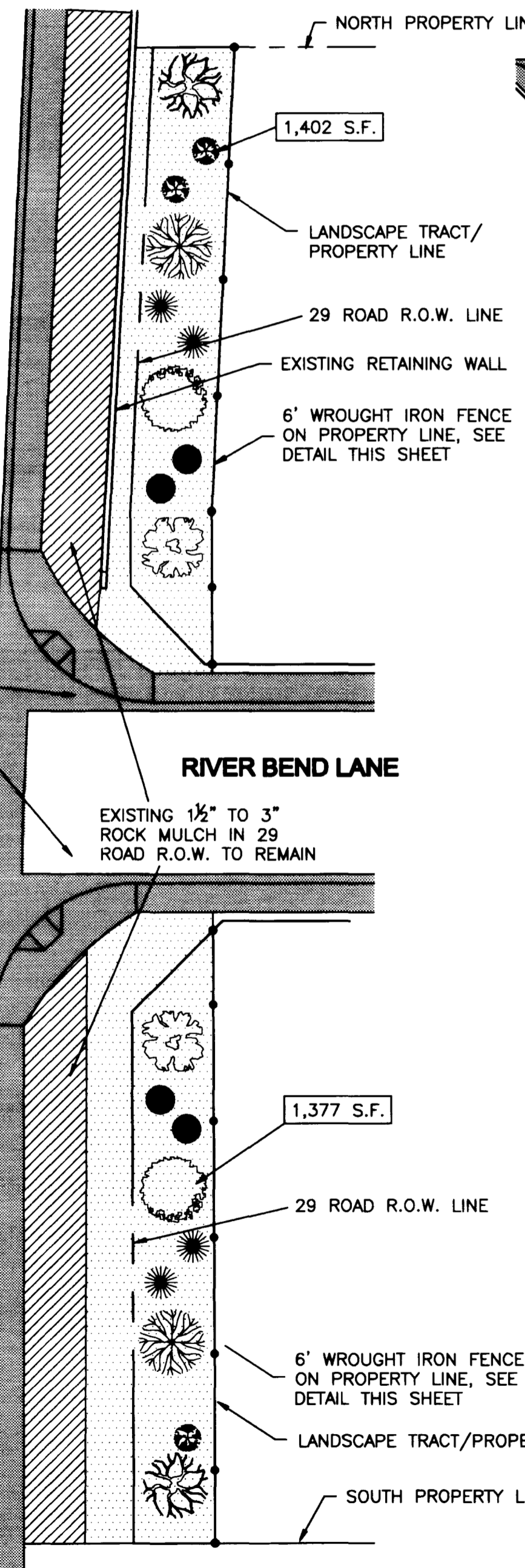


F = FRONT SETBACK LINE
 S = SIDE SETBACK LINE
 R = REAR SETBACK LINE

SETBACKS FROM PROPERTY LINE
 FRONT = 20'
 SIDE = 7'
 REAR = 25' OR NO BUILD ZONE LINE



SCALE: 1" = 50'

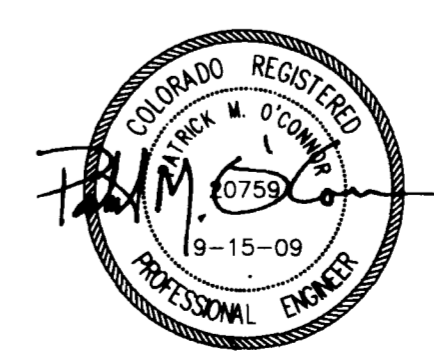
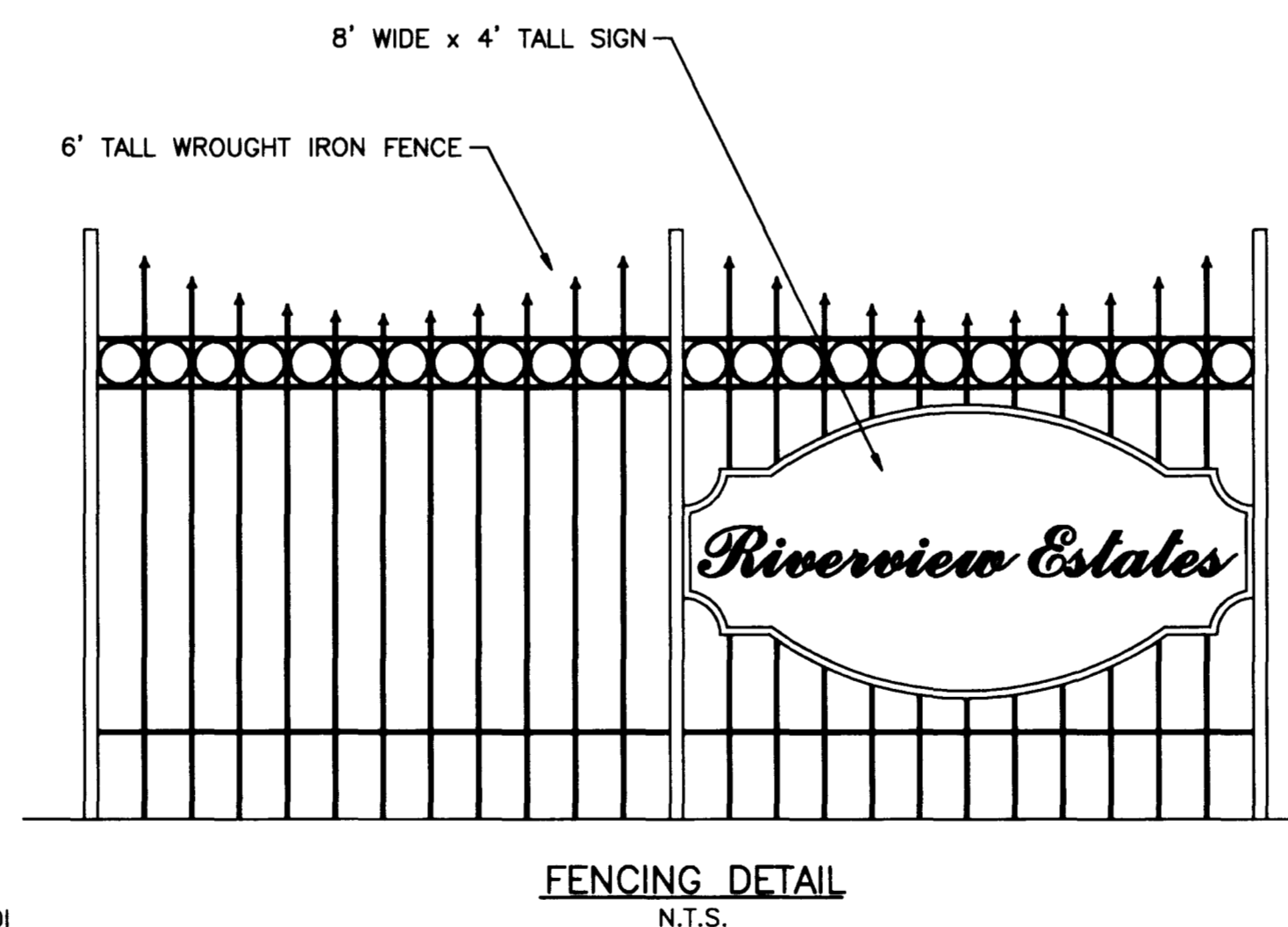


- NOTES:
- LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED IRRIGATION DESIGN AND INSTALLATION.
 - ALL TREES TO BE A MINIMUM 2" CALIPER AND ALL BUSHES TO BE A MINIMUM 5 GALLONS AT TIME OF PLANTING.
 - PROPOSED 1 1/2" TO 3" ROCK MULCH GROUND COVER MATCHES EXISTING GROUND COVER PLACED BY MESA COUNTY FOR THE 29 ROAD IMPROVEMENTS PROJECT.
 - AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED.
- SHRUB QUANTITIES**
 TRACTS A AND B - 16 SHRUBS
 4 - MISS KIM LILAC
 4 - WESTERN SAND CHERRY
 4 - DWARF BUTTERFLY BUSH
- TREE QUANTITIES**
 TRACTS A AND B - 8 TREES
 2 - BURR OAK
 2 - SUMMIT ASH
 2 - EASTERN REDBUD
 2 - WESTERN CATALPA

