

# RIVER VISTA SUBDIVISION

A REPLAT OF LOT 1, MESA VERDE ESTATES, PLAT BOOK 13, PAGE 269  
SW 1/4, SEC. 24, T1S, R1W, U.M.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, James L. Jarnagin and Uta Maria Jarnagin are the owners of that real property situate in the SW 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being described as follows:

LOT 1, MESA VERDE ESTATES as recorded in Plat Book 13 at Page 269, corrected by instrument recorded in Book 2301 at Page 94. Said parcel contains 2.58 acres, more or less.

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as RIVER VISTA SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

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.

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them. 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 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.

Owners further certify that all lienholders, if any, are represented hereon.

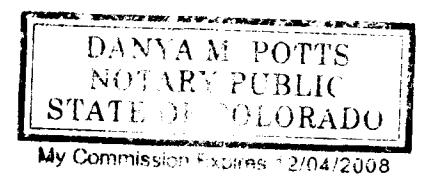
James L. Jarnagin James L. Jarnagin  
Uta Maria Jarnagin Uta Maria Jarnagin

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of November A.D., 2007 by James L. Jarnagin and Uta Maria Jarnagin

Witness my hand and official seal: [Signature] Notary Public

My commission expires: 12/04/10



### TITLE CERTIFICATION

STATE OF COLORADO  
COUNTY OF MESA

We, Security Title Guaranty 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 James L. Jarnagin and Uta Maria Jarnagin; 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: 11/28/2007 By: [Signature]

### 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 2971 at Page 447 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

Homecomings Financial, LLC c/k/a

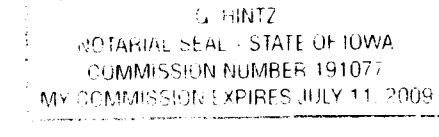
BY: [Signature] FOR: Homecomings Financial Network, Inc.  
JEANNY BARNER, LIMITED SIGNING OFFICER

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Lienholders Ratification was acknowledged before me this 28<sup>th</sup> day of DECEMBER A.D., 2007 by

Witness my hand and official seal: [Signature] Notary Public

My commission expires: 01/11/2009



### 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 3033 at Page 651 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

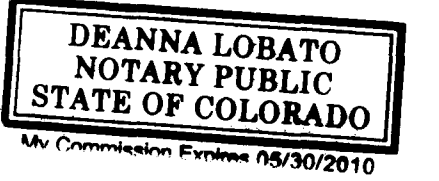
BY: [Signature] FOR: U.S. Bank National Association ND

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Lienholders Ratification was acknowledged before me this 28<sup>th</sup> day of November A.D., 2007 by

Witness my hand and official seal: [Signature] Notary Public

My commission expires: 05/30/2010



### CITY APPROVAL

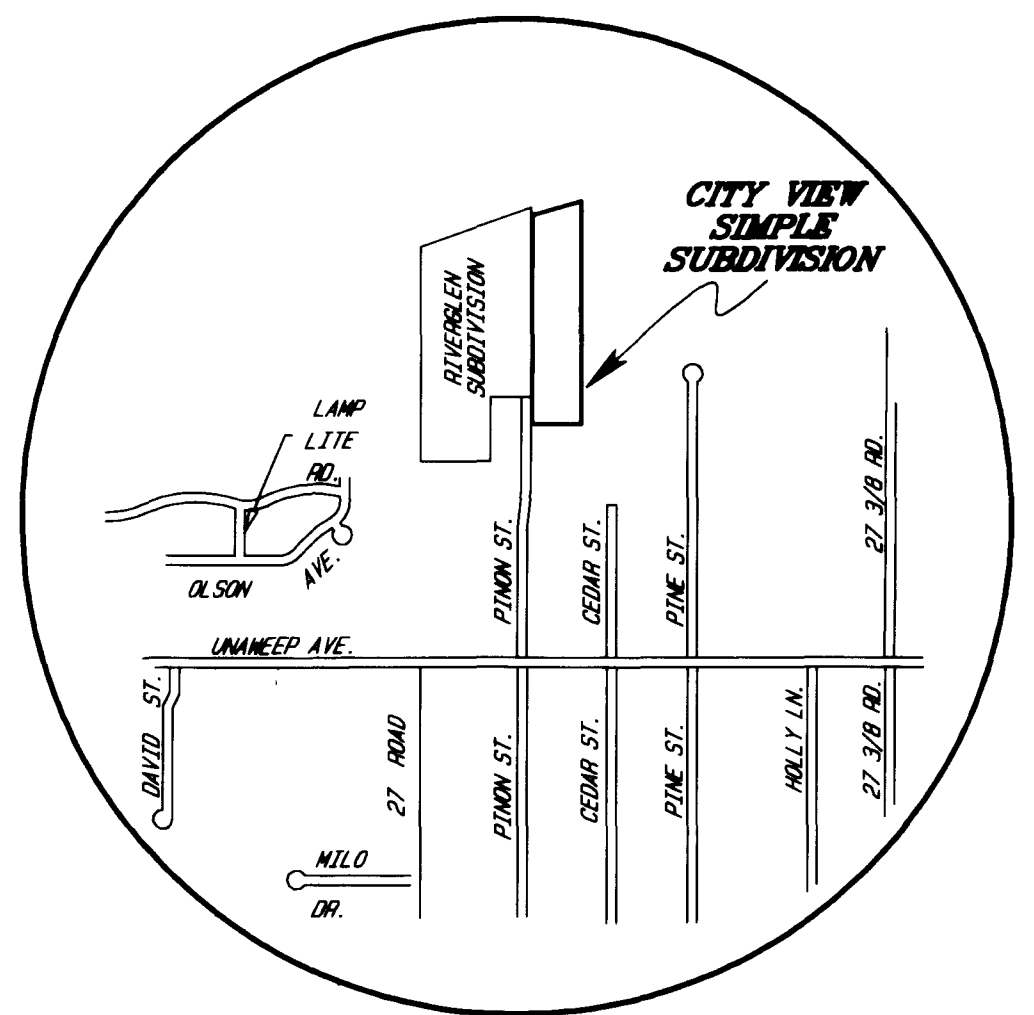
This plat of River Vista Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 3<sup>rd</sup> day of January, 2008

