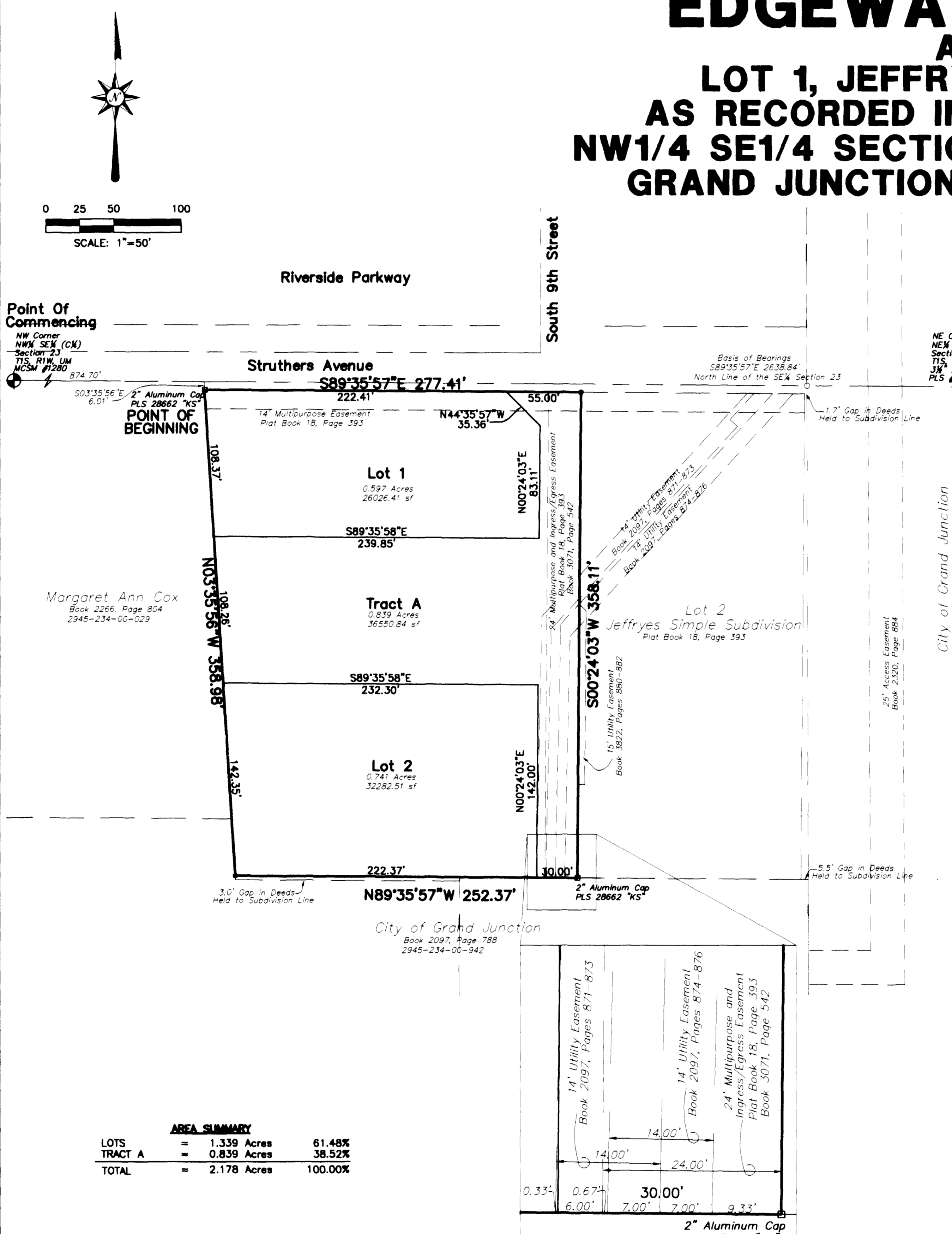
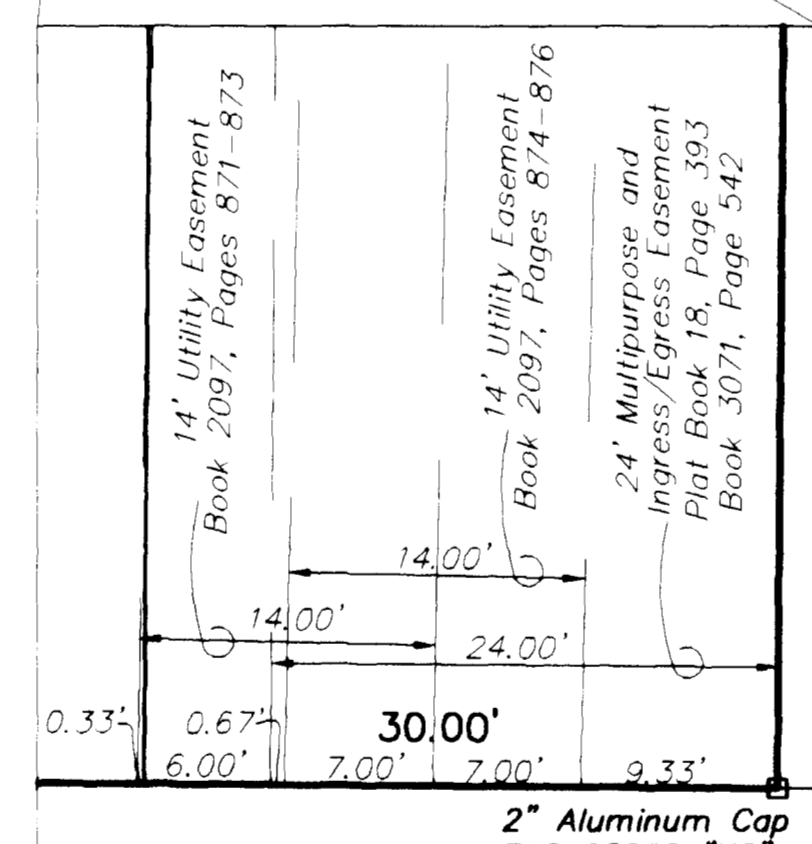


