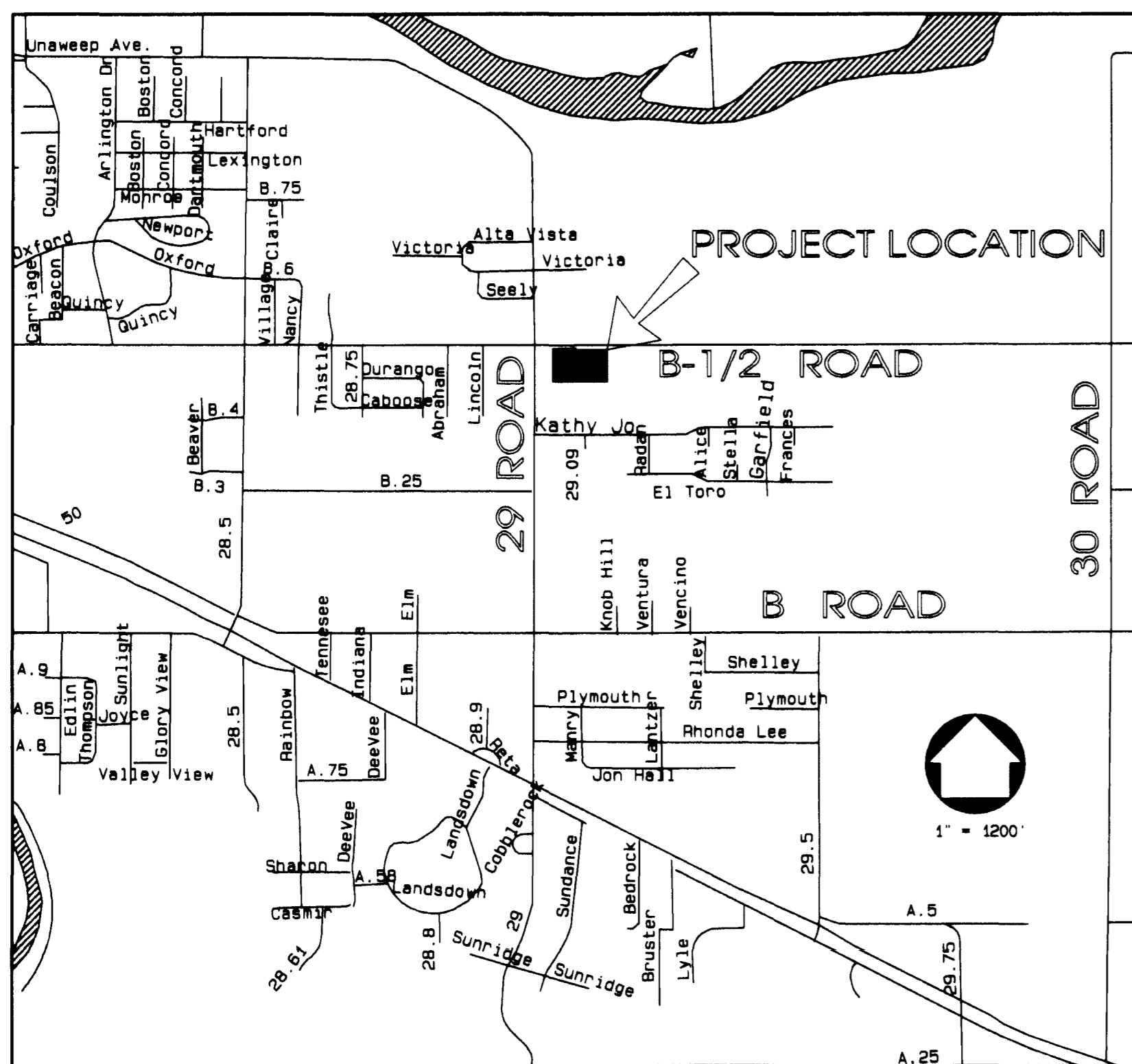


# MASON RIDGE SUBDIVISION

A SUBDIVISION OF A PART OF THE NW1/4 SW1/4 OF SECTION 29, T.1 S., R.1 E., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## VICINITY MAP



Tract A, B, C, and D shall be conveyed to the Homeowners Association by separate instrument for landscape purposes subject to the various easements granted or reserved on this plat, and shall constitute Common Area under the Master Dedication of Covenants, Conditions and Restrictions for Mason Ridge Subdivision.

