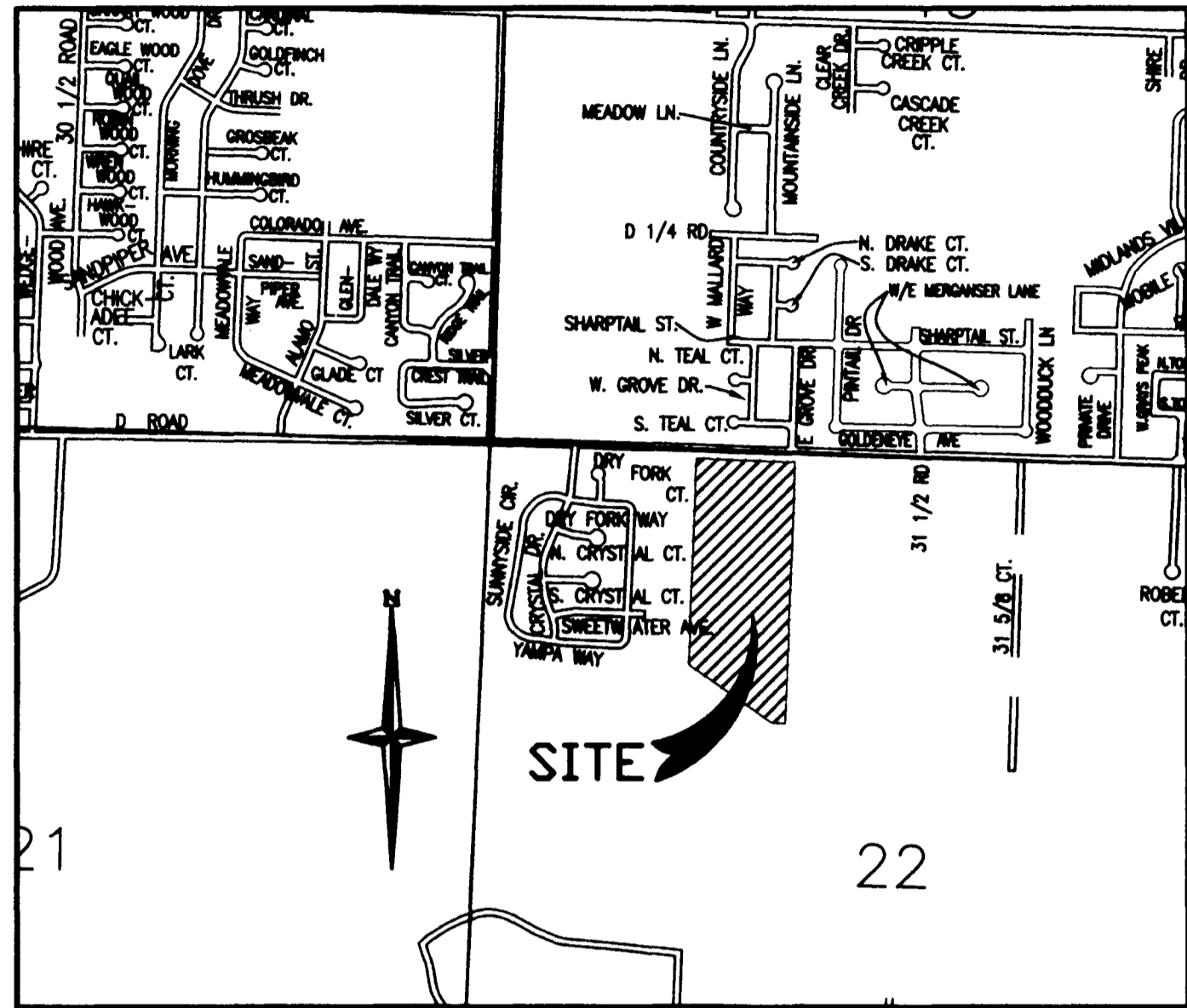


RQ SUBDIVISION

PART OF THE NW 1/4, SECTION 22

TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN



VICINITY MAP
SCALE: 1" = 1000'

AREA SUMMARY		
LOT 1	0.876 acres	4.3%
LOT 2	19.012 acres	93.0%
R.O.W.	0.552 acres	2.7%
TOTAL 20.440 acres		100.0%

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, RIVER TRAIL II, LLC, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN SECTION 22, IN TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO, THE EVIDENCE OF OWNERSHIP OF WHICH IS DEMONSTRATED IN AN INSTRUMENT RECORDED IN BOOK 4781 AT PAGE 603 OF THE MESA COUNTY RECORDS; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NE 1/4, NW 1/4 SECTION 22 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN;
 THENCE EAST 602.17 FEET;
 THENCE SOUTH 00°07'30" WEST 1620.02 FEET;
 THENCE SOUTH 89°59'48" WEST 602.17 FEET;
 THENCE NORTH 00°07'30" EAST 1620.05 FEET TO THE POINT OF BEGINNING;
 EXCEPT THE NORTH 30 FEET FOR ROAD RIGHT-OF-WAY;
 AND EXCEPT THAT PARCEL AS CONVEYED TO THE STATE OF COLORADO IN INSTRUMENT RECORDED DECEMBER 29, 1993, IN BOOK 2037, PAGE 233.