# EDGEWATER SUBDIVISION A REPLAT OF LOT 1, JEFFRYES SIMPLE SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 393 NW1/4 SE1/4 SECTION 23, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO



**AREA SUMMARY**

LOTS	=	1.329 Acres	61.48%
TRACT A	=	0.839 Acres	38.52%
TOTAL	=	2.178 Acres	100.00%



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS 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 CERTIFICATION SHOWN HEREON.

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALLUMINUM CAP ON No. 5 REBAR, PLS 27279
  - FOUND REBAR, AS NOTED
  - PK NAIL, SET IN PAVING
  - DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
  - DELTA ANGLE OF ARC
  - RADIUS OF ARC
  - LENGTH OF ARC
  - CHORD DISTANCE OF ARC
  - CHORD BEARING OF ARC
  - EQUAL SYMBOLS
  - PERCENT SYMBOL
  - AND SYMBOL
  - INTERSTATE HIGHWAY SYMBOL
  - STATE HIGHWAY SYMBOL
  - UNITED STATES
  - NOT TO SCALE
  - COLORADO REVISED STATUTES
  - SCHEUCET, USED IN LEGAL DOCUMENTS (LATN - ONE HALF)
  - PROFESSIONAL LAND SURVEYOR
  - PLS NUMBER
  - UNITED LIABILITY COMPANY
  - ANNO DOMINI
  - MOORE OR LESS
  - DEGREES (ANGULAR)
  - MINUTES (ANGULAR) OR FEET (LINEAR)
  - SECONDS (ANGULAR) OR INCHES (LINEAR)
  - MESA COUNTY SURVEY MARKER
  - BUREAU OF LAND MANAGEMENT
  - ROW
  - POINT OF BEGINNING
  - COUNTY DEPARTMENT OF TRANSPORTATION
  - POINT OF BEGINNING
  - POC

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That **859 STRUTHERS, LLC** is the owner of that real property located in Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 23, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Warranty Deed Book 3320, Page 920, Mesa County Records.)

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as EDGEWATER SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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.