- TREE LEGEND**
- BURR OAK - QUERCUS MACROCARPA
 - SUMMIT ASH - FRAXINUS PENN
 - EASTERN REDBUD - CERCIS CANADENSIS
 - WESTERN CATALPA - CATALPA SPECIOSA

- SHRUB LEGEND**
- MISS KIM LILAC - SYRINGA PATULA
 - WESTERN SAND CHERRY - PRUNUS BESSEYI
 - DWARF BUTTERFLY BUSH - BUDDLEIA DAVIDDI

- GROUND COVER LEGEND**
- PROPOSED 1 1/2" TO 3" ROCK MULCH
 - EXISTING 1 1/2" TO 3" ROCK MULCH



THE NO BUILD ZONE IS IDENTIFIED WITH THE SLOPE STABILITY SETBACK AND DRAINAGE EASEMENT (NO BUILD ZONE: PRINCIPAL STRUCTURES AND ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT) WITH SLOPE STABILITY SETBACK BEING EITHER 110 FEET TO 70 FEET. THE WINTER RANGE OF THE BALD EAGLES THAT INCLUDES THE COLORADO RIVER'S SOUTH SHORES ALONG THE PROPOSED DEVELOPMENT WILL BE PROTECTED BY A 110' NO BUILD ZONE TO THE NORTH THAT INCLUDES THE SPARCE TREE AND FOLIAGE ALONG THE SLOPE LEADING TO THE RIVER'S EDGE, AND A 70' NO BUILD ZONE TO THE EAST. THE SLOPE WILL REMAIN UNTOUCHED BY MAN MADE STRUCTURES DUE TO THE EXTREME ANGLE OF THE SLOPE AND THE NO BUILD ZONE LOCATION. THE NATURAL GROWTH OF THE VEGETATION ALLOWS SOIL STABILITY ALONG THE STEEP SLOPE AS WELL. THE NATURAL STATE OF THE SLOPE EDGE WILL REMAIN IN TACT. THE LARGE TREES ALONG THE TOP EDGE OF THE SLOPE ALSO ADDS TO SOIL STABILITY OF THE SLOPE AND WILL REMAIN PART OF THE NATURAL NO BUILD ZONE. THIS SHOULD LET EAGLES HAVE A PLACE TO ROOST JUST AS THEY MIGHT HAVE DONE IN THE PAST. PRESERVATION OF FEATURES AND HABITAT HAS BEEN INCORPORATED INTO THE C.C.R.'S AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNER AND NOT THE H.O.A.

REVISION	△ FENCE EDITS (8' TO 6' TALL)	DATE	12-15-06
REVISION	△ SETBACK EDITS PER BLUESTAR	DATE	8-21-09
REVISION	△ EDITS PER G.J. REVIEW COMMENTS	DATE	9-15-09

DRAWN BY	DPW	DATE	10-17-06
DESIGNED BY	DPW/PMO	DATE	10-17-06
CHECKED BY	PMO	DATE	10-17-06

SCALES:	
PLAN	PROFILE
AS SHOWN	

O'Connor Design Group, Inc.

2350G Road
 Grand Junction, Co. 81505
 Phone: (970) 241-7125
 Fax: (970) 241-7852

RIVERVIEW ESTATES
 UPDATED SPECIAL BUILDING LOT CONSIDERATIONS PLAN

RIVERVIEW ESTATES

A PORTION OF LOTS 2 & 3, SECTION 29, T1S.,R.1E., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Riverview Estates LLC, is the owner of that real property being a portion of Lots 2 and 3 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado as described in Book 4053 at Page 1 of the records of the Mesa County Clerk and Recorder's Office, being more accurately described as follows:

Commencing at the southwest corner of said Lot 3 being a Mesa County Survey Marker, the basis of bearing being N89°49'58"E to the southeast corner of said Lot 3, being a set 3 1/4" aluminum cap stamped "D H Surveys Inc. LS 24306"; thence N89°49'58"E a distance of 205.00 feet to the Point of Beginning; thence N00°12'00"W a distance of 210.00 feet; thence S89°49'58"W a distance of 169.66 to the easterly right-of-way of 29 Road; thence along said easterly right-of-way the following 3 courses: 1.) N01°15'22"E a distance of 125.60 feet 2.) S88°44'38"E a distance of 13.88 feet 3.) N02°38'40"E a distance of 131.96 feet thence N89°49'58"E a distance of 771.03 feet; thence N00°12'56"W a distance of 201.62 feet to the north line of said Lot 3; thence S82°44'02"E a distance of 82.88 feet; thence N85°40'58"E a distance of 433.00 feet; thence S87°40'02"E a distance of 361.00 feet; thence S86°26'02"E a distance of 368.80 feet to the centerline of a natural ravine; thence along said centerline the following 7 courses: 1.) S32°00'56"W a distance of 60.95 feet 2.) S17°36'53"W a distance of 91.40 feet 3.) S52°22'44"E a distance of 71.36 feet 4.) S00°29'13"W a distance of 84.01 feet 5.) S34°02'49"E a distance of 67.09 feet 6.) S00°45'35"W a distance of 212.13 feet 7.) S19°17'10"E a distance of 122.62 feet to the south line of said Lot 2 thence S89°51'01"W along said south line a distance of 821.25 feet to the said southeast corner of Lot 3; thence S89°49'58"W along the south line of Lot 3 a distance of 1115.22 feet to the Point of Beginning. Said parcel contains 26.95 acres more or less.

Said Owner(s) has/have 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 RIVERVIEW ESTATES, 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 are hereby dedicated to the City of Grand Junction for the use of the public forever.

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

The Drainage Easement on Lot 10, Block Three is dedicated to the City of Grand Junction as a perpetual easement for the inspection, installation, operation, maintenance and repair of drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage easement areas. The owner(s) and/or the property owners association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the drainage facilities.

Tracts C and D are hereby dedicated to the City of Grand Junction and Orchard Mesa Sanitation District for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

All Irrigation and Drainage Easements to be granted to an association for the benefit of the owners of the lots and tracts hereby platted as undivided interest, (if partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tracts A and B 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.

Tracts C and D shown hereon is hereby granted to an association, for (a) the installation, maintenance and repair of utilities; (b) the maintenance and repair of irrigation systems; (c) ingress and egress to the adjoining property, subject to the various easements dedicated and granted on this Final Plat.

Tracts E and F 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 subject to the various easements dedicated and granted on this plat.

Tract G 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 irrigation purposes subject to the various easements dedicated and granted on this plat.

All Tracts/Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Said owner certifies that all lienholders if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 8th day of February A.D., 2007.

Olivia A. Herrera, manager
Riverview Estates, LLC

STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 8th day of February A.D., 2007 by Lloyd J. Davis

Witness my hand and official seal: Olivia A. Herrera
Notary Public

Address: 2350 G. Road, Grand Junction, CO 81505

My commission expires: 09/14/08



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Timberline Bank 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 4323 at Page 324 of the public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President with the authority of it's Board of Directors, this 8th day of Feb 2007.

