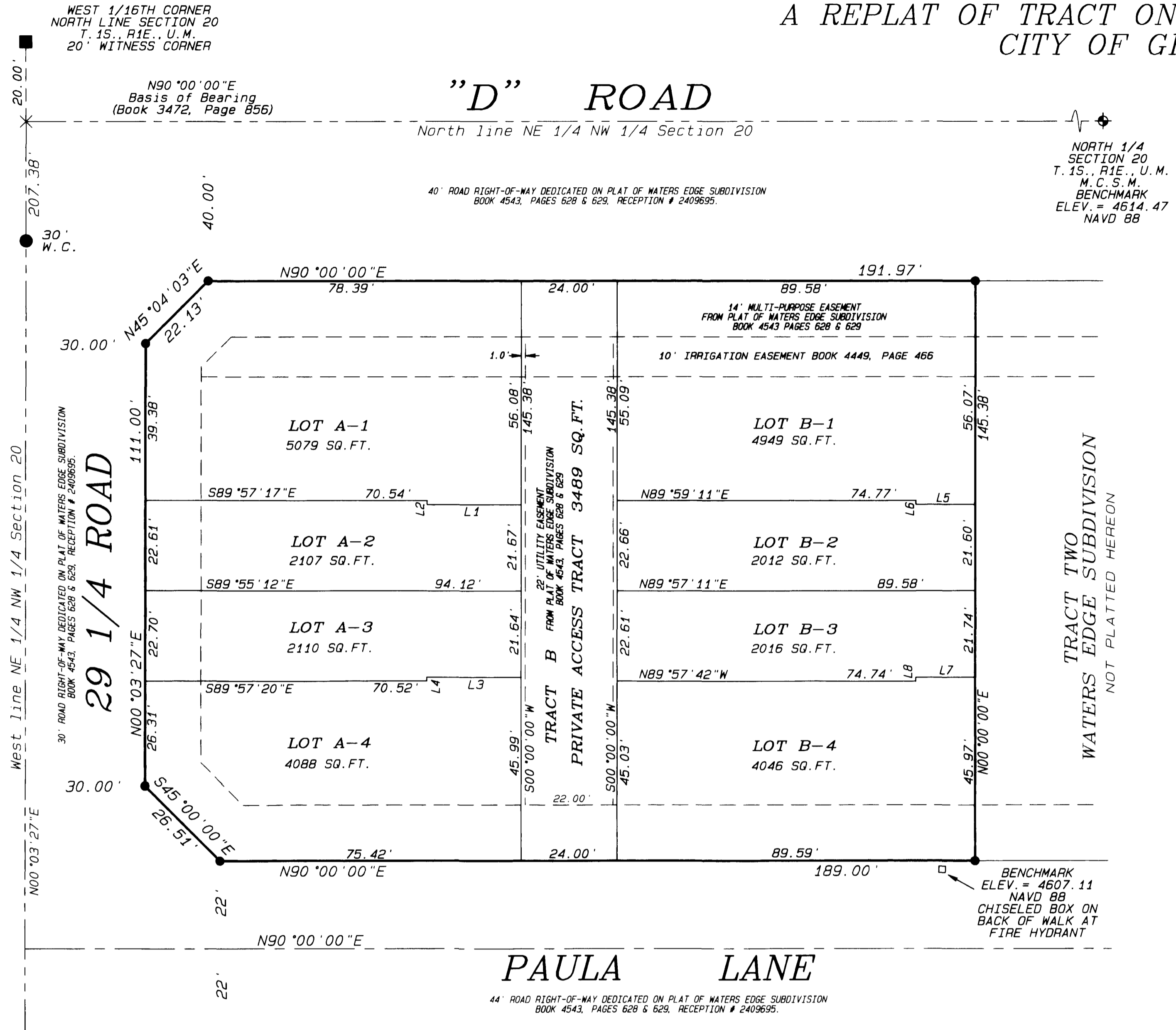


# WATER'S EDGE SUBDIVISION FILING NO. THREE

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



**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 separate instrument.  
Said owners further certify that all lienholders if any, are represented hereon.

