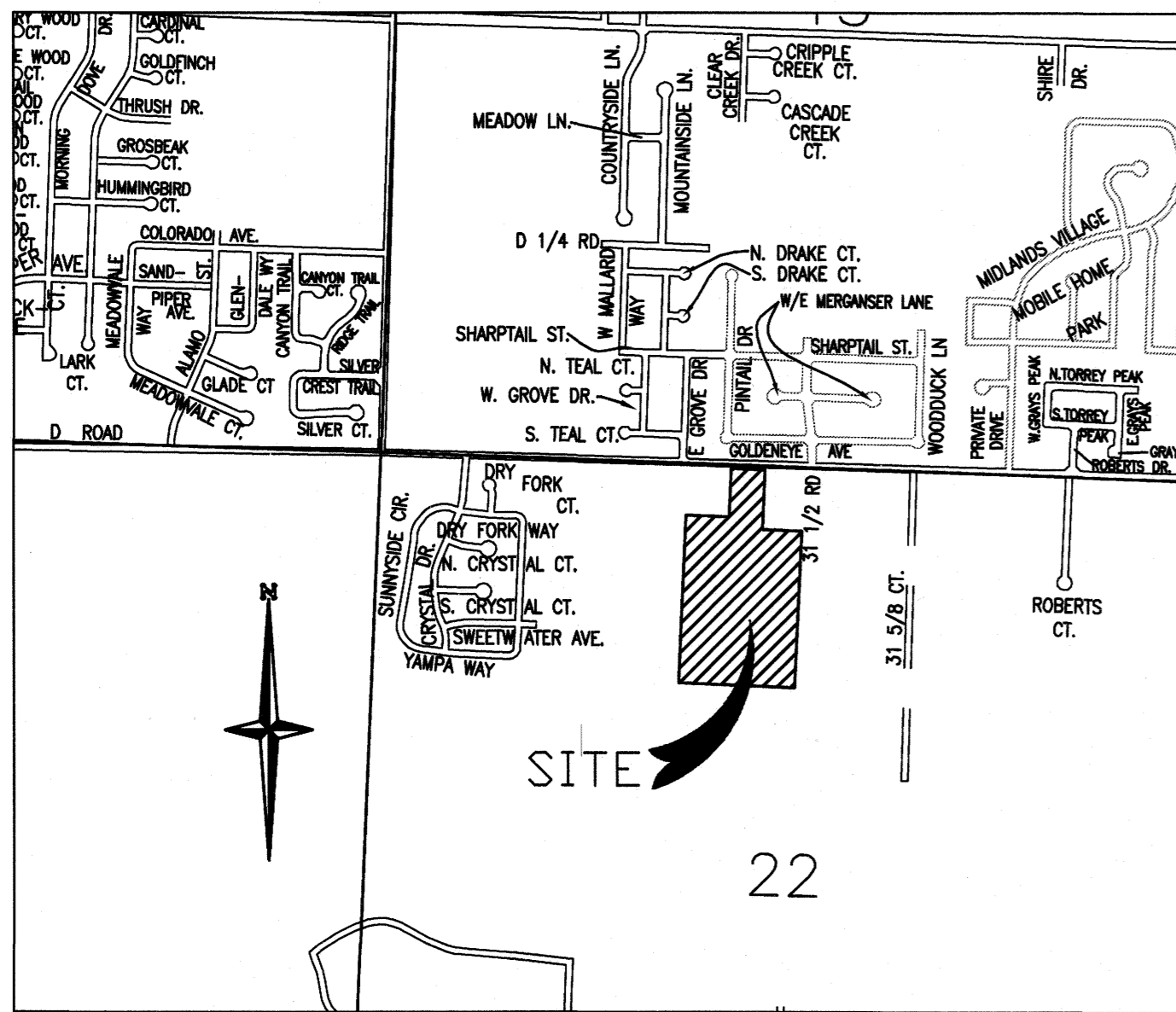


RIVER TRAIL SUBDIVISION, FILING ONE

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



VICINITY MAP
SCALE: 1" = 1000'

AREA SUMMARY		
LOTS	3.467 acres	19.7%
TRACTS	12.307 acres	69.8%
R.O.W.	1.861 acres	10.5%
TOTAL	17.635 acres	100.0%

