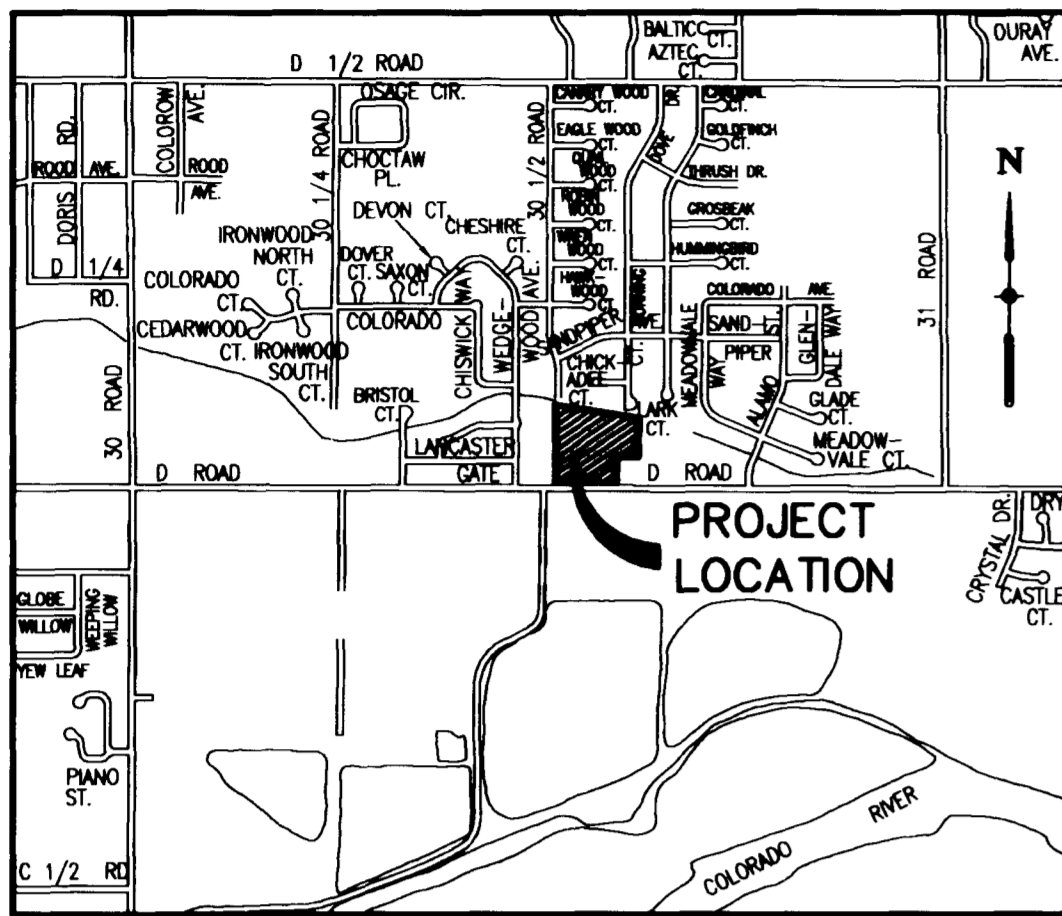


**RIVER RUN SUBDIVISION**  
 REPLAT OF LOT 1 OF JUNCTION EAST SUBDIVISION AND A  
 PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16,  
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP

**AREA SUMMARY**

LOTS	3.240 AC.±	72.2%
TRACT A	0.139 AC.±	3.1%
TRACT B	0.130 AC.±	2.9%
TRACT C	0.034 AC.±	0.8%
TRACT D	0.034 AC.±	0.8%
TRACT E	0.034 AC.±	0.8%
TRACT F	0.037 AC.±	0.8%
ROADS	0.840 AC.±	18.6%
<b>TOTAL</b>	<b>4.488 AC.±</b>	<b>100%</b>

**ASSOCIATED RECORDED DOCUMENTS TABLE**

This information to be completed by City of Grand Junction personnel.

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.

