

# WATER'S EDGE SUBDIVISION

NE 1/4 NW 1/4 SECTION 20, T.1S.,R.1E.,UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO  
A SUBDIVISION OF THE CITY OF GRAND JUNCTION

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, TML Enterprises, Inc., a Colorado corporation, is the owner of that real property situated in the NE 1/4 NW 1/4, Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

A parcel of land situated in the NE1/4 of the NW1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as recorded in Book 3995 at Page 201 and Book 3951 at Page 300 of the Mesa County records, being more accurately described as follows:

Beginning at the west 1/16th corner on the north line of said Section 20 being witnessed N00°04'06"W a distance of 20.00 feet by a 3 1/4" aluminum monument stamped "Johnson L.S. 16835", the basis of bearing being N90°00'00"E to the north 1/4 corner of said Section 20, being a found Mesa County Survey Marker; thence N90°00'00"E a distance of 648.00 feet; thence S00°00'00"E a distance of 403.00 feet; thence N90°00'00"W a distance of 648.40 feet to the west line of said NE1/4 NW1/4; thence N00°03'27"E along the said west line a distance of 403.00 feet to the Point of Beginning. Said parcel contains 6.00 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Tracts as shown hereon, and designated the same as WATER'S EDGE 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 Right-of-Way are hereby dedicated to the City of Grand Junction for the use of the public forever.

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 pipelines, 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 Utility Easements are dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual easements, and non-exclusive sanitary sewer easements to Central Grand Valley Sanitation District, 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.

F.D. Turnaround Easement is hereby dedicated to the City of Grand Junction for the use of the Fire Department emergency vehicles.

All Drainage Easements shown hereon are hereby 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 owners 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 Irrigation and Landscape 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, to supply and drain irrigation water, and to install and maintain landscaping therein.

Tract A shown hereon is 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 and tracts hereby platted as undivided interest, not subject to partition, (a) for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenances thereto, (b) landscape purposes and (c) recreation and pedestrian trails.

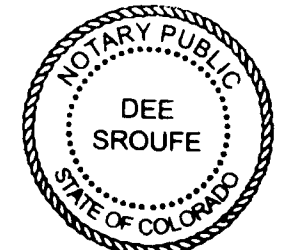
All Tracts/Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge, provided 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.

The Qwest Easement is granted by separate instrument to Qwest. Said owners further certify that all lienholders if any, are represented hereon.

Thomas M. LaDuke  
TML Enterprises, Inc., a Colorado corporation  
by:

STATE OF COLORADO )  
County of Mesa ) ss  
The foregoing instrument was acknowledged before me this 15 day of October A.D., 2007 by Thomas M. LaDuke for TML Enterprises, Inc. a Colorado Corporation

Witness my hand and official seal: Dee Sroufe  
Notary Public  
Address 722 Spanish Trail Dr. Grand Junction CO 81505  
My commission expires: 09/06/2009



### CITY APPROVAL

This plat of Water's Edge, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 24<sup>th</sup> day of October, 2007.

[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 4:45 o'clock P., this 29<sup>th</sup> day of October, A.D. 2007, and is duly recorded in Book No. 4543 at page 628 & 629 Reception No. 2409695, Fee \$ 20<sup>00</sup> & 1/2<sup>00</sup> Drawer No. VV-24

[Signature] Deputy  
[Signature] Clerk and Recorder

### TITLE CERTIFICATION

State of Colorado  
County of Mesa  
We, First American Heritage Title 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 TML Enterprises, Inc a Colorado corporation; 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.