BY: Ma Raeth FOR: Timberline Bank

STATE OF COLORADO)

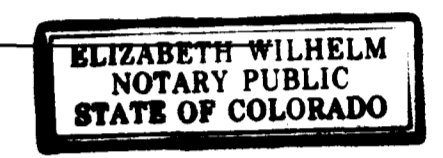
County of Mesa) ss

The foregoing instrument was acknowledged before me this 8th day of Feb A.D., 2007 by Ma Raeth as VP

Witness my hand and official seal: Elizabeth Wilhelm
Notary Public

Address: 633-24 Red Grand Crt, Co 81505

My commission expires: May 22 2009



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:40 o'clock P.M., this 13th day of February, A.D. 2007, and is duly recorded in Book No. 4354 at page 734,735, 736 & 737 Reception No. 2364131 Fee \$ 40.00 1.00 Drawer No. TT-30

Ginny Baughman
Deputy

Janice Rich
Clerk and Recorder

TITLE CERTIFICATION

State of Colorado
County of Mesa

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 Riverview Estates LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record or 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. 2006 Taxes not paid

date: FEBRUARY 6, 2007

by: L.D.M.
LAWRENCE D. VENT EXAMINER

CITY APPROVAL

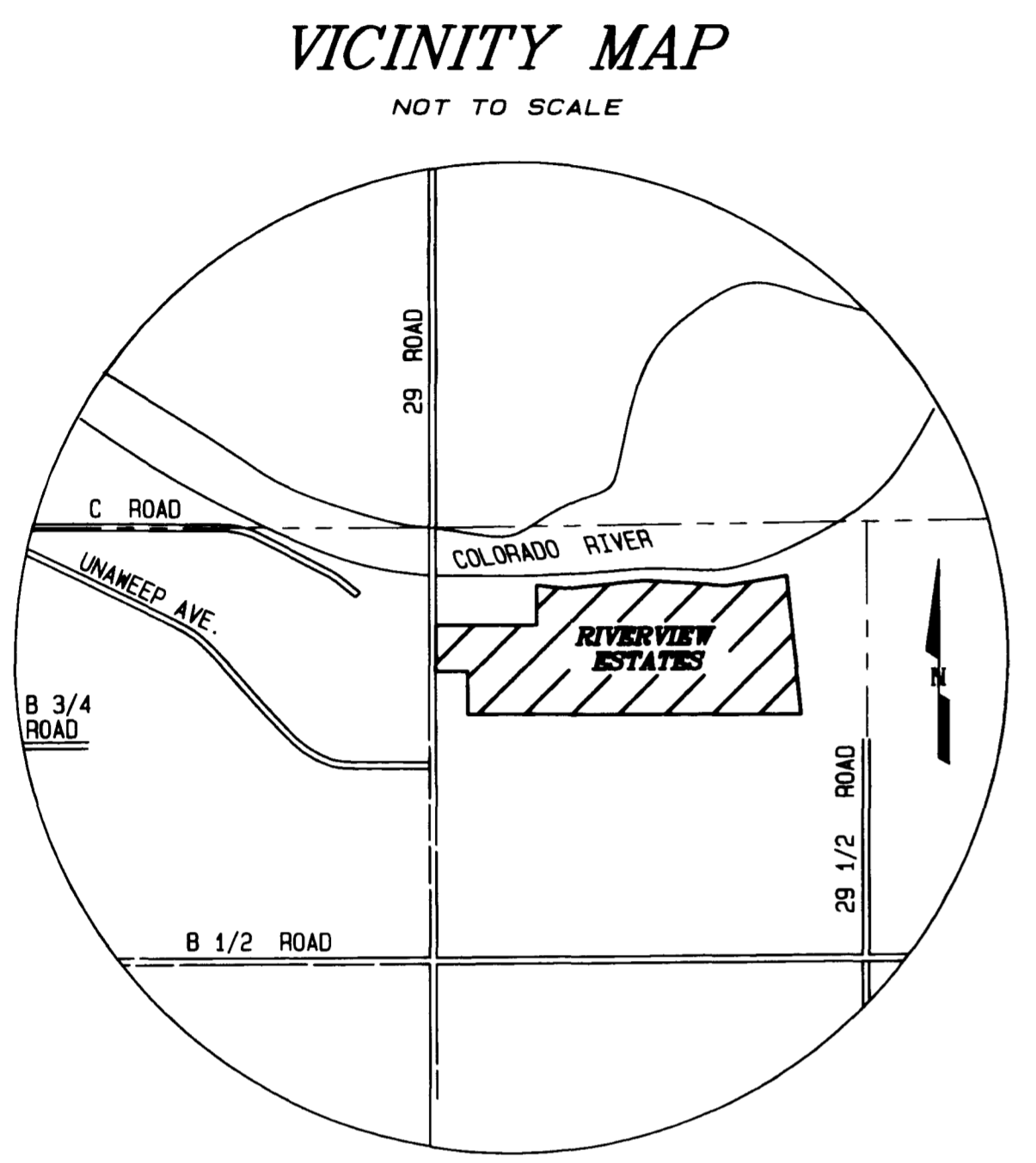
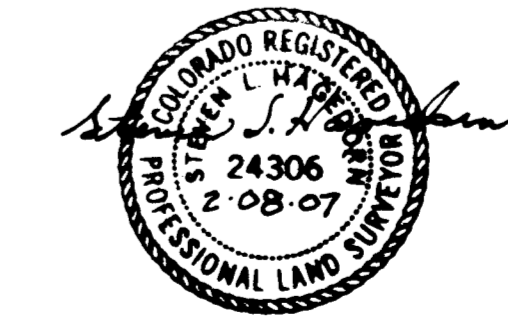
This plat of RIVERVIEW ESTATES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 12 day of February, 2007.

Sam Kadoolal Acting
City Manager

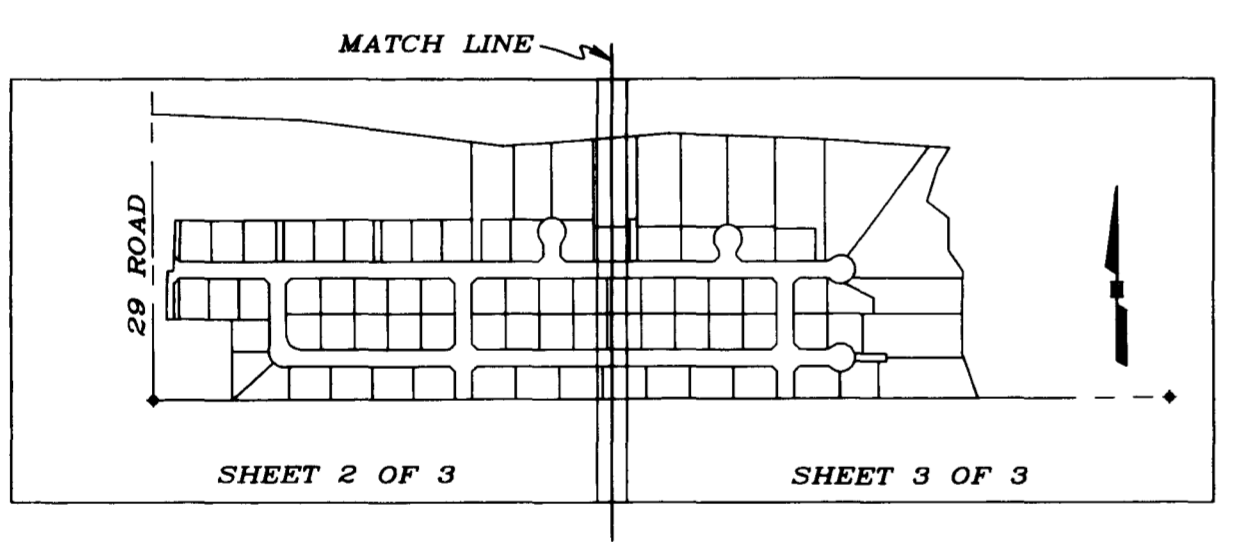
Tom J. Lane
City Mayor

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision was made by me and / or under my direct responsibility, supervision and checking. I also state that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



KEY INDEX MAP NOT TO SCALE



BOOK	PAGE	TYPE
4354	743	All Irrigation and Drainage Easements and Tracts A through G to the Riverview Estates H.O.A.
4354	744	Covenants, Conditions and Restrictions for Riverview Estates
4354	723	Decker Property Drainage Easement granted to Riverview Estates H.O.A.
4274	697	Agreement between Public Service Company of Colorado and Riverview Estates, LLC.
4354	738	Notice

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.