Declarations  
 Recorded in Book 4543 Pages 587 through 607

Dedication Note 5.  
 Deed of conveyance recorded in Book 4543 Page 627

Dedication Note 6.  
 Deed of conveyance recorded in Book 4543 Page 627

Dedication Note 7.  
 Deed of conveyance recorded in Book 4543 Page 626

Dedication Note 8.  
 Deed of conveyance recorded in Book 4543 Page 626

Dedication Note 9.  
 Deed of conveyance recorded in Book 4543 Page 626

Dedication Note 10.  
 Deed of conveyance recorded in Book 4543 Page 626

Vacated North ten (10) feet of D Road abutting Lot 1 of Junction East Subdivision.  
 Deed of conveyance recorded in Book 4543 Page 584

NOTES:

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS: The line between the S 1/4 corner and E 1/16 corner on the south boundary of Section 16, Township 1 South, Range 1 East, Ute Meridian having a bearing of N 89° 55' 25" E. The basis of bearing hereon is based on the grid bearings of the Mesa County SIMSLCS.
- Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
- This survey does not constitute a title search by this surveyor or Vista Engineering Corp. 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 policy issued by First American Heritage Title Company, Commitment NO. 915-H0035920-900-GTO, Amendment No. A, dated June 12, 2006.
- All residential dwelling units will require an engineered foundation design performed by a Professional Engineer, licensed in the State of Colorado.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Darter, LLC, a Colorado limited liability company, being the owners of record of that real property situated in the SW 1/4 of the SE 1/4 of Section 16, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4509, Page 629 and together with the portion of vacated D Road abutting said Lot 1 as evidenced by that recorded instrument of the records in the Mesa County Clerk and Recorder as demonstrated in the Associated Recorded Documents Table. Said owner does hereby Plat said real property under the name and style of RIVER RUN SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 1 of Junction East Subdivision, according to the Plat thereof recorded in Plat Book 12, Page 263 and together with the North 10 feet of vacated D Road abutting said Lot 1 as evidenced by that recorded instrument of the records in the Mesa County Clerk and Recorder as demonstrated in the Associated Recorded Documents Table. Said property is situated in the SW 1/4 of the SE 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more fully described as follows:

Beginning at the southwesterly corner of a tract of land, which bears N 89°55'25" E, 150.00 feet and N 0°03'35" E, 40.00 feet from the S 1/4 corner of Section 16, Township 1 South, Range 1 East of the Ute Meridian and considering the south line of the SW 1/4 of the SE 1/4 of said Section 16 to bear N 89°55'25" E, with all other bearings contained herein relative thereto;

- Thence N 0°03'35" E, 480.94 feet;
- Thence S 8°20'10" E, 504.16 feet;
- Thence S 01°41'35" W, 234.63 feet;
- Thence S 89°55'25" W, 125.00 feet;
- Thence S 01°41'35" W, 161.20 feet;
- Thence S 89°55'25" W, 360.81 feet to the point of beginning.

River Run Subdivision, as described above contains 4.488 acres more or less. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

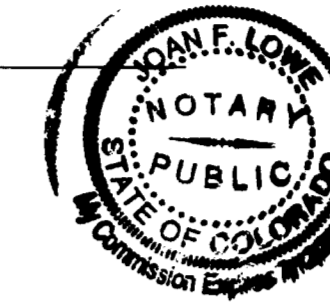
- All streets, roads and Right-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
- All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.
- All Utility Easements are dedicated to the City of Grand Junction for the use of City-approved public utilities 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 sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.
- All Drainage Easements are dedicated to the City of Grand Junction as a 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 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 detention and drainage facilities.
- All Drainage Easements to be granted to the River Run Home Owners Association, Inc. for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
- All Irrigation Easements to be granted to the River Run Home Owners Association, Inc. for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.
- All Mail Box Easements to be granted to the River Run Home Owners Association, Inc. for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for postal service and appurtenances.
- Tracts A and B (Open Space) to be granted to the River Run Home Owners Association, Inc. for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) usage and aesthetic purposes as determined appropriate by said owners.
- Tracts C, D and E to be granted to the River Run Home Owners Association, Inc. for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) ingress and egress of the appropriate lot owners, their guests, and invitees, and also for the use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services; (b) usage and aesthetic purposes as determined appropriate by said owners.
- Tract F to be granted to the River Run Home Owners Association, Inc. for the usage and aesthetic purposes as determined appropriate by said owners.
- Tracts A and B are dedicated to the City of Grand Junction as a perpetual easements for the inspection, installation, operation, maintenance and repair of drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress and 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.

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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Said owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Darter, LLC, has caused its name to be hereunto subscribed this 2nd day of OCTOBER, A.D., 2007.

Terrence Lawrence  
 Terrence Lawrence, Member of Darter, LLC.



STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 2nd day of OCTOBER, A.D., 2007, by Terrence Lawrence as Member of Darter, LLC.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 7/12/2011  
Dawn C. Coutee  
 Notary Public

**LIENHOLDER'S RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4509 at Page 630 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 present to be signed by its Regional President, with the authority of its board of directors, this 4th day of October, A.D., 2007.