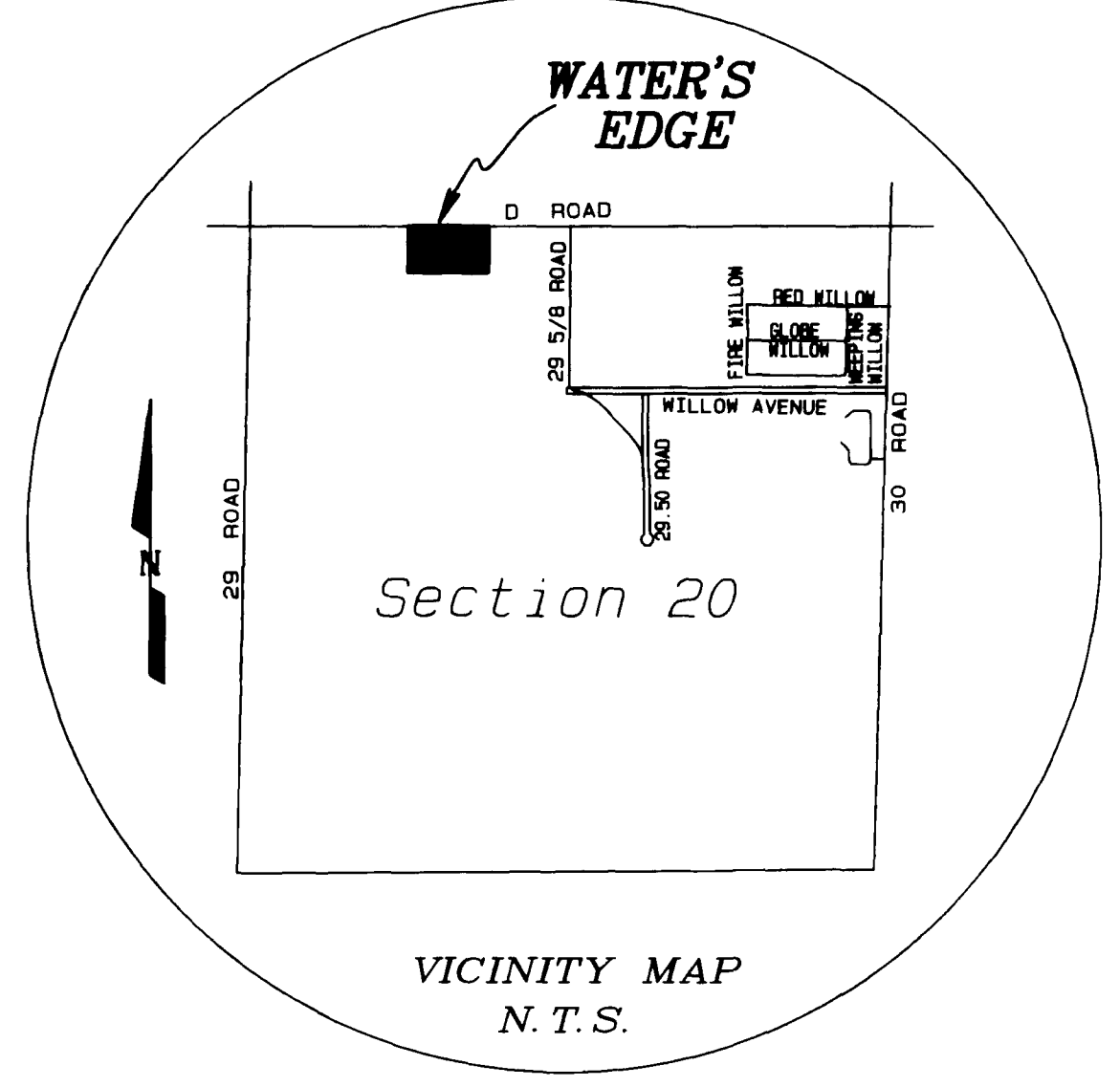
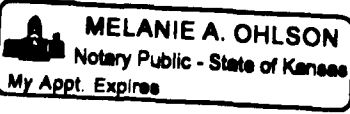
Date: 10-18-2007 By: Jonathan V. Borrie  
Examiner

### 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 4473 at Page 333 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Burke Lee Matthews FOR: Bennington State Bank

STATE OF Kansas )  
COUNTY OF MESA ) ss  
Saline  
The foregoing Lienholders Ratification was acknowledged before me this 16 day of October A.D., 2007 by Burke Lee Matthews  
Witness my hand and official seal Melanie A. Ohlson  
Notary Public  
Address 1263 Aspen Rd. Subv. 4543-629  
My commission expires 8-3-11



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

Tract A is conveyed to Water's Edge Homeowners Association Inc. in Book 4543 at Pages 680

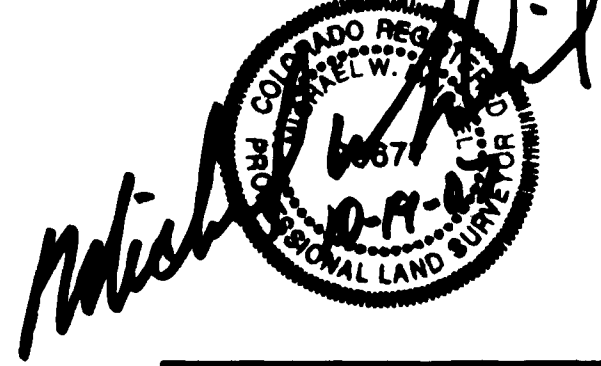
Irrigation and Landscape easements conveyed to Water's Edge Homeowners Association Inc. in Book 4449 at Pages 466

Water's Edge Homeowners Association Inc. Covenants, Conditions and Restrictions in Book 4543 at Pages 630