All Irrigation Easements shown hereon are to be granted by separate instrument to the Mason Ridge Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems.

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00905958 C, dated July 5, 2001.

## AREA SUMMARY

Lots	2.509 Acres	72.40%
Roads	0.642 Acres	18.53%
Tracts	0.314 Acres	9.07%
<b>Total</b>	<b>3.465 Acres</b>	<b>100.00%</b>

## SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of MASON RIDGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,  
Colorado PLS 18480



## STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Ruckman, Inc., a Colorado corporation, is the owner of that real property situated in the NW1/4 SW1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in Instruments recorded in Book 3902 at Page 106 and Book 3902 at Page 697 of the Mesa County records; said property being more particularly described as follows:

Beginning South 89°58'53" East 165.00 feet from the West Quarter corner of said Section 29;  
thence South 89°58'53" East 213.34 feet;  
thence South 334.85 feet;  
thence North 89°58'53" West 213.34 feet;  
thence North 334.85 feet to the point of beginning;  
EXCEPT the North 30.00 feet for County Road right-of-way.

AND:

Beginning at a point of the north boundary of the NW1/4 SW1/4 of Section 29 whence the West Quarter corner of said Section 29 bears North 89°58'53" West 378.34 feet;  
thence South 89°58'53" East along the North boundary of the NW1/4 SW1/4 of said Section 29 a distance of 291.36 feet;  
thence South 334.85 feet;  
thence North 89°58'53" West 291.36 feet;  
thence North 334.85 feet to the point of beginning;  
EXCEPT the North 40 feet as conveyed to Mesa County by Instrument recorded September 16, 1975 in Book 1046 at Page 90.

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as MASON RIDGE SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

\* All streets to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

\* All multipurpose 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 thereto including but not limited to: electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

\* Drainage easements, including a drainage easement across all of Tract B, are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The Mason Ridge Subdivision Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

\* Public Access Easements shown hereon are hereby dedicated to the City of Grand Junction as perpetual, non-exclusive easements for public ingress and egress.

All 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 or 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.

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

Executed this 26<sup>th</sup> day of February, 2007.

Ruckman Inc., a Colorado corporation.

Its President

State of Colorado )  
County of Mesa ) ss

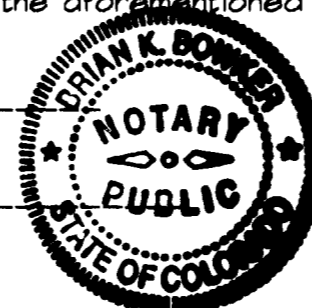
The foregoing Statement of Ownership and Dedication was acknowledged before me

by STEVE RUCKMAN of Ruckman Inc., as its President this FEBRUARY 26<sup>th</sup>

day of FEBRUARY, 2007, for the aforementioned purposes.

Notary Public

My commission expires: 10/27/10



## CONVEYANCE DOCUMENTS (for City use only)

Tract A, B, C and D to the Homeowners Association	Book _____	Page _____
Irrigation Easements to the Homeowners Association	Book _____	Page _____

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, First National Bank of the Rockies, 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 3902 at Page 107 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 Regional President, with the authority of its Board of Directors, this 27<sup>th</sup> day of FEBRUARY, 2007.

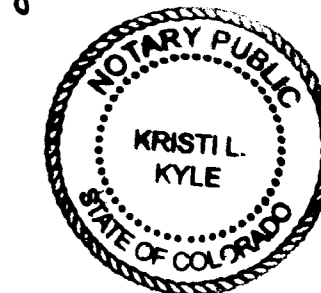
By: [Signature] For: First National Bank of the Rockies  
(Title) Regional President

State of Colorado )  
County of Mesa ) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Ron Sawyer of First National Bank of the Rockies as its Regional President this 27<sup>th</sup> day of February, 2007.

By: [Signature]  
Notary Public

My commission expires: 2-11-2008



## DECLARATION OF COVENANTS

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Mesa County records.