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, RIVER TRAIL INVESTMENTS, LLC, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE NE 1/4 NW 1/4 SECTION 22, IN TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N 1/4 CORNER SECTION 22 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN;
THENCE SOUTH 00°28'19" WEST A DISTANCE OF 363.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°28'19" WEST A DISTANCE OF 956.93 FEET TO THE CN 1/16 CORNER OF SAID SECTION 22;
THENCE NORTH 89°53'21" WEST A DISTANCE OF 705.08 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 NW 1/4;
THENCE NORTH 00°14'01" EAST A DISTANCE OF 1021.88 FEET;
THENCE SOUTH 89°53'29" EAST A DISTANCE OF 265.00 FEET;
THENCE NORTH 00°14'01" EAST A DISTANCE OF 298.00 FEET TO THE NORTH LINE OF SAID SECTION 22;
THENCE SOUTH 89°53'29" EAST A DISTANCE OF 205.57 FEET ALONG SAID NORTH LINE;
THENCE SOUTH 00°28'19" WEST A DISTANCE OF 363.00 FEET;
THENCE SOUTH 89°53'29" EAST A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINS 17.635 ACRES MORE OR LESS.

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

THAT SAID OWNER DOES 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.
- * TRACTS A, C, G, H AND I ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS A DRAINAGE EASEMENT, A PERPETUAL EASEMENT FOR THE INSPECTION, INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF DETENTION AND DRAINAGE FACILITIES AND APPURTENANTS THERETO. THE CITY OF GRAND JUNCTION IS DEDICATED REASONABLE INGRESS/EGRESS ACCESS TO THE DRAINAGE/DETENTION EASEMENT AREA. THE RIVER TRAIL HOMEOWNER'S ASSOCIATION, INC. IS NOT RELIEVED OF ITS RESPONSIBILITY TO INSPECT, INSTALL, OPERATE, MAINTAIN AND REPAIR THE DETENTION AND DRAINAGE FACILITIES.
- * ALL DRAINAGE EASEMENTS ARE GRANTED TO THE RIVER TRAIL HOMEOWNER'S ASSOCIATION, INC. AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF IRRIGATION SYSTEMS AND TO SUPPLY AND DRAIN IRRIGATION WATER.
- * TRACTS A, C AND I ARE GRANTED TO THE RIVER TRAIL HOMEOWNER'S ASSOCIATION, INC. AS PERPETUAL EASEMENTS FOR THE INSPECTION, INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF DETENTION AND DRAINAGE FACILITIES AND APPURTENANTS THERETO.
- * TRACTS B, D AND E ARE GRANTED TO THE RIVER TRAIL HOMEOWNER'S ASSOCIATION, INC. FOR LANDSCAPE PURPOSES. SUBJECT TO THE VARIOUS EASEMENTS DEDICATED AND GRANTED ON THIS PLAT.
- * TRACTS F, G AND H ARE TO REMAIN IN THE POSSESSION OF RIVER TRAIL INVESTMENTS, LLC FOR FUTURE DEVELOPMENT, SUBJECT TO THE VARIOUS EASEMENTS DEDICATED AND GRANTED ON THIS PLAT.
- * 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 ENCUMBRANCERS, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

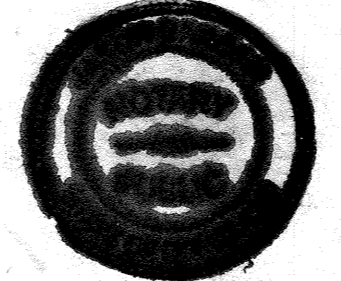
Kevin Reimer
RIVER TRAIL INVESTMENTS, LLC
BY: KEVIN REIMER, MANAGER

STATE OF COLORADO)
COUNTY OF MESA)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF November A.D., 2012, BY KEVIN REIMER, MANAGER OF RIVER TRAIL INVESTMENTS A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES 02/15/15



NOTE:

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 FIDELITY NATIONAL TITLE COMPANY, NO. 696-F0413950-396-DPO, EFFECTIVE DATE JUNE 5, 2012.

SURVEYOR'S STATEMENT

I, BRIAN K. BOWKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF RIVER TRAIL SUBDIVISION, FILING ONE, 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.

Brian K. Bowker
BRIAN K. BOWKER
COLORADO PLS 38122

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 OWNER THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS SECURED BY A DEED OF TRUST RECORDED IN BOOK 4548 AT PAGE 751 OF THE 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 Chief Credit Officer WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF Nov 2012.

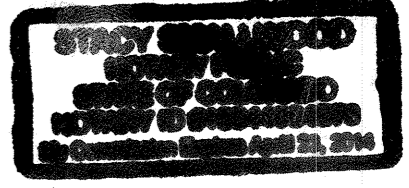
BY: James L Pedersen FOR: Timberline Bank

STATE OF COLORADO)
COUNTY OF MESA)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November A.D., 2012, BY Jim Pedersen, President OF TIMBERLINE BANK ON BEHALF OF TIMBERLINE BANK.