RIVERVIEW ESTATES
— LOCATED IN THE —
LOTS 2 & 3, SECTION 29, T1S.,R.1E.,
UTE MERIDIAN, MESA COUNTY, COLORADO
D H SURVEYS INC.
118 OURAY AVE. — GRAND JUNCTION, CO.
(970) 245-8749

Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>198-04-52</u>
Drawn By <u>TERRAMODEL</u>	Date <u>FEBRUARY, 2007</u>	Sheet <u>1 OF 3</u>

RIVERVIEW ESTATES

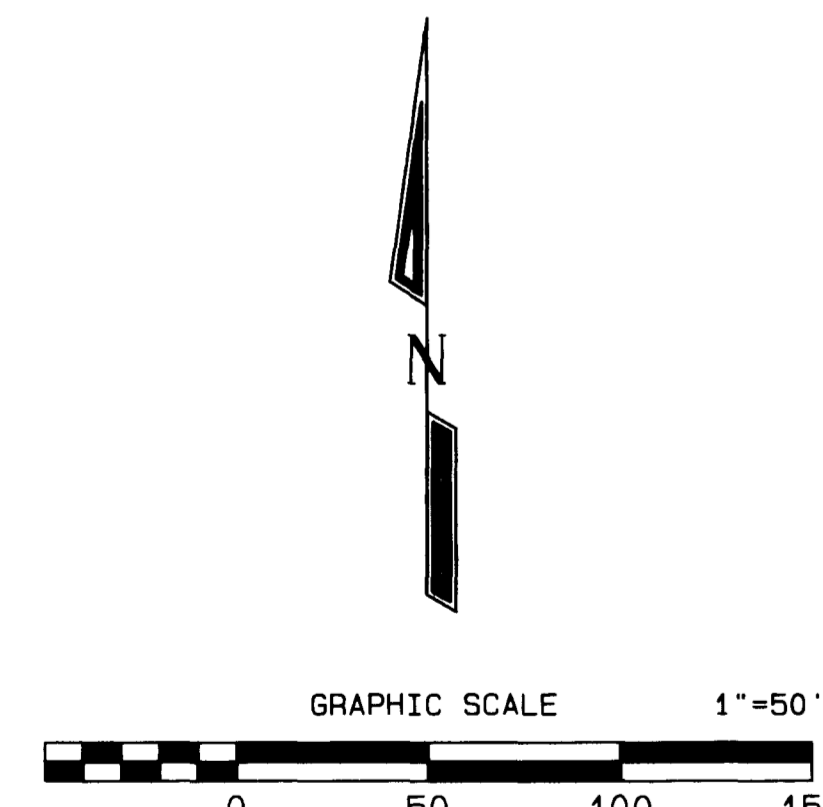
A PORTION OF LOTS 2 & 3, SECTION 29, T.1S.,R.1E., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°49'58"E	19.66'
L2	N89°49'58"E	14.00'
L3	N45°00'00"E	19.73'
L4	S45°00'00"W	2.28'
L5	N02°38'40"E	3.77'
L6	N02°38'40"E	36.02'
L7	N43°42'35"W	19.35'
L8	N89°48'50"E	14.02'
L9	S45°00'00"E	19.80'
L10	N45°00'00"E	19.80'
L11	N90°00'00"E	20.00'
L12	N89°48'50"E	20.00'
L13	N90°00'00"E	20.00'
L14	N89°48'50"E	20.00'
L15	S45°00'00"E	19.80'
L16	N45°00'00"E	19.80'
L17	N90°00'00"E	25.00'
L18	N45°00'00"E	19.80'
L19	N00°00'00"W	24.43'
L20	N45°00'00"W	19.80'
L21	N00°00'00"W	24.43'
L22	N45°00'00"E	19.80'
L23	S45°00'00"E	19.80'
L24	S45°00'00"W	19.80'
L25	N45°00'00"W	19.80'

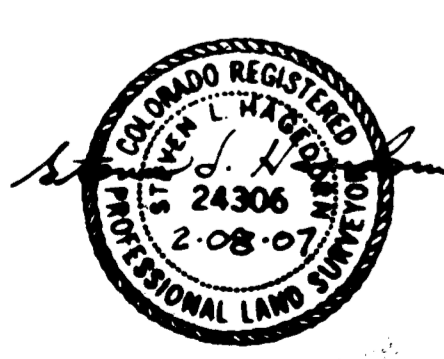
CURVE TABLE

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD
C1	58.12'	90°00'00"	37.00'	S45°00'00"E	52.33'
C2	92.68'	90°00'00"	59.00'	S45°00'00"E	83.44'
C3	4.22'	16°06'44"	15.00'	S08°03'22"W	4.20'
C4	12.15'	16°46'44"	41.50'	S07°43'22"W	12.11'
C5	32.11'	44°19'59"	41.50'	S22°50'00"E	31.32'
C6	44.26'	61°06'44"	41.50'	S75°33'22"E	42.20'
C7	4.22'	16°06'44"	15.00'	N81°56'38"E	4.20'
C8	14.85'	42°32'13"	20.00'	N21°16'06"W	14.51'
C9	65.34'	101°10'34"	37.00'	N08°03'04"E	57.17'
C10	20.25'	31°21'39"	37.00'	N74°19'11"E	20.00'
C11	20.25'	31°21'39"	37.00'	S74°19'11"E	20.00'
C12	65.34'	101°10'34"	37.00'	S08°03'04"E	57.17'
C13	14.85'	42°32'13"	20.00'	S21°16'06"W	14.51'



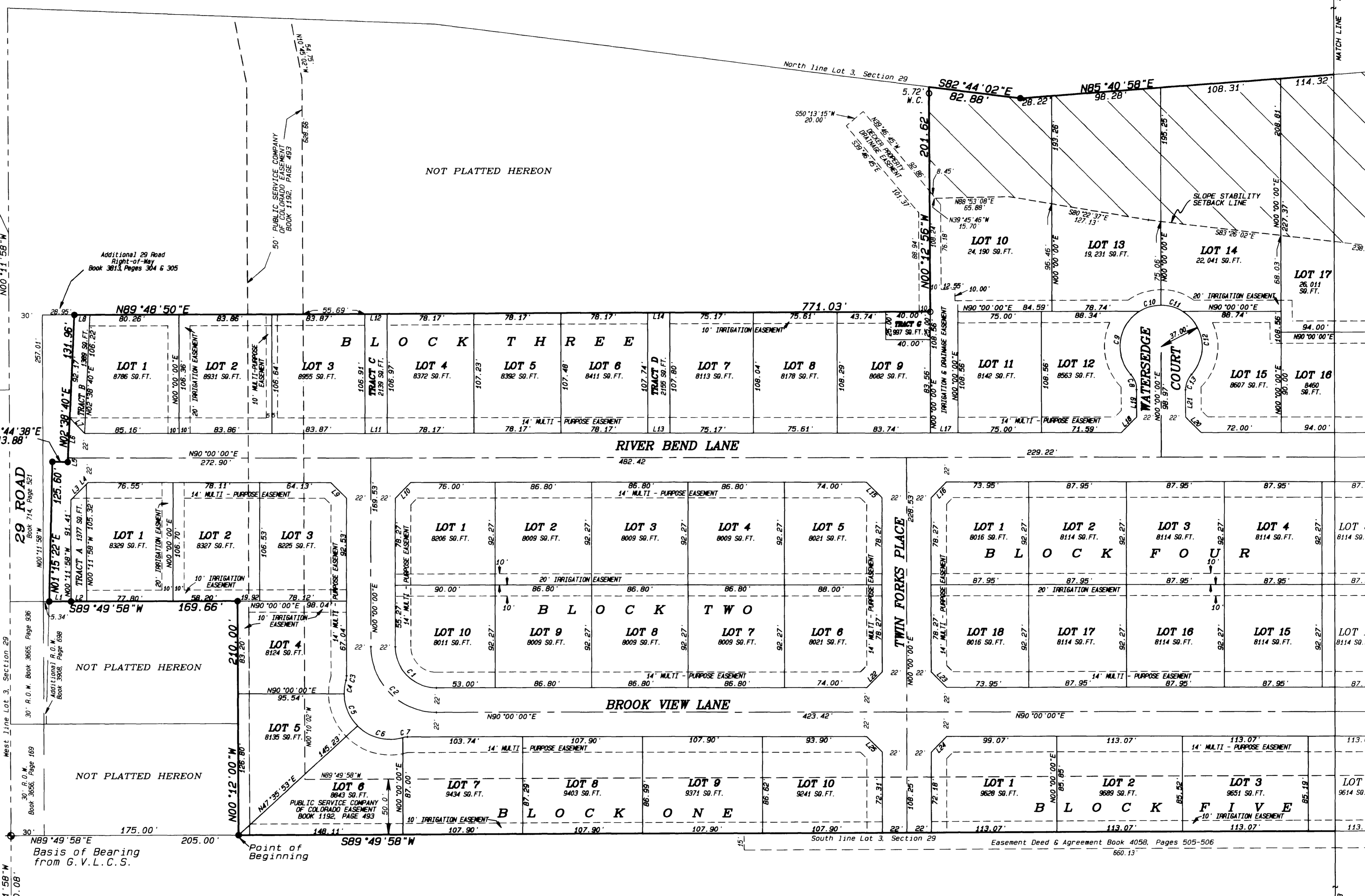
NORTH 1/16TH CORNER WEST LINE SECTION 29 M.C.S.M. # 504-1 SOUTHWEST CORNER GOVERNMENT LOT 3 BENCHMARK ELEVATION = 4669.93 NAVD88