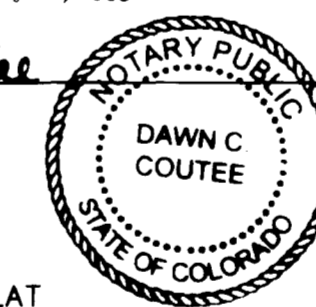
By: Richard K. Brown (title) Regional President  
 Community Banks of Colorado  
 2460 F Road, Unit No. 2,  
 Grand Junction, CO 81505

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 4 day of October, A.D., 2007, by Richard K. Brown as Regional President of Community Banks of Colorado.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires July 29, 2009  
Dawn C. Coutee  
 Notary Public



**LIENHOLDER'S RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4509 at Page 643 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said L.L.C. has caused these present to be signed by its MANAGING MEMBER with the authority of its board of directors, this 10 day of OCTOBER, A.D., 2007. MCMEMBERS.

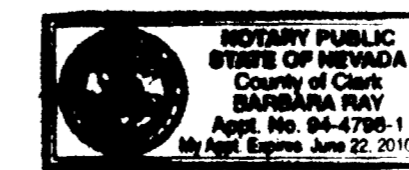
By: Man Woods (title) Managing Member  
 CO & RR, LLC.  
 8061 Castle Pines Avenue,  
 Las Vegas, NV 89113

STATE OF NEVADA )  
 ) ss  
 COUNTY OF CLARK )

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 10th day of October, A.D., 2007, by Man Woods as Managing Member of CO & RR, LLC.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 6-22-2010  
Barbara Ray  
 Notary Public



**TITLE CERTIFICATION**

We, Land Title Guarantee Company - Grand Junction, a title insurance company, as duly licensed by 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, a Colorado limited liability company, 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.

Executed this 5th day of OCTOBER, A.D., 2007.

By: L.D.H. (title) EXAMINER  
 Title Examiner LAWRENCE D. VENT

**CITY APPROVAL**

The River Run Subdivision is approved and all dedications accepted this 23rd day of OCTOBER, A.D., 2007.

Jim Nadeau  
 City Manager  
Al [Signature]  
 Mayor

**DECLARATIONS**

The Declarations or Protective Covenants are recorded as shown in the City of Grand Junction Information Box

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 4:22 P.M., on the 29th day of October, A.D. 2007 in Book No. 4543, Page No. 581 & 582, Reception No. 2409688.  
 Drawer No. VV-23, Fees \$20 \$1250

Janice Rich  
 Mesa County Clerk and Recorder  
Carol [Signature] - Rose  
 Deputy

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying plat of RIVER RUN SUBDIVISION a subdivision of a part of City of Grand Junction, has been prepared by me and/or under my direct supervision and represents a field survey. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders or quality of title.



Dean E. Ficklin  
 P.L.S., 19597

**RIVER RUN SUBDIVISION**

SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 16,  
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO.:	DATE:	SHEET NO.:
1" = 40'	4236.01-03	9-18-07	1 of 2

**RIVER RUN SUBDIVISION**  
 REPLAT OF LOT 1 OF JUNCTION EAST SUBDIVISION AND A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**ROAD CENTERLINE TABLE**

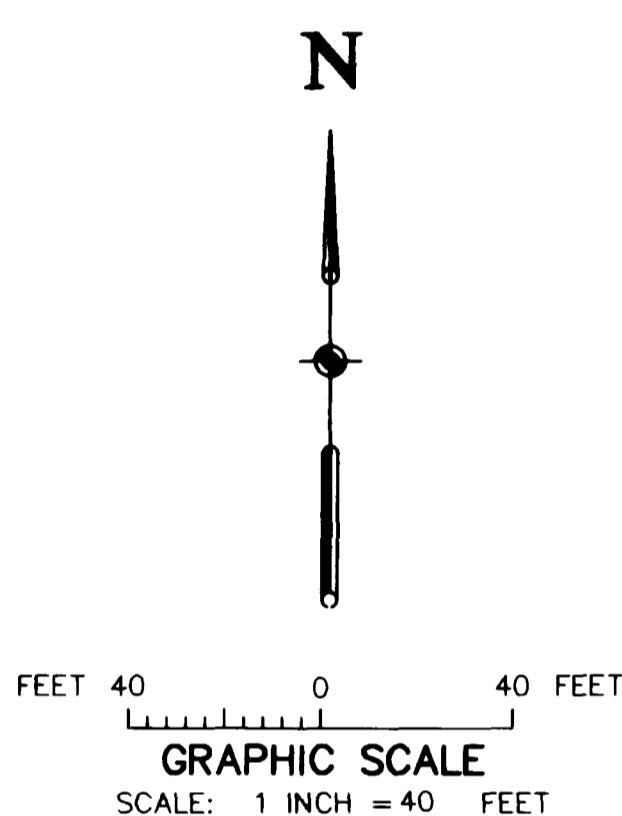
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	89°51'50"	59.00'	92.54'	58.86'	83.34'	N44°59'30"E
B	44°55'55"	59.00'	46.27'	24.40'	45.09'	N67°27'27"E
C	44°55'55"	59.00'	46.27'	24.40'	45.09'	N22°31'32"E