[Signature] Mayor  
[Signature] City Manager

### CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:49 o'clock P.M., on this 7<sup>th</sup> day of JANUARY A.D. 2008 and was recorded at Reception No. 2419017, Book 4582 and Page 753-754 Drawer No. VV-53 and Fees 20.00

Janice Rich Clerk and Recorder  
Linda McElroy Deputy



VICINITY MAP N.T.S.

### 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 Security Title Guaranty Company under File Number S0249740 Amend. No. 2.



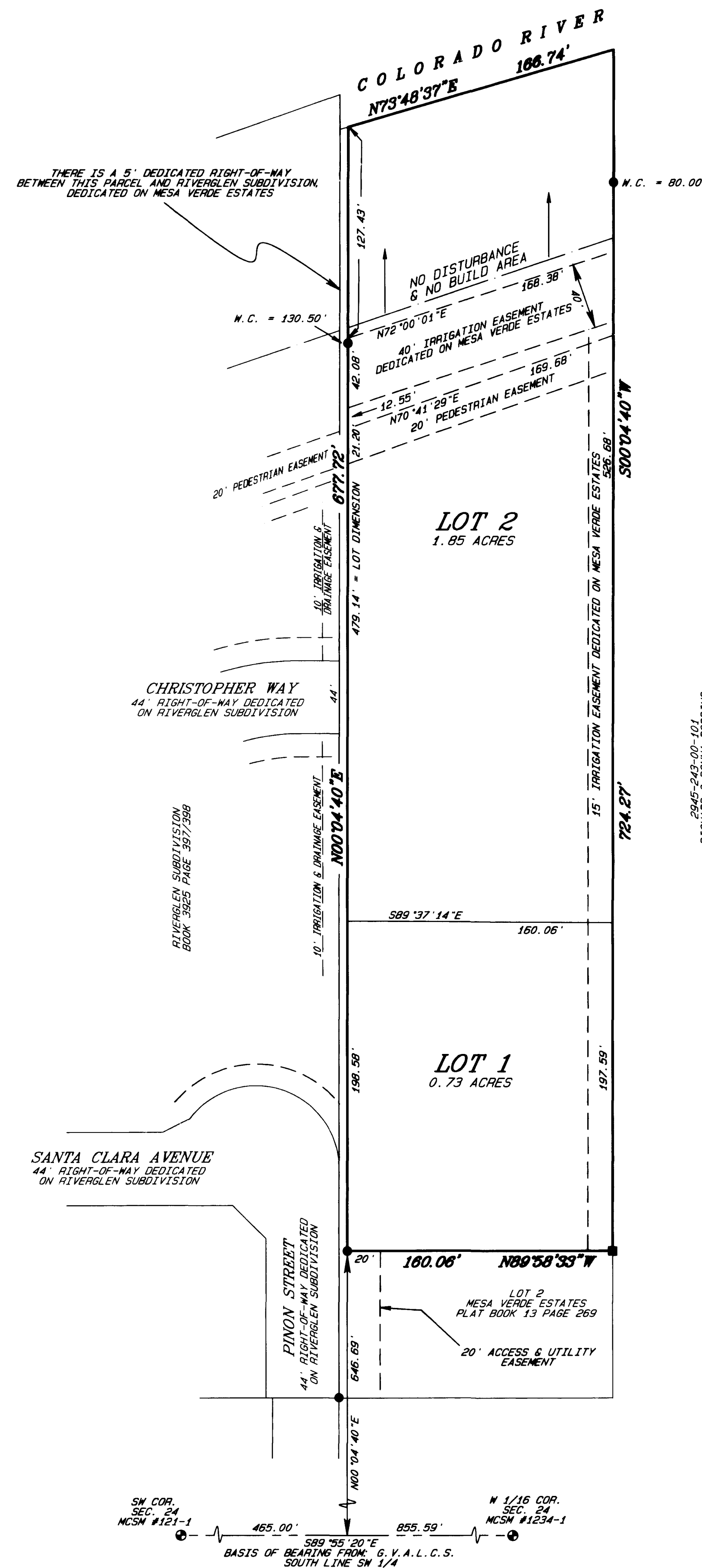
**RIVER VISTA SUBDIVISION**  
LOCATED IN THE  
SW 1/4 SW 1/4, SEC 24, T1S, R1W, U.M.  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	1026-07-01
Drawn By	TMODEL	Date	NOVEMBER, 2007	Sheet	1 OF 2