WEST 1/4 CORNER SECTION 29 M.C.S.M. # 105-1



LAND USE SUMMARY

TRACTS	USE	ACRES	PERCENT
LOTS (81 TOTAL)	SINGLE FAMILY RESIDENTIAL	22.23	82.5%
TRACTS A & B	OPEN SPACE	0.06	0.2%
TRACTS C & D	ADJOINING PROPERTY USE	0.10	0.4%
TRACTS E & F	SHARED DRIVEWAYS	0.09	0.3%
DEDICATED ROADS	PUBLIC RIGHT-OF-WAY	4.47	16.6%
		26.95	100%



NOTES

Letter of agreement between Public Service Co. and Riverview Estates LLC is recorded in Book 4274 at Page 697.

Tracts C and D are not to be used by owners of adjoining Lots 3, 4, 6 and 7 in Block Three for vehicle parking.

Certain angle points on the north boundary fall over the southerly top of bank of the Colorado River and can not be monumented.

BASIS OF BEARING STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, determined by Global Positioning System observations on the Mesa County Survey Marker #504-1 at the southwest corner of government Lot 3 of Section 29, and the aluminum cap stamped "D H Surveys Inc. P.L.S. 24306" at the southeast corner of said government Lot 3. The measured bearing is N89°49'58"E.

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.

LEGEND & ABBREVIATIONS

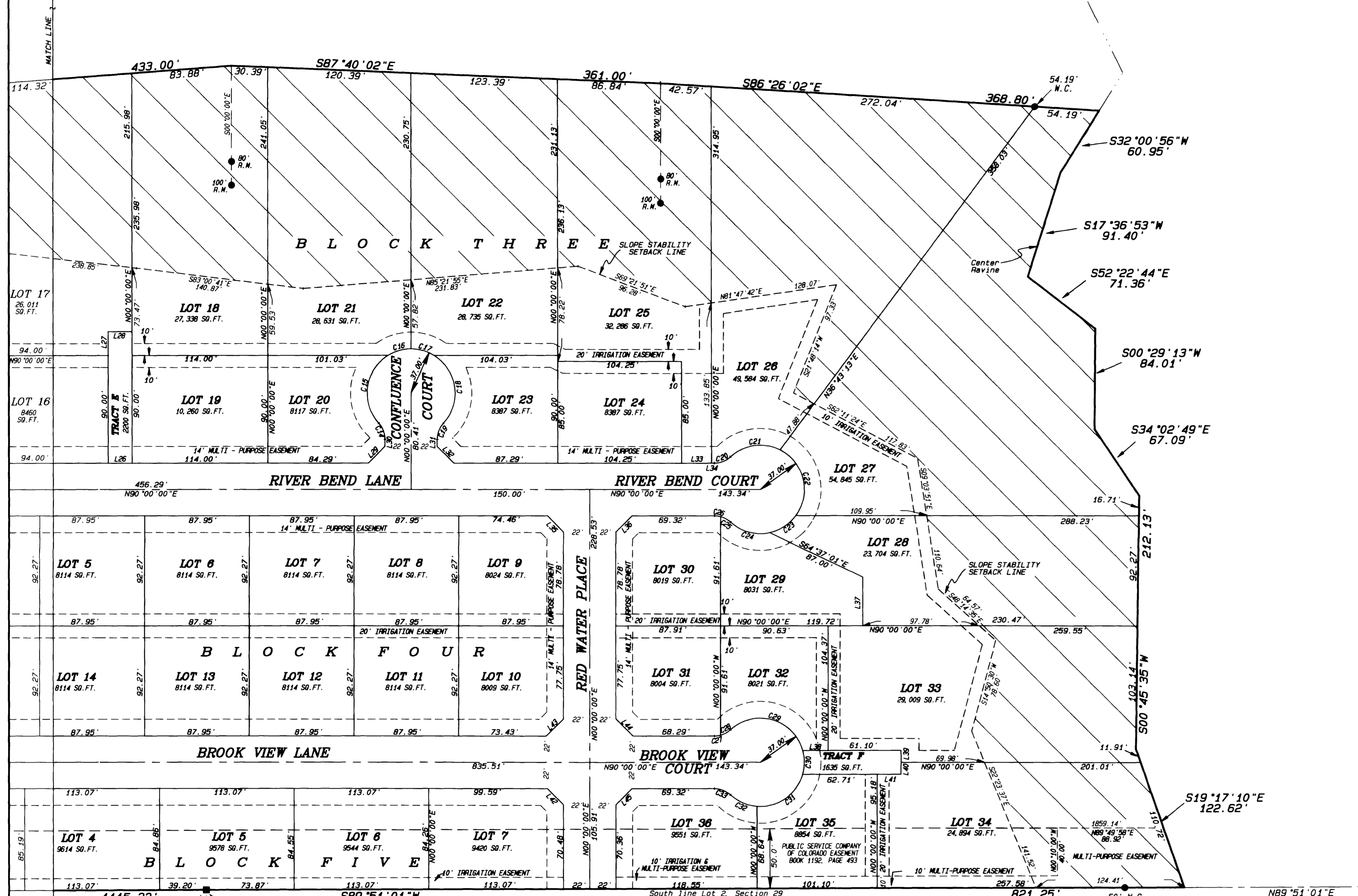
- ◆ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)
- SET 2" ALUMINUM CAP STAMPED "D H SURVEYS LS 24306" ON FOUND #5 REBAR
- SET 3.25" ALUMINUM CAP STAMPED "D H SURVEYS LS 24306" ON FOUND #5 REBAR WITH RED PLASTIC CAP (ILLEGIBLE)
- SET 2" ALUMINUM CAP ON #5 REBAR "STAMPED D H SURVEY LS 24306"
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- ALL EXTERIOR BOUNDARY MONUMENTS ARE SET IN CONCRETE
- W.C. = WITNESS CORNER
- SG. FT. = SQUARE FEET
- NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R.O.W. = RIGHT-OF-WAY
- T. = TOWNSHIP
- R. = RANGE
- S. = SECTION
- G.P.S. = GLOBAL POSITIONING SYSTEM
- M.C.S.M. = MESA COUNTY SURVEY MARKER
- R.M. = REFERENCE MONUMENT
- H.O.A. = HOMEOWNERS ASSOCIATION
- LIMITS OF DEVELOPMENT AND DRAINAGE EASEMENT

RIVERVIEW ESTATES
 LOCATED IN THE
LOTS 2 & 3, SECTION 29, T.1S.,R.1E., UTE MERIDIAN, MESA COUNTY, COLORADO
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 198-04-52
 Drawn By TERRAMODEL Date FEBRUARY, 2007 Sheet 2 OF 3