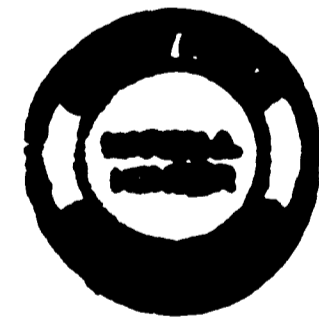
THAT SAID OWNERS HAS BY THESE PRESENTS LAID OUT AND CAUSED TO BE SURVEYED THE ABOVE DESCRIBED REAL PROPERTY AS SHOWN HEREON, AND DESIGNATES THE SAME AS RQ SUBDIVISION, A SUBDIVISION OF CITY OF GRAND JUNCTION, COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:

- * ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.
- * ALL UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE 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.
- * ALL MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.
- * ALL EASEMENTS/TRACTS 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 OR BRUSH, AND IN DRAINAGE, 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 PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.
- * SAID OWNER HEREBY ACKNOWLEDGES THAT ALL LIENHOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

W. P. B. Jolly, MANAGER
RIVER TRAIL II, LLC

STATE OF COLORADO)
 COUNTY OF MESA)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Feb A.D. 2010
 WITNESS MY HAND AND OFFICIAL SEAL Karen A. Kenna
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12/10/2013



NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR SOUDER MILLER AND ASSOCIATES. ALL INFORMATION REGARDING OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OF RECORD, ADJOINERS, AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE TO THIS PROPERTY IS FROM A TITLE POLICY ISSUED BY UNITED TITLE COMPANY, NO. U0056421
2. MONUMENTS FOUND WITHIN 0.25' OF RECORD ARE CONSIDERED AS BEING IN RECORD POSITION.

SURVEYOR'S STATEMENT

I, HOLLIS GERALD FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF RQ SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, STATE OF COLORADO, HAS BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE SAME. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION LAND DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO. THIS STATEMENT IS APPLICABLE ONLY TO THE SURVEY DATA REPRESENTED HEREON, AND DOES NOT REPRESENT A WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS, OR QUALITY OF TITLE. THIS STATEMENT IS NOT A GUARANTY, EITHER EXPRESSED OR IMPLIED.

Hollis Gerald Fox
COLORADO PLS 38179

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED TIMBERLINE BANK, 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 SECURED BY A DEED OF TRUST RECORDED IN BOOK 4548 AT PAGE 743 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED
 BY ITS Vice President WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,
 THIS 2nd DAY OF February, 2010.

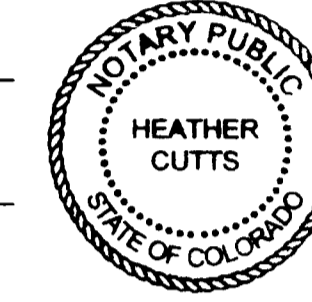
BY: [Signature] FOR: Timberline Bank

STATE OF COLORADO)
 COUNTY OF MESA)

THE FOREGOING LIENHOLDERS' RATIFICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME, BY
Neil A. Taets OF Timberline Bank THIS 2nd DAY OF February

2010 FOR THE AFOREMENTIONED PURPOSES.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 10/25/12

TITLE COMPANY'S CERTIFICATE

UNITED TITLE COMPANY HAS EXAMINED THE TITLE TO LANDS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT OF RQ SUBDIVISION AND CERTIFIES THAT THE TITLE TO SUCH LAND AS DESCRIBED IN THE OWNER'S STATEMENT AND DEDICATION SHOWN HEREON IS VESTED IN RIVER TRAIL II, LLC. THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS SHOWN HEREON AS EVIDENCE BY TITLE COMMITMENT NUMBER U0056421 PREPARED BY THE COMPANY.

BY: [Signature] TITLE: United Title Company
SHERI L. WILLY Production Manager

CITY APPROVAL

THIS PLAT OF RQ SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 9th DAY OF February.

[Signature]
CITY MANAGER

[Signature]
MAYOR

STATE OF COLORADO)
 COUNTY OF MESA)

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 4:12 O'CLOCK P.M., ON THIS 16th DAY OF February, 2010 A.D., AND WAS RECORDED AT RECEPTION NO. 2523516, BOOK 4979, PAGE 229+230 DRAWER NO. XX-76, FEES 20.00 1⁰⁰.

By: Janice Rich Ginny Baughman
 CLERK AND RECORDER DEPUTY

FOR CITY USE ONLY

ASSOCIATED RECORDED DOCUMENTS

BOOK	PAGE	TYPE
<u>4979</u>	<u>201</u>	DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE RQ SUBDIVISION

SMA

RQ SUBDIVISION

PART OF THE NW 1/4, SECTION 22
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
 MESA COUNTY, COLORADO

DATE: 02/01/2010 PROJECT NO: 9841015 SHEET 1 OF 2 DRAWN BY: JFF

SOUDER, MILLER & ASSOCIATES

529 25 1/2 Road, Suite B210
 Grand Junction, Colorado 81505
 Tel: 970-243-6067 - Fax: 970-241-2845
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NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