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-23-14



TITLE COMPANY'S CERTIFICATE

FIDELITY NATIONAL TITLE COMPANY HAS EXAMINED THE TITLE TO LANDS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT OF RIVER TRAIL SUBDIVISION, FILING ONE AND CERTIFIES THAT THE TITLE TO SUCH LAND AS DESCRIBED IN THE OWNER'S STATEMENT AND DEDICATION SHOWN HEREON IS VESTED IN RIVER TRAIL INVESTMENTS, LLC. THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS SHOWN HEREON AS EVIDENCE BY TITLE COMMITMENT NUMBER 696-F0413950-396-DPO PREPARED BY THE COMPANY.

BY: Sheri A. Peleg TITLE: Settle Production Manager

CITY APPROVAL

THIS PLAT OF RIVER TRAIL SUBDIVISION, FILING ONE, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 4th DAY OF January

[Signature]
CITY MANAGER

[Signature]
MAYOR

STATE OF COLORADO)
COUNTY OF MESA)SS

CLERK AND RECORDER

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 9:43 O'CLOCK A.M., ON THIS 10th DAY OF DECEMBER 2012 A.D., AND WAS RECORDED AT RECEPTION NO. 2636361, BOOK 5399, PAGE 834-835 DRAWER NO. ZZ-1, FEES 20+1.

BY: Sheila Reimer
CLERK AND RECORDER

Sharon Bridgeward
DEPUTY

FOR CITY USE ONLY

ASSOCIATED RECORDED DOCUMENTS

BOOK	PAGE	TYPE
5399	839	DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE RIVER TRAIL SUBDIVISION, FILING ONE
5399	836	TRACTS A, B, C, D, E & I ARE CONVEYED TO THE RIVER TRAIL HOMEOWNER'S ASSOCIATION, INC.
5399	838	DRAINAGE EASEMENTS ARE CONVEYED TO THE RIVER TRAIL HOMEOWNER'S ASSOCIATION, INC.



