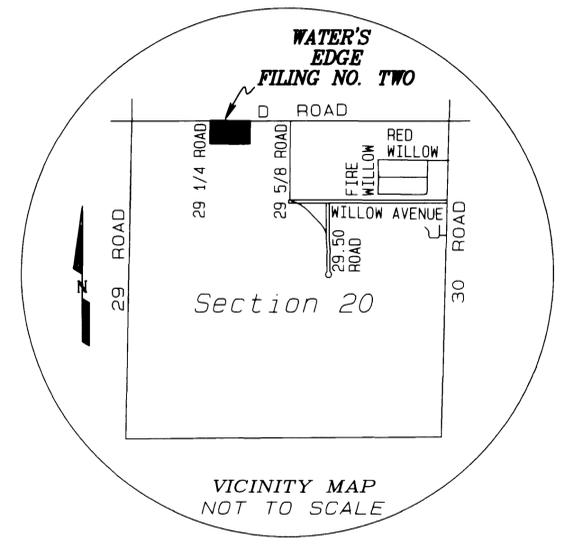
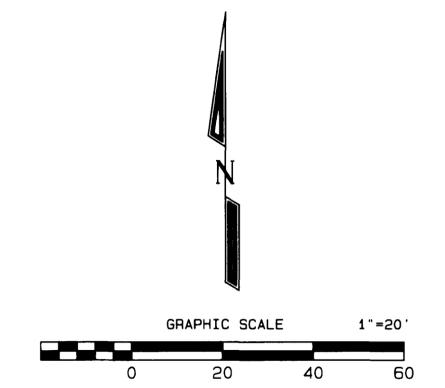
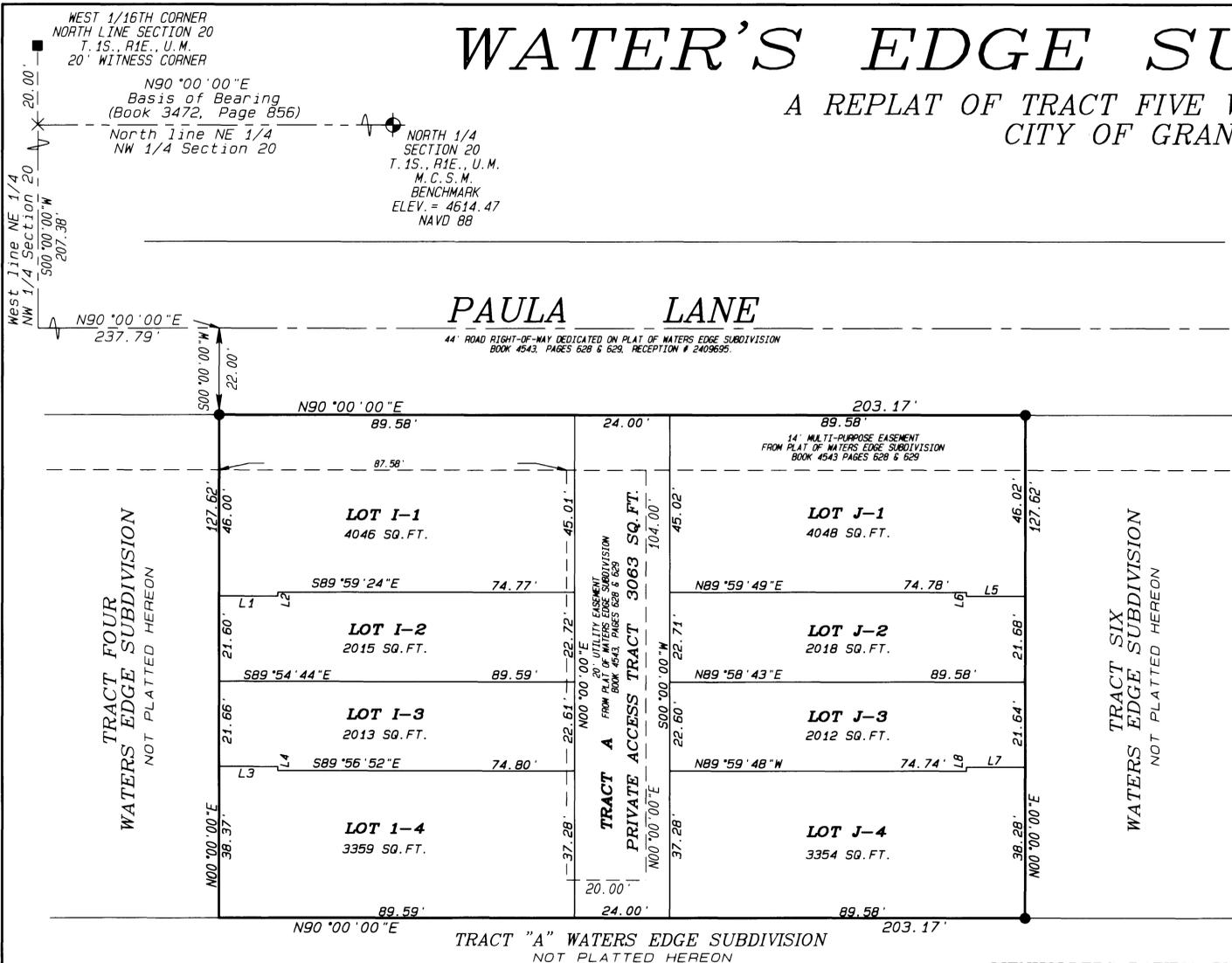


