RECEPTION #: 2461935, BK 4741 PG 494 10/16/2008 at 04:21:49 PM, 1 OF 1, R \$10.00 S \$1.00 Doc Code: PLAT Janice Rich, Mesa County, CO CLERK AND RECORDER

# WATER'S EDGE SUBDIVISION FILING NO. THREE

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

WEST 1/16TH CORNER NORTH LINE SECTION 20 T.1S.,R1E.,U.M. 20' WITNESS CORNER N90 \*00 '00 "E ROADBasis of Bearing (Book 3472, Page 856) North line NE 1/4 NW 1/4 Section 20 NORTH 1/4 T. 15., R1E., U.M. M.C.S.M. 40' ROAD RIGHT-OF-WAY DEDICATED ON PLAT OF WATERS EDGE SUBDIVISION BOOK 4543, PAGES 628 & 629, RECEPTION \$ 2409695. BENCHMARK ELEV. = 4614.47 NAVD 88 191.97 N90 \*00 '00 "E 24.00 89.58 14' MULTI-PURPOSE EASEMENT FROM PLAT OF WATERS EDGE SUBDIVISION BOOK 4543 PAGES 628 & 629 10' IRRIGATION EASEMENT BOOK 4449, PAGE 466 LOT B-1LOT A-14949 SQ.FT. 5079 SQ.FT. TERS EDGE SUBDIVISS PAGES 629 N89 \*59 ' 11 "E LOT A-2LOT B-22107 SQ.FT. 2012 SQ.FT. N89 \*57 ' 11 "E LOT A-3LOT B-32110 SQ.FT. 2016 SQ.FT. 74.74' 7 N89 \*57 ' 42 " W 0 70.52 LOT A-4LOT B-44088 SQ.FT. 4046 SQ.FT. 30.00 189.00 N90 °00 '00 "E BENCHMARK ELEV. = 4607.11 NAVD 88 CHISELED BOX ON BACK OF WALK AT FIRE HYDRANT N90 °00 '00 "E PAULA LANE44' ROAD RIGHT-OF-WAY DEDICATED ON PLAT OF WATERS EDGE SUBDIVISION BOOK 4543, PAGES 628 & 629, RECEPTION # 2409695. *WATER'S* **EDGE** FILING NO. THREE ROAD GRAPHIC SCALE 1"=20 |WILLOW AVENUE Section 20 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 VICINITY MAP NOT TO SCALE Lineal units of measurment used: U.S. Survey Foot

#### **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 One of Water's 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. THREE in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

Tract B to be granted to the Homeowners Association by seperate instrument. Said owners further certify that all lienholders if any, are represented hereon.

> I homeo mi taken TML Enterprises, Inc., a Colorado corporation

STATE OF COLORADO)

County of Mesa ) The foregoing instrument was acknowledged before me this 26 day of sestember

A.D., 2008 by Chome m. Sakuke for TML Enterprises, Inc. a Colorado Corporation

Address 722 Spanish Drail Wrine Grand Junction CO 81505 My commission expires: 09/04/2009

#### 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 B 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

## AREA SUMMARY

26, 407 SQ.FT. / 88% PRIVATE ACCESS TRACT 3, 489 SQ.FT. / 12% TOTAL = 29,895 SQ.FT. / 100%

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S89 *57 ' 17 "E	23.55
L2	N00 *02 ' 43 "E	1.00'
L3	N89 *57 ' 20 " W	23.63'
L4	500 °02 '40 "W	1.00'
L5	S89 *59 ' 11 "W	14.82'
L6	S00 *00 '49 E	1.00
L7	N89 *57 '42 "W	14.84
L8	500 °02 ' 18 "W	1.00'

### 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 7552 at Page 489 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

The foregoing Lienholders Ratification was acknowledged before me this 29 day A.D., 2008 by Burke Lee Matthews EVP

Witness my hand and official seal Mulau allson

Notary Public 1263 Aspen Rd Culver, KS 

A. MELANIE A. OHLSON Notary Public - State of Kanser

#### CITY APPROVAL

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

#### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at  $\frac{4:2}{2}$  o'clock  $\frac{p}{2}$ M. this 16th day of October A.D. 2008, and is duly recorded in Book No. 4741 at page 494 Reception No. 2461935 Fee \$ 1000 100 Drawer No. WW-42



Talmer

#### 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: 9-30-08

Duna Our

#### 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. 910-HO220956-097-TBE



WATER'S EDGE SUBDIVISION FILING NO. THREE

A REPLAT OF TRACT ONE WATER'S EDGE SUBDIVISION

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749

Checked By M.W.D. Job No. 830-04-01 Designed By 5.L.H. Date SEPTEMBER, 2008 Sheet 1 of 1 rawn By TERRAMODEL

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

Sate of Colorado	)
	)s
County of Mesa	)

#### AFFIDAVIT OF CORRECTION

Steven L. Hagedorn, of lawful age, being first duly sworn, upon oath deposes and says:

That he is a registered Professional Land Surveyor in the State of Colorado and prepared the Plat of WATER'S EDGE SUBDIVISION FILING NO. THREE, as recorded in Book 4741, Page 494, Reception No.2461935 of the Mesa County records.

#### Affiant further states that:

The Lot designations as shown are incorrect and are changed as follows:

Lot A-4 is changed to Lot A-1,	Lot B-4 is changed to Lot B-1
Lot A-3 is changed to Lot A-2,	Lot B-3 is changed to Lot B-2
Lot A-2 is changed to Lot A-3,	Lot B-2 is changed to Lot B-3
Lot A-1 is changed to Lot A-4,	Lot B-1 is changed to Lot B-4

Affiant further states that the aforementioned WATERS EDGE SUBDIVISION FILING NO. THREE is hereby corrected to change the above lot designations on the recorded plat thereof.

Steven L. Hagedorn PLS

Subscribed and sworn to, before me this 15 day of January, 2009

My commission expires, March 30, 300

KIMBERLY J SALAZAR Notary Public State of Colorado Notary Public