RIVERVIEW ESTATES

A PORTION OF LOTS 2 & 3, SECTION 29, T.1S.,R.1E., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

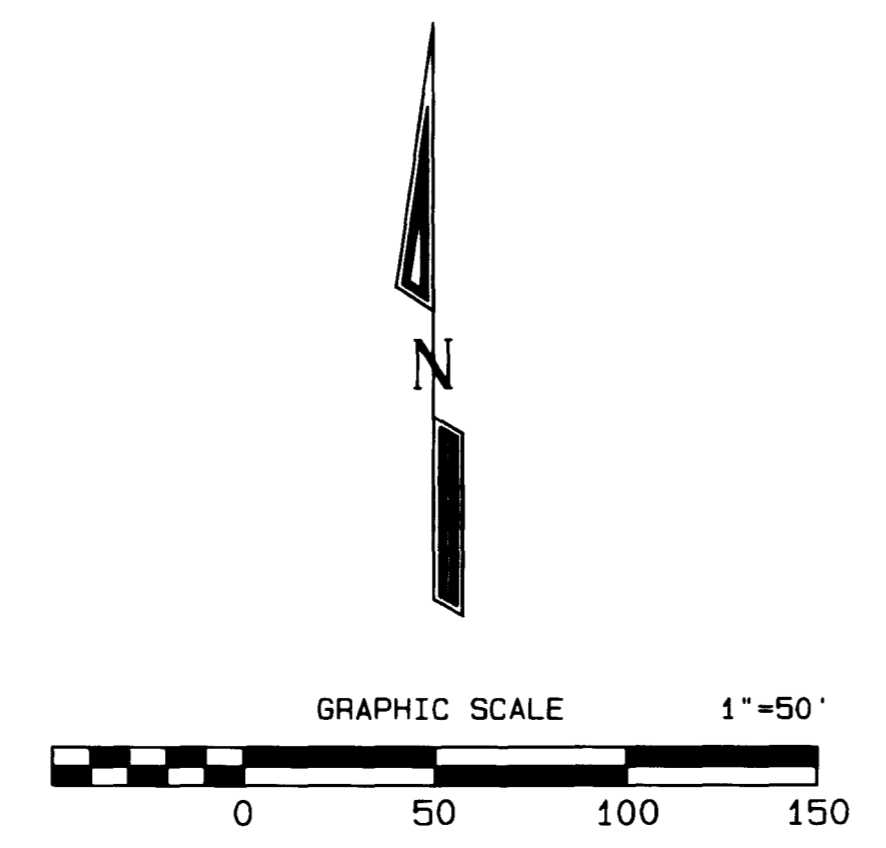
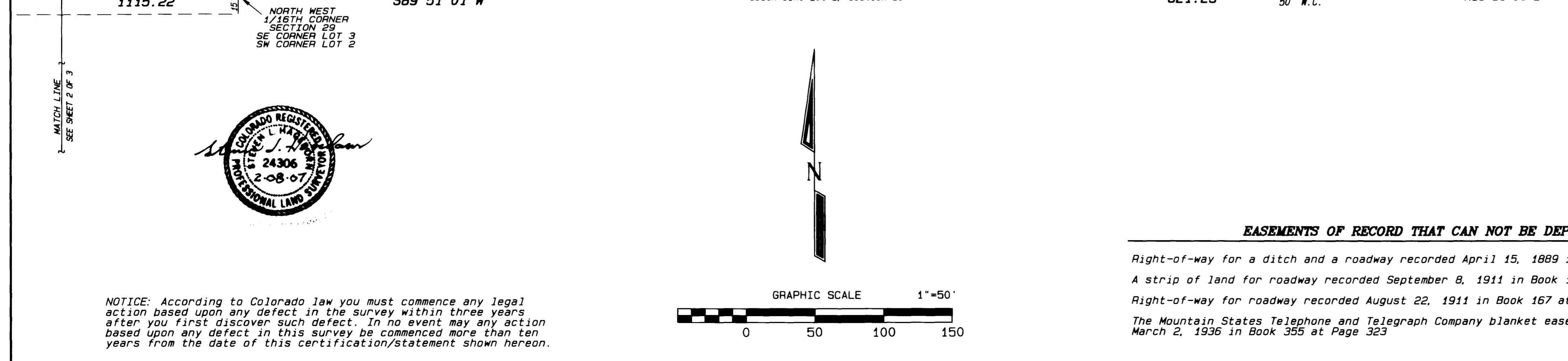


LINE TABLE

LINE	BEARING	DISTANCE
L26	N90°00'00"E	20.00'
L27	N00°00'00"E	20.00'
L28	N90°00'00"E	20.00'
L29	N45°00'00"E	19.80'
L30	N00°00'00"W	5.87'
L31	S00°00'00"E	5.87'
L32	S45°00'00"E	19.80'
L33	N90°00'00"E	25.00'
L34	N90°00'00"E	2.26'
L35	S45°00'00"E	19.07'
L36	N45°00'00"E	19.07'
L37	S00°00'00"E	40.78'
L38	N90°00'00"E	21.55'
L39	S00°00'00"W	10.00'
L40	S00°00'00"W	10.00'
L41	N90°00'00"W	20.00'
L42	N45°00'00"W	19.07'
L43	N45°00'00"E	20.53'
L44	S45°00'00"E	20.53'
L45	S45°00'00"W	19.07'

CURVE TABLE

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD
C14	14.85'	42°32'13"	20.00'	N21°16'06"W	14.51'
C15	65.34'	101°10'34"	37.00'	N08°03'04"E	57.17'
C16	20.25'	31°21'39"	37.00'	N74°19'11"E	20.00'
C17	20.25'	31°21'39"	37.00'	S74°19'11"E	20.00'
C18	65.34'	101°10'34"	37.00'	S08°03'04"E	57.17'
C19	14.85'	42°32'13"	20.00'	S21°16'06"W	14.51'
C20	14.85'	42°32'13"	20.00'	N68°43'54"E	14.51'
C21	44.73'	69°15'53"	37.00'	N82°05'44"E	42.05'
C22	64.42'	99°45'21"	37.00'	S13°23'39"E	56.59'
C23	26.82'	41°31'59"	37.00'	S57°15'01"W	26.24'
C24	35.21'	54°31'13"	37.00'	N74°43'24"W	33.89'
C25	9.69'	27°45'48"	20.00'	N61°20'41"W	9.60'
C26	5.16'	14°46'25"	20.00'	N82°36'48"W	5.14'
C27	5.16'	14°46'25"	20.00'	N82°36'48"E	5.14'
C28	9.69'	27°45'48"	20.00'	N61°20'41"E	9.60'
C29	75.57'	117°01'01"	37.00'	S74°01'42"E	63.10'
C30	20.25'	31°21'39"	37.00'	S00°09'38"W	20.00'
C31	50.69'	78°29'23"	37.00'	S55°05'09"W	46.82'
C32	24.67'	38°12'23"	37.00'	N66°33'59"W	24.22'
C33	14.85'	42°32'13"	20.00'	N68°43'54"W	14.51'



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.