# WATER'S EDGE SUBDIVISION FILING NO. TWO

A REPLAT OF TRACT FIVE WATER'S EDGE SUBDIVISION RECEPTION NO. 2409695  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



**LEGEND & ABBREVIATIONS**

- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC LS 24306"
- FOUND 3 1/4" ALUMINUM CAP STAMPED "JOHNSON LS 16835"
- ⊕ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)

SQ. FT. = Square Feet  
Lineal units of measurement used: U.S. Survey Foot

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°59'51"E	14.80'
L2	N00°55'41"E	1.00'
L3	S89°54'30"E	14.79'
L4	S00°16'55"W	1.00'
L5	N89°59'49"E	14.80'
L6	N00°03'14"E	1.00'
L7	S89°59'48"E	14.84'
L8	S00°03'14"W	1.00'

**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:  
Tract Five of Waters Edge Subdivision the plat of which is recorded at Reception No. 2409695 of the Mesa County records, City of Grand Junction, Mesa County, Colorado.  
Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as WATER'S EDGE SUBDIVISION FILING NO. TWO in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:  
Tract A to be granted to the Homeowners Association by separate instrument.  
Said owners further certify that all lienholders if any, are represented hereon.

By: Sharon M. Sproule  
TML Enterprises, Inc., a Colorado corporation  
My Commission Expires 09/06/2009

STATE OF COLORADO )  
County of Mesa ) ss  
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, A.D., 2008 by Sharon M. Sproule for TML Enterprises, Inc. a Colorado Corporation  
Witness my hand and official seal: Dee Sroufe  
Notary Public  
Address 722 Spanish Street, Grand Junction CO 81506  
My commission expires: 09/06/2009



**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 4552 at Page 472 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

By: J. Michael Reid FOR: HOME SAVINGS BANK  
STATE OF KANSAS )  
COUNTY OF NEOSHO ) ss

The foregoing Lienholders Ratification was acknowledged before me this 12<sup>th</sup> day of August, A.D., 2008 by J. Michael Reid, President  
Witness my hand and official seal: Michelle D. Umbholtz  
Notary Public  
Address 214 N. Lincoln, Chanute, KS 66720  
My commission expires 4/08/10

**CITY APPROVAL**

This plat of Water's Edge Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 14 day of August, 2008.

Sharon M. Sproule City Manager  
Gregg Palmer City Mayor

**CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed for recording in my office at 3:19 o'clock PM, this 18<sup>th</sup> day of August, A.D., 2008, and is duly recorded in Book No. 4714 at page 625 Reception No. 2453605 Fee \$ 10.00 Drawer No. WW-19

Janice Rich Clerk and Recorder  
Carl Zinke-Ron Deputy

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

**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: 8-7-2008  
By: Jonathan V. Bevis  
Title Examiner

**SURVEYOR'S STATEMENT**

I, Steven L. Hagedorn, 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-GTD, Amendment No. A.

Steven L. Hagedorn  
Professional Land Surveyor  
24306  
8-14-08

**WATER'S EDGE SUBDIVISION FILING NO. TWO**  
A REPLAT OF TRACT FIVE WATER'S EDGE SUBDIVISION  
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 TERRAMODEL	Date AUGUST, 2008	Sheet 1 of 1

**PLAT NOTES**  
Pursuant to the City of Grand Junction's Zoning and Development Code Section 3.2.E.5 in order that the structures, lots and tracts authorized by the City of Grand Junction's approval of this plat shall conform to the City's set back and related rules, no structures or buildings shall be constructed or installed on any portion of the private access tract, labeled Tract A hereon, unless the prior written consent of the City of Grand Junction and the Homeowners Association is first obtained.  
The Basis of Bearing is derived from a Quit Claim Deed recorded at Book 3472, at Page 856 of the Mesa County records. The Bearing of N90°00'00"E is along the north line of the northeast 1/4 of the northwest 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian.  
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.