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.

# RIVER VISTA SUBDIVISION

## A REPLAT OF LOT 1, MESA VERDE ESTATES, PLAT BOOK 13, PAGE 269 SW 1/4, SEC. 24, T1S, R1W, U.M.



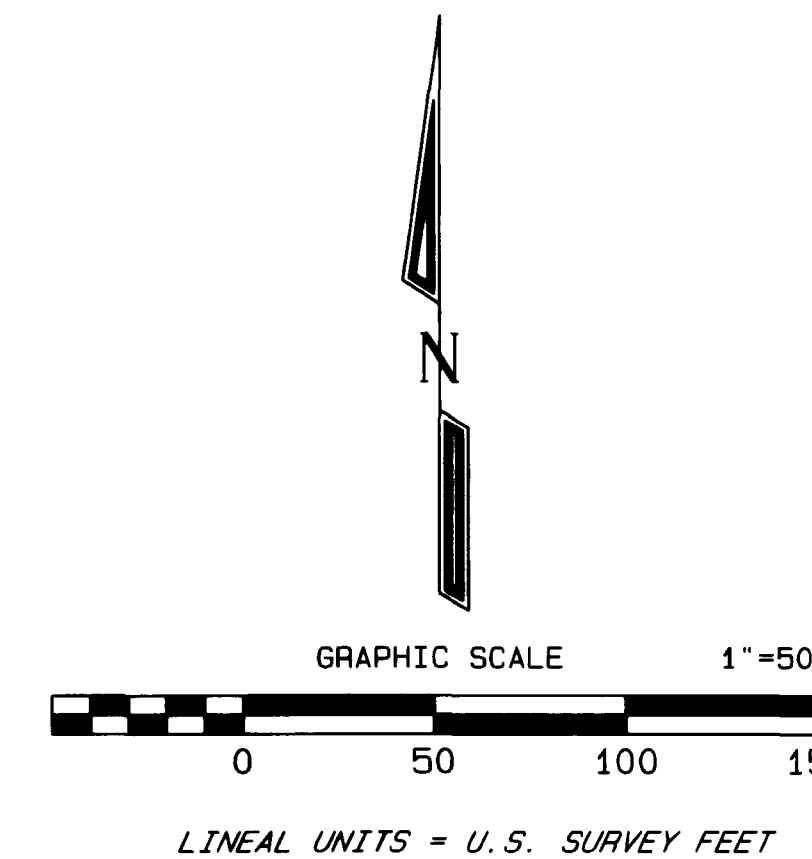
FOUNDED BY RICHARD & DONNA ROBBINS

### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
  - FOUND #5 REBAR W/PLASTIC CAP MARKINGS ILLEGIBLE
  - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM  
M.C. = WITNESS CORNER

### AREA SUMMARY

2 LOT = 2.58 AC./100 %  
TOTAL = 2.58 AC./100 %



Michael J. Hill

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<b>D H SURVEYS INC.</b>		
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