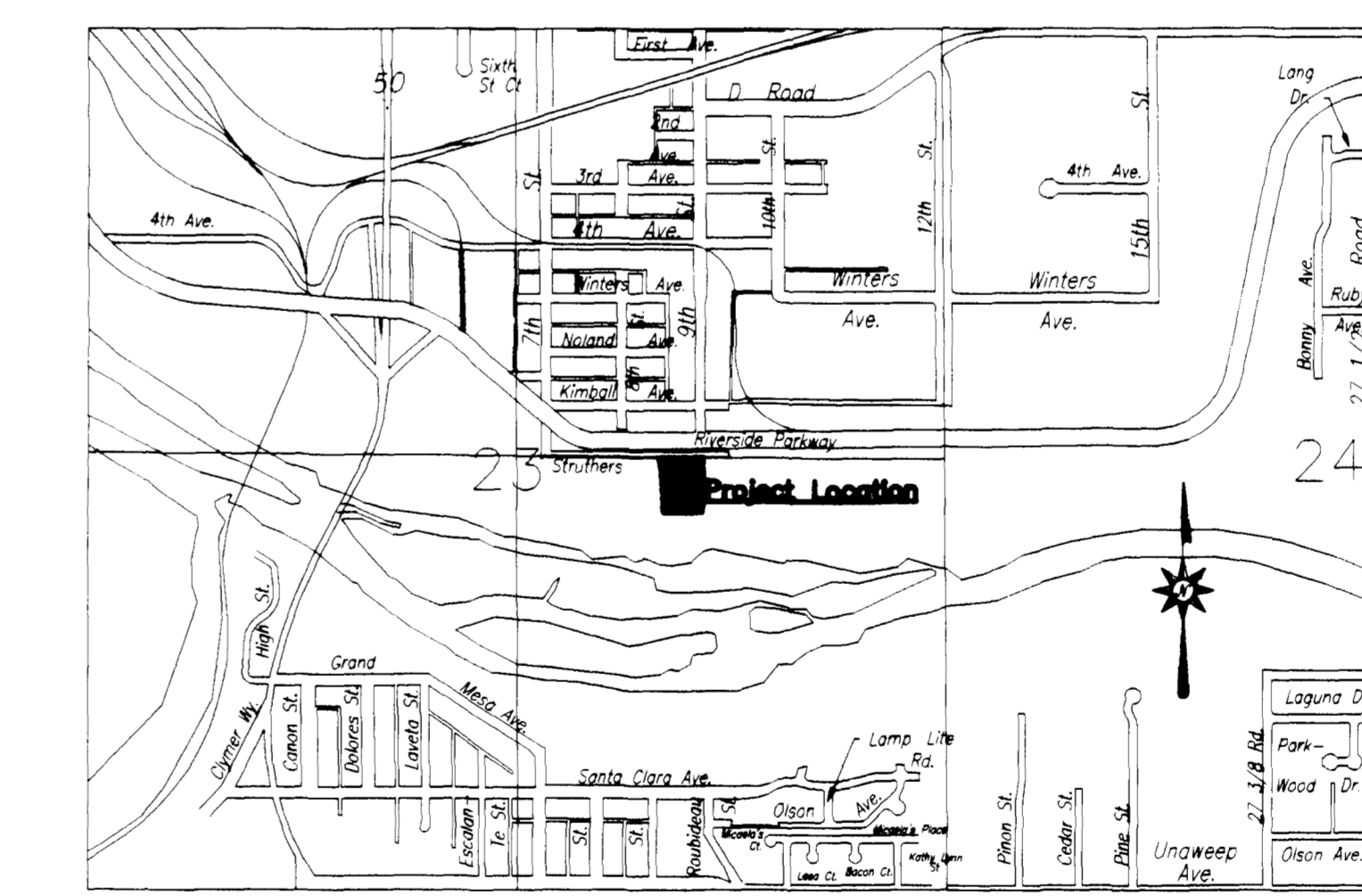
Owners hereby declare all lienholders of record to herein described real property are shown hereon. IN WITNESS WHEREOF, said owners, **859 STRUTHERS, LLC** has caused their names to be hereunto subscribed this 22 day of JANUARY, A.D. 2010.