EASEMENTS OF RECORD THAT CAN NOT BE DEPICTED

Right-of-way for a ditch and a roadway recorded April 15, 1889 in Book 23 at Page 361
 A strip of land for roadway recorded September 8, 1911 in Book 161 at Page 397
 Right-of-way for roadway recorded August 22, 1911 in Book 167 at Page 108
 The Mountain States Telephone and Telegraph Company blanket easement recorded March 2, 1936 in Book 355 at Page 323

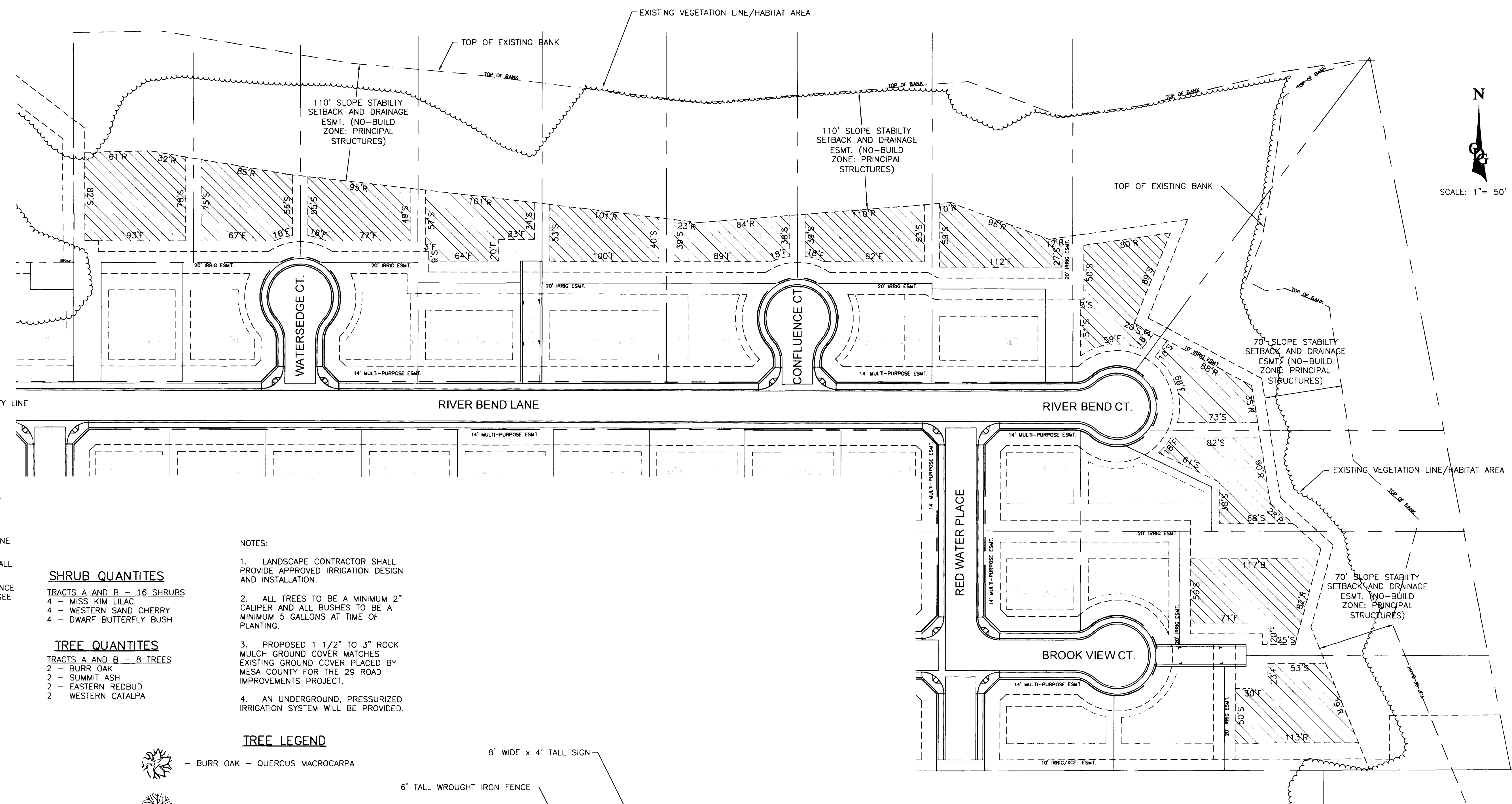
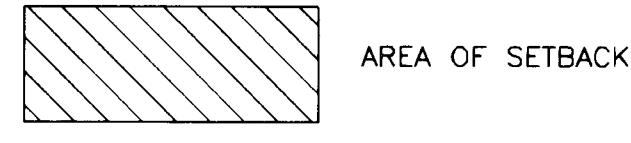
RIVERVIEW ESTATES
 LOCATED IN THE
 LOTS 2 & 3, SECTION 29, T.1S.,R.1E.,
 UTE MERIDIAN, MESA COUNTY, COLORADO

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

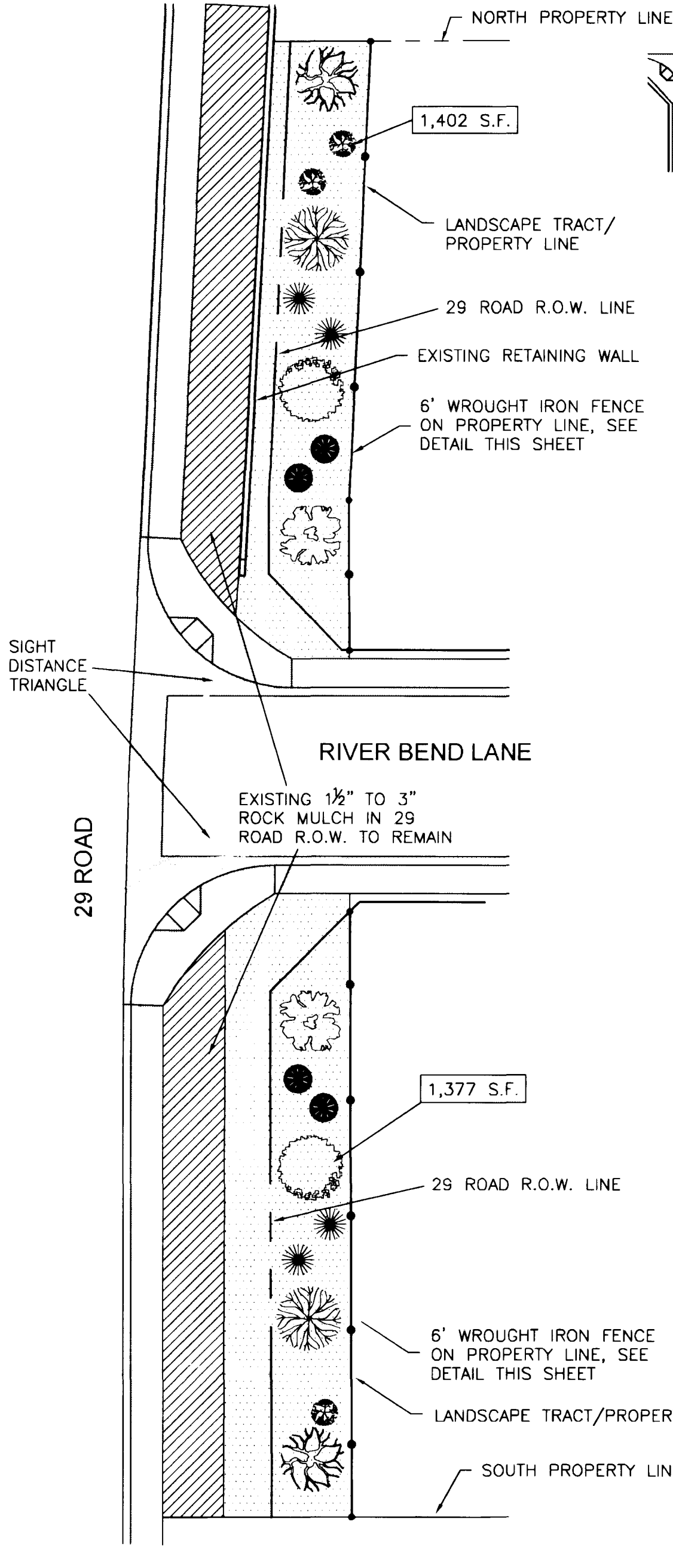
Designed By S.L.H.	Checked By M.W.D.	Job No. 198-04-52
Drawn By TERRAMODEL	Date FEBRUARY, 2007	Sheet 3 OF 3

F = FRONT SETBACK LINE
 S = SIDE SETBACK LINE
 R = REAR SETBACK LINE

SETBACKS FROM PROPERTY LINE
 FRONT = 20'
 SIDE = 7'
 REAR = 25' OR NO BUILD ZONE LINE



N
 SCALE: 1" = 50'