RIVER TRAIL SUBDIVISION, FILING ONE

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

DATE: 09/19/2012 PROJECT NO: 9841014 SHEET 1 OF 2 DRAWN BY: JFF

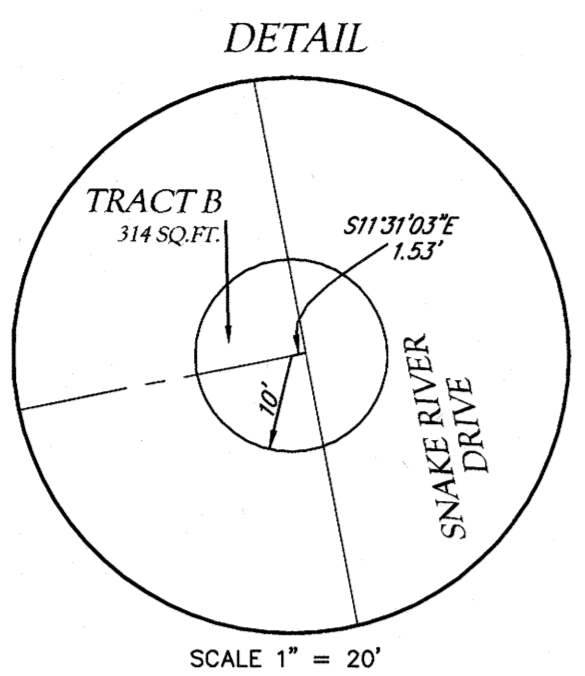
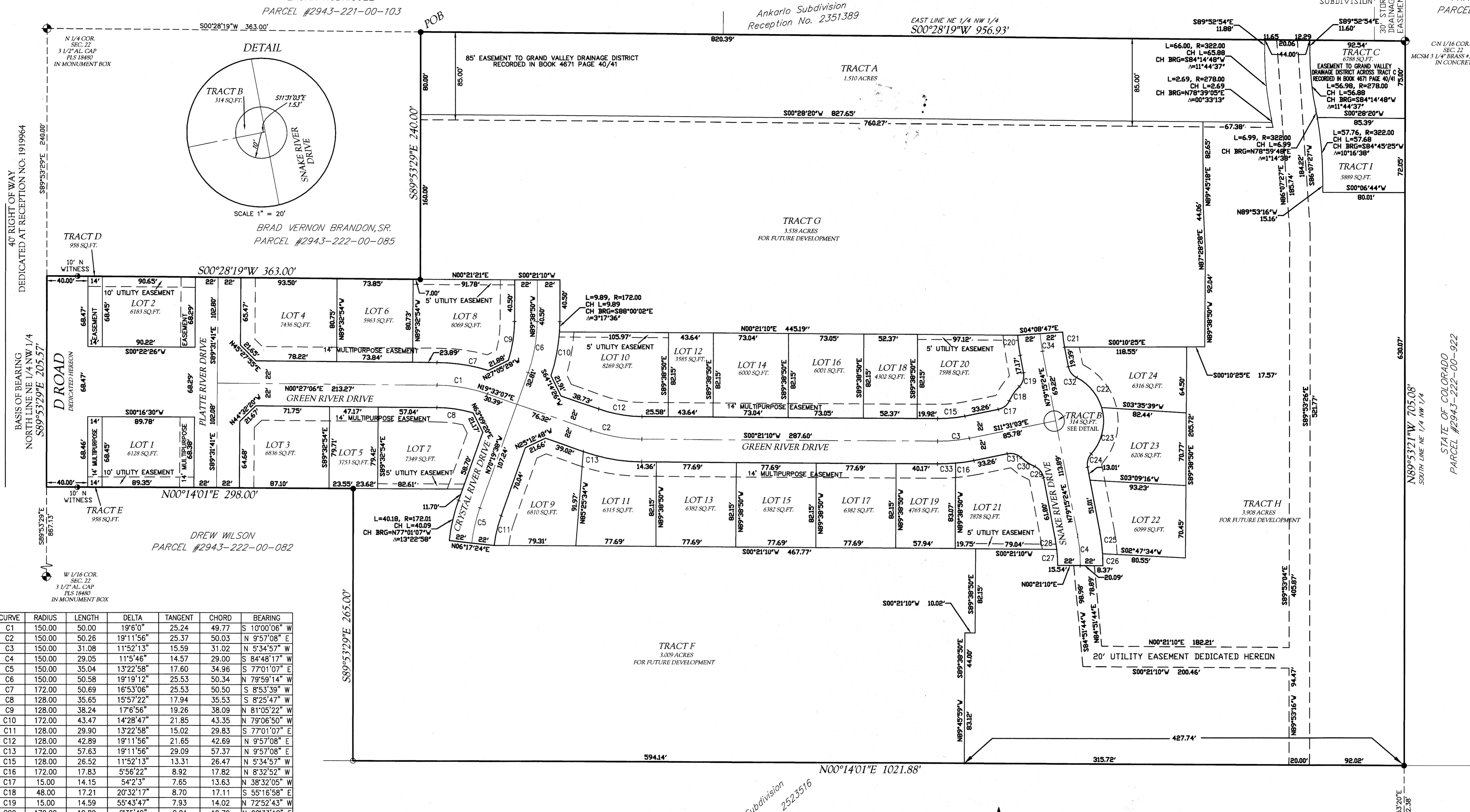


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RIVER TRAIL SUBDIVISION, FILING ONE

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

FRANKLIN JAMES R
FRANKLIN MARY LOU
PARCEL #2943-221-00-101



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	150.00	50.00	19°6'0"	25.24	49.77	S 10°00'06" W
C2	150.00	50.26	19°11'56"	25.37	50.03	N 9°57'08" E
C3	150.00	31.08	11°52'13"	15.59	31.02	N 5°34'57" W
C4	150.00	29.05	11°5'46"	14.57	29.00	S 84°48'17" W
C5	150.00	35.04	13°22'58"	17.60	34.96	S 77°01'07" E
C6	150.00	50.58	19°19'12"	25.53	50.34	N 79°59'14" W
C7	172.00	50.69	16°53'06"	25.53	50.50	S 8°53'39" W
C8	128.00	35.65	15°57'22"	17.94	35.53	S 8°25'47" W
C9	128.00	38.24	17°6'56"	19.26	38.09	N 81°05'22" W
C10	172.00	43.47	14°28'47"	21.85	43.35	N 79°06'50" W
C11	128.00	29.90	13°22'58"	15.02	29.83	S 77°01'07" E
C12	128.00	42.89	19°11'56"	21.65	42.69	N 9°57'08" E
C13	172.00	57.63	19°11'56"	29.09	57.37	N 9°57'08" E
C15	128.00	26.52	11°52'13"	13.31	26.47	N 5°34'57" W
C16	172.00	17.83	5°56'22"	8.92	17.82	N 8°32'52" W
C17	15.00	14.15	54°2'3"	7.65	13.63	N 38°32'05" W
C18	48.00	17.21	20°32'17"	8.70	17.11	S 55°16'58" E
C19	15.00	14.59	55°43'47"	7.93	14.02	N 72°52'43" W
C20	172.00	19.80	6°35'49"	9.91	19.79	N 82°33'18" E
C21	128.00	14.74	6°35'49"	7.38	14.73	N 82°33'18" E
C22	48.00	39.20	46°47'15"	20.77	38.12	S 50°20'56" W
C23	48.00	48.44	57°48'56"	26.51	46.41	N 77°20'59" E
C24	15.00	13.69	52°18'5"	7.36	13.22	S 74°35'34" E
C25	172.00	21.72	7°14'3"	10.87	21.70	S 82°52'25" W
C26	172.00	11.59	3°51'44"	5.80	11.59	S 88°25'18" W
C27	128.00	15.66	7°0'42"	7.84	15.65	S 86°50'49" W
C28	128.00	9.12	4°05'04"	4.56	9.12	S 81°17'56" W
C29	15.00	14.59	55°43'47"	7.93	14.02	S 51°23'30" W
C30	48.00	15.91	18°59'24"	8.03	15.84	N 33°01'18" E
C31	15.00	14.15	54°2'3"	7.65	13.63	N 15°29'58" E
C32	15.00	13.69	52°18'5"	7.36	13.22	N 53°06'21" E
C33	172.00	17.80	5°55'51"	8.91	17.80	S 2°36'45" W
C34	150.00	17.27	06°35'49"	8.64	17.26	N 82°33'18" E