Thomas D. Tink  
TML Enterprises, Inc., a Colorado corporation  
by:

STATE OF COLORADO )  
County of Mesa ) ss

The foregoing instrument was acknowledged before me this 26 day of September A.D., 2008 by Thomas D. Tink for TML Enterprises, Inc. a Colorado Corporation  
Witness my hand and official seal: Alice Joseph Notary Public  
Address: 722 Spanish Trail Drive Grand Junction CO 81505  
My commission expires: 09/06/2009

**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.

**LIENHOLDERS RATIFICATION OF PLAT**

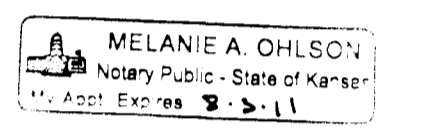
The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4543 at Page 499 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Durk Lee Matthews EYP FOR: BENNINGTON STATE BANK

STATE OF KANSAS  
County of SARASOTA ) ss

The foregoing Lienholders Ratification was acknowledged before me this 29 day of September A.D., 2008 by Durk Lee Matthews EYP

Witness my hand and official seal Melanie A. Ohlson Notary Public  
Address 1463 Aspen Rd Culver KS  
My commission expires 9-3-11



**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 the 3rd day of October, 2008.

[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 4:21 o'clock P.M. this 16th day of October A.D. 2008, and is duly recorded in Book No. 4741 at page 494.  
Reception No. 2461935 Fee \$ 10.00 1.00 Drawer No. WW-42

Ginny Baughman Deputy  
Janice Rich 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.

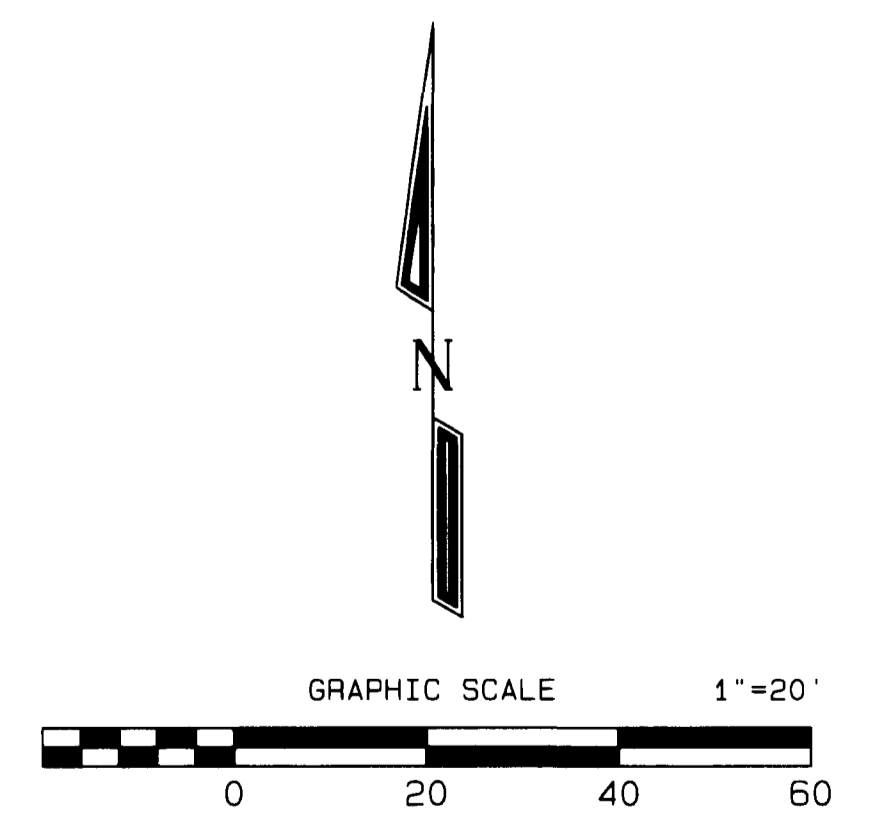
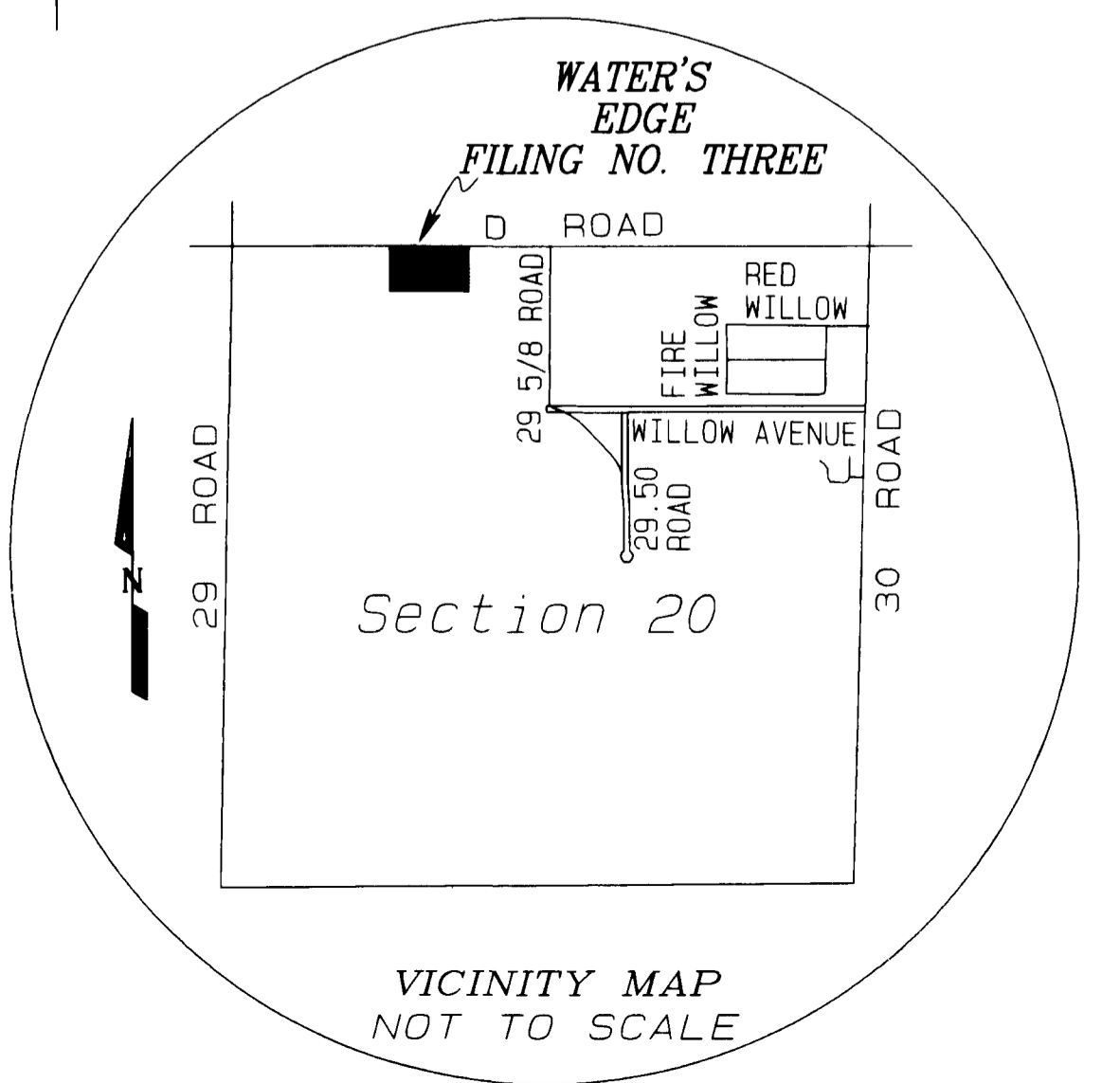
Date: 9-30-08  
By: Anna Smith

**AREA SUMMARY**

LOTS	26,407 SQ. FT. / 88%
PRIVATE ACCESS TRACT	3,489 SQ. FT. / 12%
TOTAL	= 29,896 SQ. FT. / 100%

**LINE TABLE**

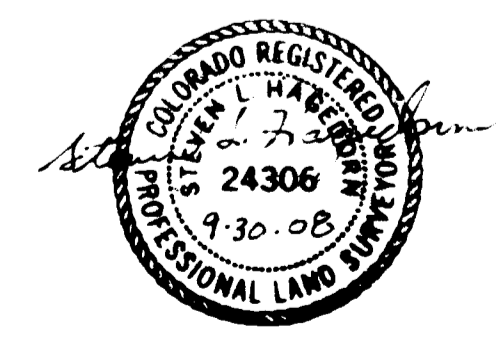
LINE	BEARING	DISTANCE
L1	S89°57'17"E	23.55'
L2	N00°02'43"E	1.00'
L3	N89°57'20"W	23.63'
L4	S00°02'40"W	1.00'
L5	S89°59'11"W	14.82'
L6	S00°00'49"E	1.00'
L7	N89°57'42"W	14.84'
L8	S00°02'18"W	1.00'



**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

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



**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

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