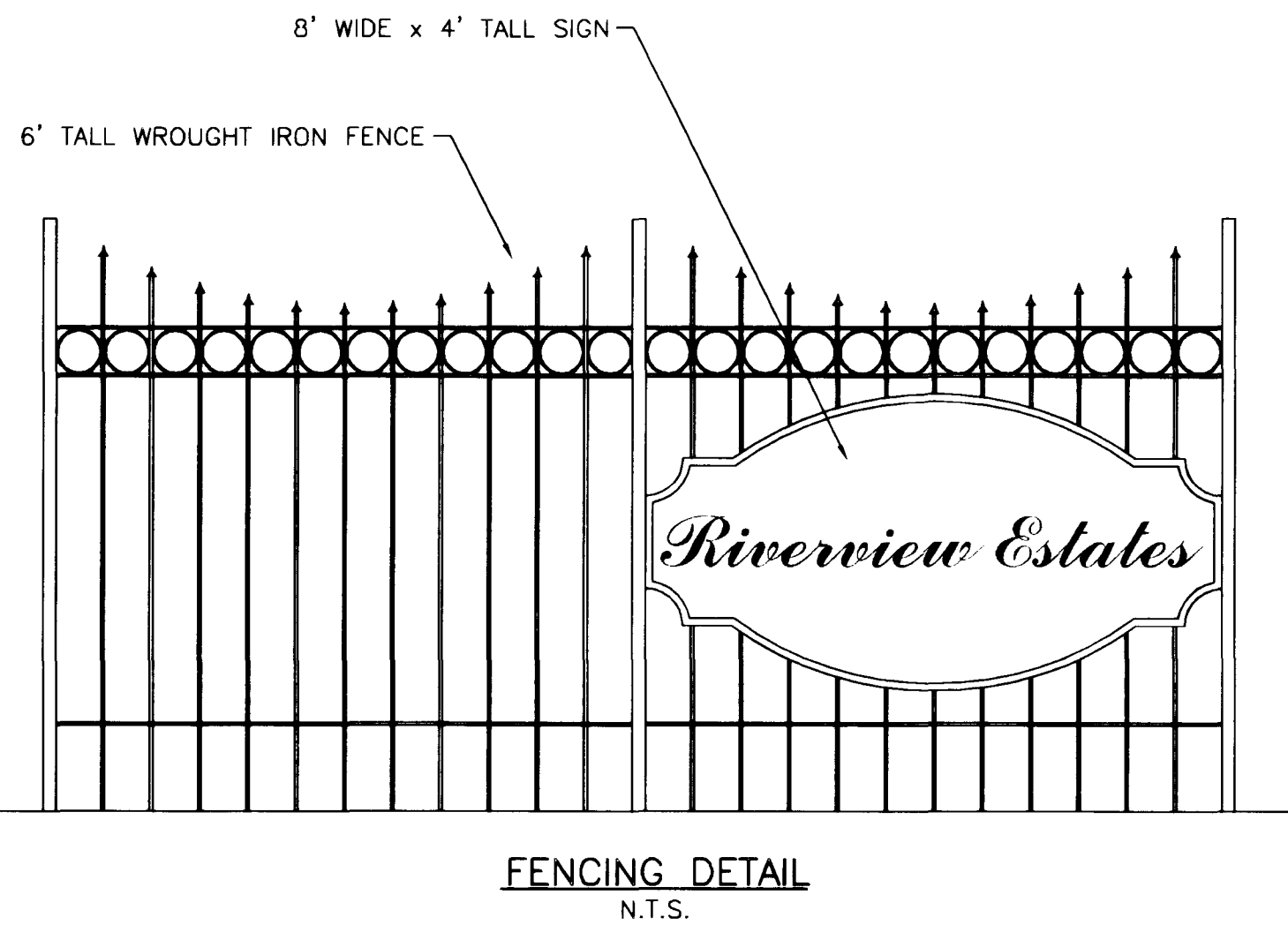
- SHRUB QUANTITIES**
 TRACTS A AND B - 16 SHRUBS
 4 - MISS KIM LILAC
 4 - WESTERN SAND CHERRY
 4 - DWARF BUTTERFLY BUSH
- TREE QUANTITIES**
 TRACTS A AND B - 8 TREES
 2 - BURR OAK
 2 - SUMMIT ASH
 2 - EASTERN REDBUD
 2 - WESTERN CATALPA

- NOTES:**
- LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED IRRIGATION DESIGN AND INSTALLATION.
 - ALL TREES TO BE A MINIMUM 2" CALIPER AND ALL BUSHES TO BE A MINIMUM 5 GALLONS AT TIME OF PLANTING.
 - PROPOSED 1 1/2" TO 3" ROCK MULCH GROUND COVER MATCHES EXISTING GROUND COVER PLACED BY MESA COUNTY FOR THE 29 ROAD IMPROVEMENTS PROJECT.
 - AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED.

- TREE LEGEND**
- BURR OAK - QUERCUS MACROCARPA
 - SUMMIT ASH - FRAXINUS PENN
 - EASTERN REDBUD - CERCIS CANADENSIS
 - WESTERN CATALPA - CATALPA SPECIOSA

- SHRUB LEGEND**
- MISS KIM LILAC - SYRINGA PATULA
 - WESTERN SAND CHERRY - PRUNUS BESSEYI
 - DWARF BUTTERFLY BUSH - BUDDLEIA DAVIDDI

- GROUND COVER LEGEND**
- PROPOSED 1 1/2" TO 3" ROCK MULCH
 - EXISTING 1 1/2" TO 3" ROCK MULCH



THE NO BUILD ZONE IS IDENTIFIED WITH THE SLOPE STABILITY SETBACK AND DRAINAGE EASEMENT (NO BUILD ZONE, PRINCIPAL STRUCTURES AND ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT) WITH SLOPE STABILITY SETBACK BEING EITHER 110 FEET TO 70 FEET. THE WINTER RANGE OF THE BALD EAGLES THAT INCLUDES THE COLORADO RIVER'S SOUTH SHORES ALONG THE PROPOSED DEVELOPMENT WILL BE PROTECTED BY A 110' NO BUILD ZONE TO THE NORTH THAT INCLUDES THE SPARCE TREE AND FOLIAGE ALONG THE SLOPE LEADING TO THE RIVER'S EDGE, AND A 70' NO BUILD ZONE TO THE EAST. THE SLOPE WILL REMAIN UNTOUCHED BY MAN MADE STRUCTURES DUE TO THE EXTREME ANGLE OF THE SLOPE AND THE NO BUILD ZONE LOCATION. THE NATURAL GROWTH OF THE VEGETATION ALLOWS SOIL STABILITY ALONG THE STEEP SLOPE AS WELL. THE NATURAL STATE OF THE SLOPE EDGE WILL REMAIN IN TACT. THE LARGE TREES ALONG THE TOP EDGE OF THE SLOPE ALSO ADDS TO SOIL STABILITY OF THE SLOPE AND WILL REMAIN PART OF THE NATURAL NO BUILD ZONE. THIS SHOULD LET EAGLES HAVE A PLACE TO ROOST JUST AS THEY MIGHT HAVE DONE IN THE PAST. PRESERVATION OF FEATURES AND HABITAT HAS BEEN INCORPORATED INTO THE C.C.R.'S AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNER AND NOT THE H.O.A.

REVISION Δ	FENCE EDITS (8' TO 6' TALL)	DATE 12-15-06
REVISION Δ		DATE
REVISION Δ		DATE

DRAWN BY DPW	DATE 10-17-06
DESIGNED BY DPW/PMO	DATE 10-17-06
CHECKED BY PMO	DATE 10-17-06

SCALES:	
PLAN	PROFILE
AS SHOWN	

O'Connor Design Group, Inc.

2350 G Road
 Grand Junction, Co. 81505
 Phone: (970) 241-7125
 Fax: (970) 241-7852

RIVERVIEW ESTATES
 SPECIAL BUILDING LOT CONSIDERATIONS PLAN 1