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	199°11'23"	38.00'	132.11'	224.79'	74.94'	N80°35'39"W
2	2°40'50"	38.00'	1.78'	0.89'	1.78'	S01°09'05"W
3	38°38'48"	38.00'	25.63'	13.32'	25.15'	S21°48'54"W
4	31°23'59"	38.00'	20.83'	10.68'	20.57'	S56°50'18"W
5	60°48'17"	38.00'	40.33'	22.30'	38.46'	N77°03'34"W
6	65°39'29"	38.00'	43.55'	24.52'	41.20'	N13°49'41"W
7	89°51'50"	37.00'	58.03'	36.91'	52.26'	N44°59'30"E
8	30°58'20"	13.50'	7.30'	3.74'	7.21'	N74°35'25"W
9	66°09'18"	48.00'	55.42'	31.26'	52.39'	N87°49'05"E
10	18°43'06"	48.00'	15.68'	7.91'	15.61'	S68°27'49"E
11	47°26'12"	48.00'	39.74'	21.09'	38.62'	N78°27'32"E
12	25°08'03"	48.00'	21.06'	10.70'	20.89'	N18°20'43"W
13	30°58'20"	13.50'	7.30'	3.74'	7.21'	S15°25'35"E

**LINE TABLE**

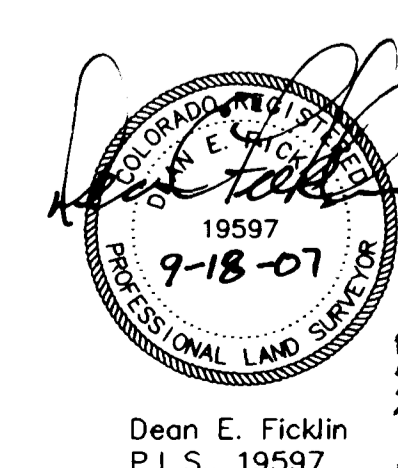
LINE	BEARING	DISTANCE
L1	N44°55'25"E	33.47'
L2	N45°04'35"W	33.47'
L3	S89°55'25"W	91.58'
L4	N00°04'35"W	16.00'
L5	N89°55'25"E	91.58'
L6	S00°04'35"E	16.00'
L7	S89°55'25"W	10.00'
L8	N00°04'35"W	8.00'
L9	N00°04'35"W	8.00'
L10	N89°55'25"E	10.00'
L11	N89°55'25"E	91.58'
L12	N00°04'35"W	16.00'
L13	S89°55'25"W	91.58'
L14	S00°04'35"E	16.00'
L15	N89°55'25"E	10.00'
L16	N00°04'35"W	8.00'
L17	N00°04'35"W	8.00'
L18	S89°55'25"W	10.00'
L19	S89°55'25"W	91.58'
L20	N00°04'35"W	16.00'
L21	N89°55'25"E	91.58'
L22	S00°04'35"E	16.00'
L23	S89°55'25"W	10.00'
L24	N00°04'35"W	8.00'
L25	N00°04'35"W	8.00'
L26	N89°55'25"E	10.00'
L27	N44°55'25"E	25.18'
L28	S34°29'30"E	23.85'
L29	N89°55'25"E	27.74'
L30	N89°55'25"E	8.99'
L31	N43°20'34"E	14.83'
L32	N89°55'25"E	16.00'



LINEAL UNITS = UNITED STATES SURVEY FEET

S 1/4 CORNER SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MCSM NO. 248

2943-211-00-818  
 BUREAU OF RECLAMATION  
 ATTN: UG#27 UNITED STATES OF AMERICA  
 P.O. BOX 11568  
 SALT LAKE CITY, UTAH 84147  
 ~ COLORADO RIVER STATE PARK ~