## TITLE CERTIFICATION

State of Colorado )  
County of Mesa ) ss

We, Transation Title Insurance Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Ruckman Inc., a Colorado Corporation; 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: 2/28/07 By: [Signature] Title: Transation Title Insurance Company

## CITY APPROVAL

This plat of MASON RIDGE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 2<sup>nd</sup> day of MARCH, 2007.  
By: David Valley City Manager  
[Signature]

## CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa ) ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 10:32 o'clock A.M., on this 6<sup>th</sup> day of March, 2007, and was recorded at Reception No. 2367674, Book 4369, Page 227-228 Drawer No. TT-38, Fees \$20.00-1.00.

By: Janice Rich Clerk and Recorder  
Lorise Eckman Deputy

## MASON RIDGE SUBDIVISION

Ruckman Inc.,  
a Colorado Corporation

NW1/4 SW1/4 Section 29, Township 1 South, Range 1 East, Ute Meridian

## RIVER CITY CONSULTANTS, Inc.

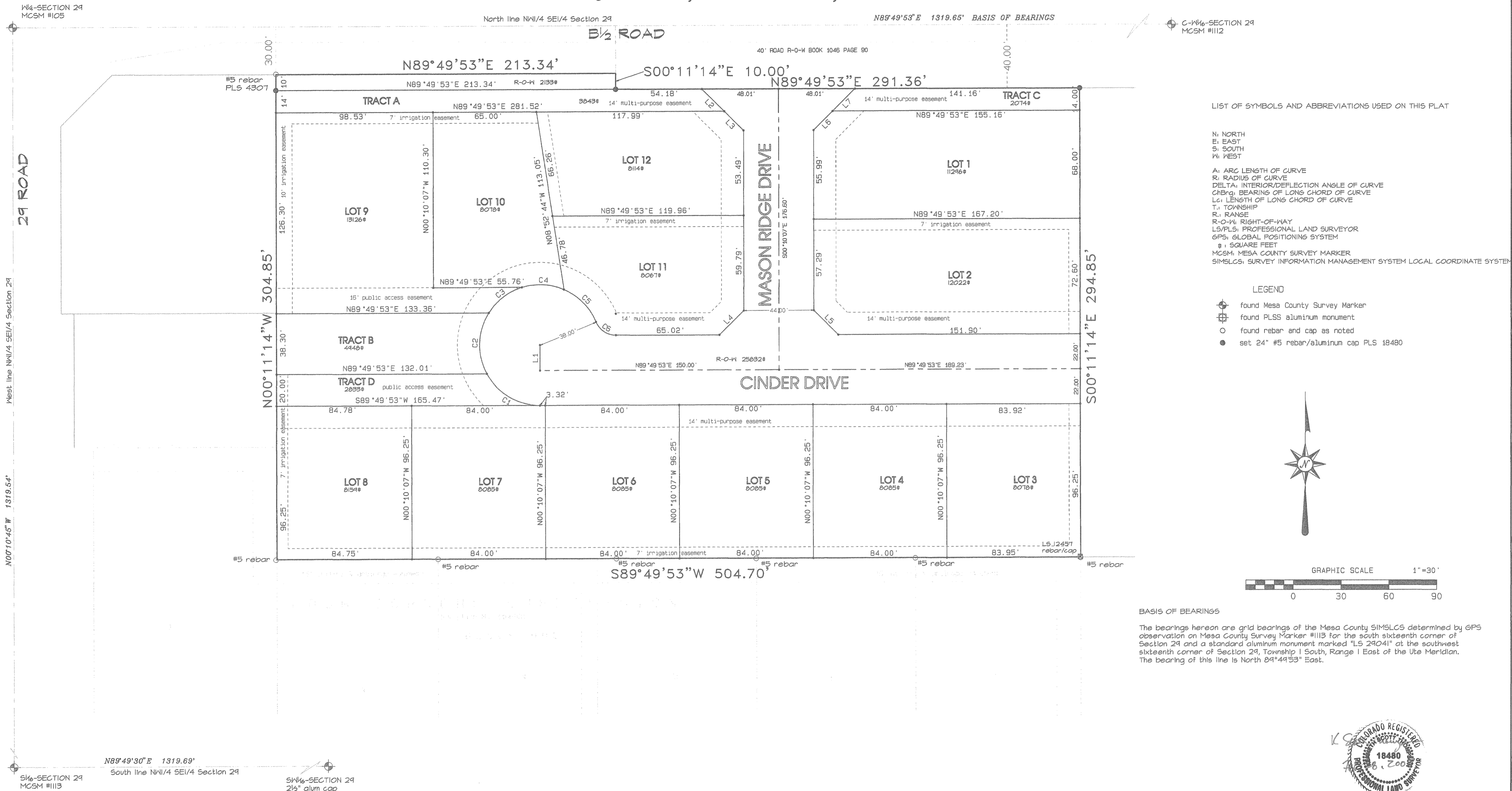
744 Horizon Ct. Suite 110 (970) 241-4722  
Grand Junction CO 81506 info@rccwest.com