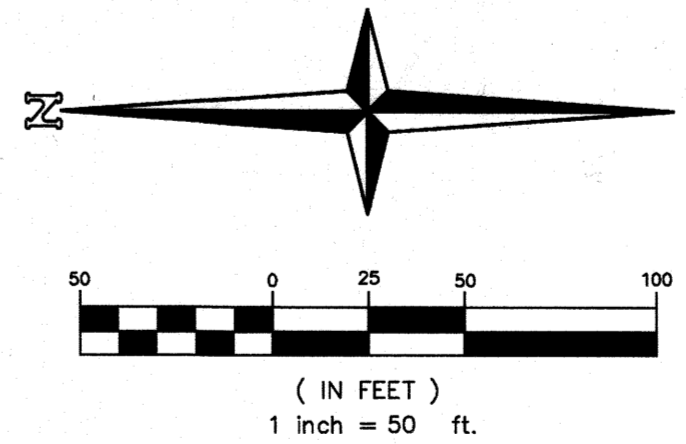
LIST OF ABBREVIATIONS USED ON THIS PLAT

- NE: NORTHEAST
- NW: NORTHWEST
- SE: SOUTHEAST
- SW: SOUTHWEST
- PLS: PROFESSIONAL LAND SURVEYOR
- MCSM: MESA COUNTY SURVEY MARKER
- L: Arc Length
- CH L: Chord Length
- CH BRG: Chord Bearing
- Δ: Delta Angle
- Cor: Corner
- WC: Witness Corner
- SQ. FT.: Square Feet
- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST

BASIS OF BEARING AND LINEAR UNITS:

THE BEARING BETWEEN THE FOUND N 1/4 CORNER OF THE NORTH LINE OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN, AND THE W 1/16 CORNER OF THE NE 1/4, NW 1/4 CORNER OF THE NORTH LINE OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN IS ASSUMED TO BEAR N89°53'29"W TO CORRESPOND TO THE MESA COUNTY LOCAL COORDINATE SYSTEM.

LINEAR UNITS ARE IN U.S. SURVEY FEET DEFINED AS EXACTLY ONE METER EQUALS 3937/1200 FT.



- LEGEND
- FOUND #5 REBAR WITH 2" ALUMINUM CAP STAMPED THOMPSON LANGFORD PLS 18478 IN CONCRETE
 - FOUND WITNESS CORNER #5 REBAR WITH 2" ALUMINUM CAP STAMPED THOMPSON LANGFORD PLS 18478 IN CONCRETE
 - FOUND BARE #5 REBAR IN CONCRETE
 - SET 2" ALUMINUM CAP SOUDER MILLER & ASSOC. PLS 38122
 - ⊕ ALIQUOT CORNER AS NOTED
 - ALIQUOT LINE
 - PROPERTY BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE

NOTE: SEE SHEET 1 OF 2 FOR SURVEYOR'S STATEMENT.



RIVER TRAIL SUBDIVISION, FILING ONE
PART OF THE NE 1/4 NW 1/4, SECTION 22
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
MESA COUNTY, COLORADO

DATE: 09/19/2012 PROJECT NO.: 9841014 SHEET 2 OF 2 DRAWN BY: JFF



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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.