by: James P. Jeffryes title MANAGER  
for: 859 STRUTHERS, LLC

### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO, ss  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by JAMES P. JEFFRYES  
title: MANAGER for 859 STRUTHERS, LLC this 22 day of JANUARY, A.D., 2010

Witness my hand and official seal:  
Basilio M. Bruno  
Notary Public  
My Commission Expires 02/18/2013



VICINITY MAP  
Not to Scale

### SURVEYOR'S CERTIFICATION

I, Stanley K. Warner, do hereby certify that the accompanying plat of EDGEWATER SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of some. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified February 4, 2010

### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof, and agrees that its security interest, as shown in document recorded at Book 18 Page(s) 393 through 393 public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its BANK MANAGER, with the authority of its Board of Directors, on this 22 day of JANUARY, 2010.

By: [Signature] (title) BANK MANAGER  
For: FIRST NATIONAL BANK OF THE ROCKIES

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO, ss  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by CLIFTON W. SPRINKLE  
(title) BANK MANAGER for FIRST NATIONAL BANK OF THE ROCKIES this 22 day of JANUARY, A.D., 2010

Witness my hand and official seal:  
Basilio M. Bruno  
Notary Public  
My Commission Expires 02/18/2013

### TITLE CERTIFICATION

STATE OF COLORADO, ss  
COUNTY OF MESA }  
We, ABSTRACT & TITLE OF MESA COUNTY, INC., 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 859 STRUTHERS, LLC that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations, and rights of way of record are shown hereon, to CE-2/10

Date: 2/3/10 by: Darlene O. Duffin, Vicki Spaniol Name And Title  
for: ABSTRACT & TITLE OF MESA COUNTY, INC. Name Of Title Company

### GENERAL NOTES

Basis of bearings is the North line of the SE1/4 of Section 23 which bears South 89 degrees 35 minutes 57 seconds East, a distance of 2638.84 feet, established by observation of the MCGPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

All lined units shown hereon in U.S. Survey feet.  
Easement and Title Information provided by Lawyers Title Insurance Corporation, Policy No. 82307-78136024, dated June 19, 2009.

### FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Title
4986	504	Dedication of Covenants and Restrictions
4986	515	Tract A to the Property Owners Association

### CITY OF GRAND JUNCTION APPROVAL

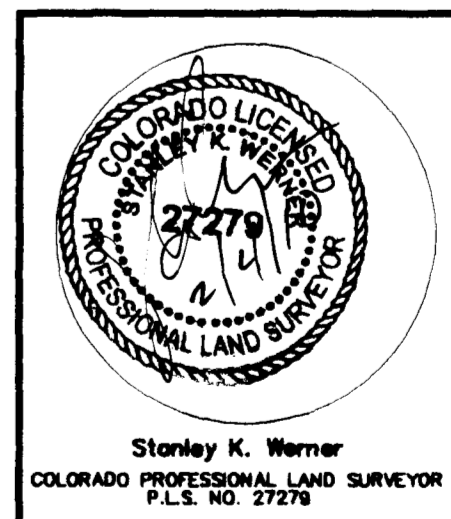
This plat of EDGEWATER SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21 day of February, A.D., 2010.

City Manager Shawn Tardif  
Mayor Teresa K. Coons

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO, ss  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 1:37 o'clock P. M., 02/04, A.D., 2010, and was duly recorded in Book 4986 Page(s) No. 257  
Reception No. 2525358 Drawer No. XX-816 Fees: \$10.00 sc.

By: Janice Rich  
Clerk and Recorder  
Deputy: Carol Zinke Rose



**EDGEWATER SUBDIVISION**  
OF  
LOT 1, JEFFRYES SIMPLE SUBDIVISION  
NW1/4 SE1/4 SECTION 23, T1S, R1W, UM  
GRAND JUNCTION, MESA COUNTY, COLORADO  
**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 09-84	SURVEYED/DRAWN	CHK'D	SHEET	OF
DATE: November, 2009	rm/rl	rm	1	1