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Drawn: kst Checked: drs Date: Feb 26, 2007 Sheet 1 of 2

# MASON RIDGE SUBDIVISION

A SUBDIVISION OF A PART OF THE NW1/4 SW1/4 OF SECTION 29, T.1 S., R.1 E., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

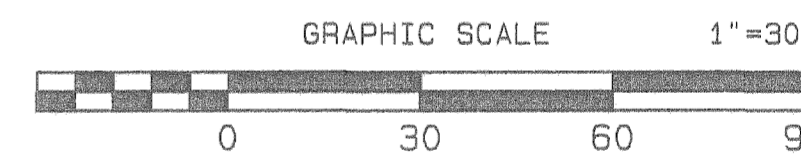
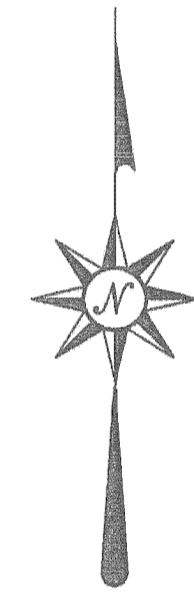


LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- ChBrg: BEARING OF LONG CHORD OF CURVE
- Lc: LENGTH OF LONG CHORD OF CURVE
- T: TOWNSHIP
- R: RANGE
- R-O-W: RIGHT-OF-WAY
- LS/PLS: PROFESSIONAL LAND SURVEYOR
- GPS: GLOBAL POSITIONING SYSTEM
- sq: SQUARE FEET
- MCSM: MESA COUNTY SURVEY MARKER
- SIMSCLS: SURVEY INFORMATION MANAGEMENT SYSTEM LOCAL COORDINATE SYSTEM

LEGEND

- found Mesa County Survey Marker
- found PLSS aluminum monument
- found rebar and cap as noted
- set 24" #5 rebar/aluminum cap PLS 18480



BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSCLS determined by GPS observation on Mesa County Survey Marker #1113 for the south sixteenth corner of Section 29 and a standard aluminum monument marked "L5 29041" at the southwest sixteenth corner of Section 29, Township 1 South, Range 1 East of the Ute Meridian. The bearing of this line is North 84°44'53" East.



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

**MASON RIDGE SUBDIVISION**  
Ruckman Inc.,  
a Colorado Corporation

NW1/4 SW1/4 Section 29, Township 1 South, Range 1 East, Ute Meridian

**RIVER CITY CONSULTANTS, Inc.**  
744 Horizon Ct. Suite 110 (970) 241-4722  
Grand Junction CO 81506 info@rccwest.com

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Drawn: kst Checked: drs Date: Feb 26, 2007 Sheet: 2 of 2

LINE	BEARING	DISTANCE
L1	N00°10'07"W	16.00'
L2	N45°10'07"W	19.80'
L3	N45°10'07"W	16.98'
L4	N44°49'53"E	21.66'
L5	S45°10'07"E	21.66'
L6	S44°49'53"W	16.98'
L7	S44°49'53"W	19.80'

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	40.94'	38.00'	61°43'35"	N59°18'20"W	38.99'
C2	40.17'	38.00'	60°34'03"	N01°50'29"E	38.33'
C3	26.67'	38.00'	40°30'48"	N52°22'55"E	26.31'
C4	26.95'	38.00'	40°38'55"	S87°02'14"E	26.40'
C5	29.38'	38.00'	44°17'41"	S44°33'56"E	28.65'
C6	15.95'	13.50'	67°45'02"	S58°17'36"E	16.05'

RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

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.