Qwest Easement is recorded in Book 4543 Page 681

### SURVEYOR'S STATEMENT

Michael W. Dassel  
I, Michael W. Dassel, 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 First American Heritage Title Company in File No. 915-H0138673-900-670, Amendment No. \_\_\_\_\_

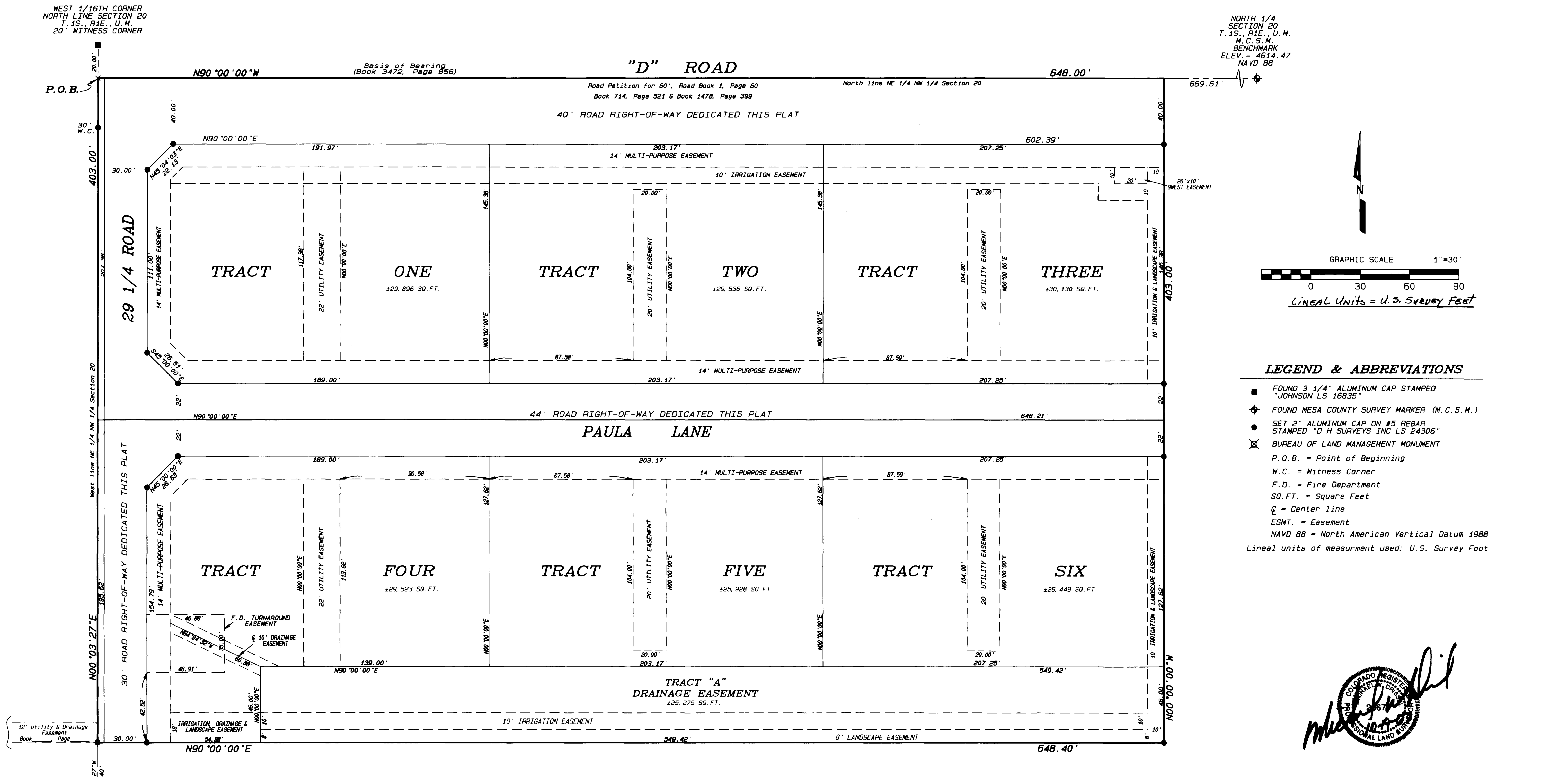


**WATER'S EDGE SUBDIVISION**  
LOCATED IN THE  
NE 1/4 NW 1/4 SECTION 20, T.1S.,R.1E.,UTE M.  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 830-04-01  
Drawn By TERRACODEL Date OCTOBER, 2007 Sheet 1 OF 2

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**AREA SUMMARY**

DEDICATED ROADS	= 1.48 AC. / 24.7%
TRACTS ONE THROUGH SIX	= 3.94 AC. / 65.7%
TRACT A	= 0.58 AC. / 09.6%
TOTAL	= 6.00 AC. / 100%



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.

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