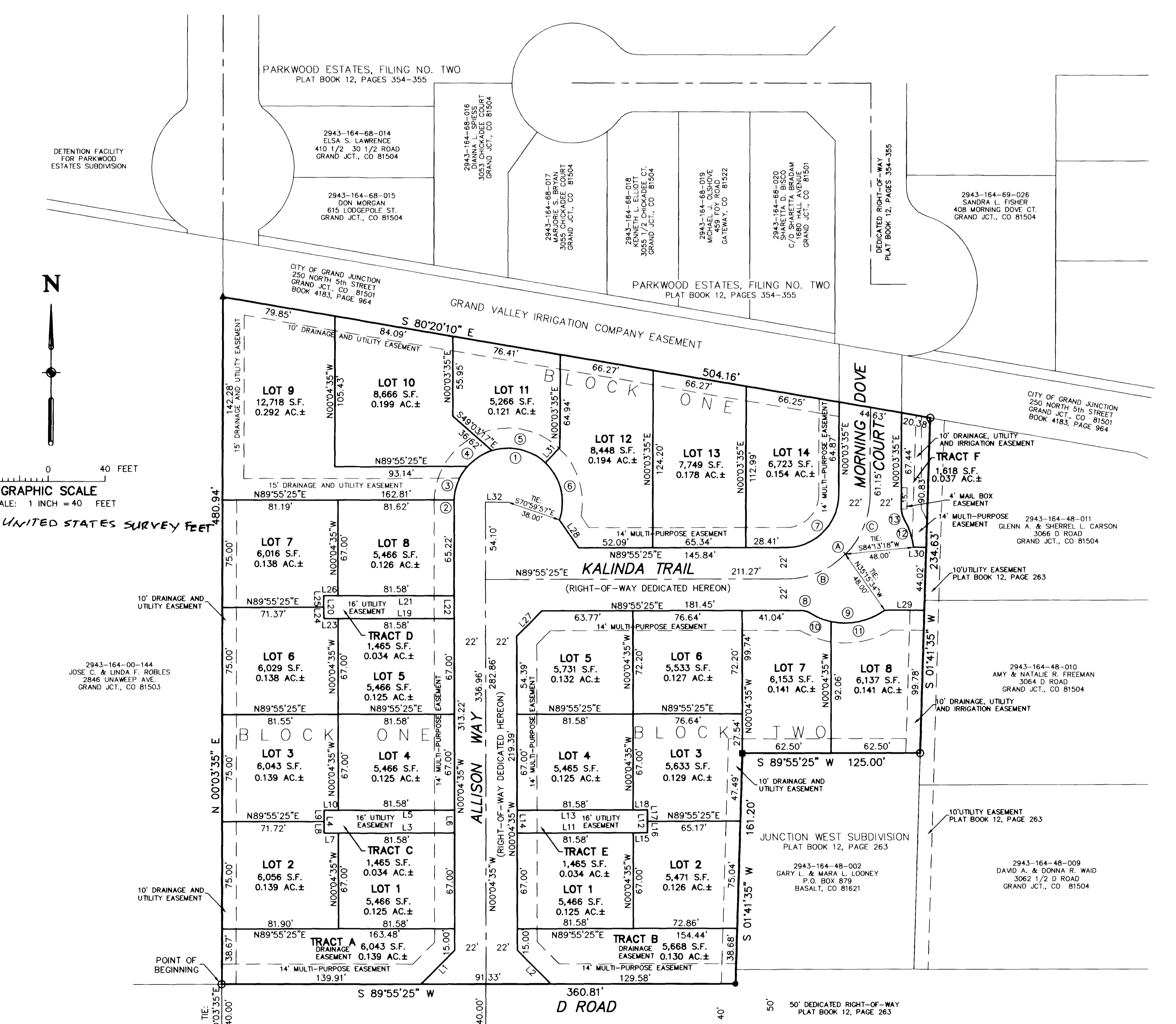


Dean E. Ficklin  
 P.L.S., 19597

**RIVER RUN SUBDIVISION**  
 SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 40'	JOB NO: 4236.01-03	DATE: 9-18-07	SHEET NO: 2 of 2
-----------------	--------------------	---------------	------------------



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
  - SET THIS SURVEY, 1 1/2" DIAMETER DISK IN CONCRETE MARKED PLS 19597.
  - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED LS 16413.
  - FOUND THIS SURVEY, 5/8" REBAR NO CAP. SET 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
  - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
  - S.F. SQUARE FEET.
  - AC. ACRES.
  - WC WITNESS CORNER.
  - RM REFERENCE MARKER.
  - MCSM MESA COUNTY SURVEY MONUMENT. BOUNDARY CORNERS SET IN CONCRETE.