

NORTH RIVER SUBDIVISION

A REPLAT OF PORTIONS OF LOTS 1 AND 2, ALL OF LOTS 3 THROUGH 8, INCLUSIVE, AND ALL OF LOTS 12 THROUGH 14, INCLUSIVE, BLOCK 2, AND LOTS 14 AND 19, BLOCK 1, SOUTH FIFTH STREET SUBDIVISION, PLAT BOOK 7, PAGE 19, AND VACATED RIGHTS OF WAY PER CITY OF GRAND JUNCTION ORDINANCES 4412, 4413 & 4414, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 NW 1/4) SECTION 23, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The City of Grand Junction, owner of that certain real property located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 8, Block 2 South Fifth Street Subdivision, as recorded in Plat Book 7, Page 19, Public Records of Mesa County, Colorado, and considering the South line of the Northeast Quarter (NE 1/4) of said Section 23 to bear N 89°22'16" W, with all other bearings contained herein being relative thereto; thence N 89°22'16" W, along the South line of said Block 2, a distance of 374.68 feet to the Southwest corner of Lot 5, said Block 2; thence N 00°05'36" W, along the West line of said Block 2, a distance of 229.42 feet to the Southwest corner of Lot 2, said Block 2; thence N 08°07'07" E a distance of 68.44 feet; thence N 01°45'03" E a distance of 92.62 feet; thence N 31°40'02" E a distance of 17.71 feet to the North line of said Block 2; thence N 89°55'27" E, along the North line of said Block 2, a distance of 91.28 feet to the Northeast corner of Lot 1, said Block 2; thence S 00°14'02" W, along the East line of said Lot 1, a distance of 65.67 feet to a point of non-tangent curvature; thence 24.27 feet along the arc of a 400.00 foot radius curve, concave Southeast, whose central angle is 03°28'35", the long chord of which bears N 41°29'10" E a distance of 24.27 feet to a point of non-tangency, said point on the West line of Lot 14, said Block 2; thence N 00°14'02" E, along the west line of said Lot 14, a distance of 51.44 feet to the Northwest Corner of said Lot 14; thence N 89°18'40" E, along the North line of said Block 2, a distance of 58.65 feet; thence N 51°29'00" E a distance of 108.74 feet to the South line of Block 1, said plat; thence S 88°08'43" W, along the South line of said Block 1, a distance of 146.90 feet to the Southwest Corner of Lot 14, said Block 1; thence N 00°39'32"W, along the West line of said Lot 14, a distance of 259.97 feet to the Northwest corner of said Lot 14; thence N 89°20'28" E, along the North line of Lots 14 and 19, said Block 1, a distance of 298.90 feet to the Northeast corner of said Lot 19; thence S 00°52'27" E, along the East line of said Lot 19, a distance of 144.96 feet to a point of non-tangent curvature; thence 48.80 feet along the arc of a 50.00 foot radius curve, concave South, whose central angle is 55°54'58", the long chord of which bears S 74°03'15" E a distance of 46.88 feet to a point of tangency; thence S 46°05'46" E a distance of 162.81 feet; thence N 89°06'45" W a distance of 143.61 feet; thence S00°30'56" E a distance of 15.00 feet to the Northwest corner Lot 10, said Block 2; thence S 00°56'03"E, along the West line of said Lot 10, a distance of 4.88 feet; thence S 88°52'00" W a distance of 73.06 feet; thence S 01°51'17" E a distance of 34.33 feet to the Northwest corner of High Plains Subdivision, as recorded in Book 4263, Page 165, Public Records of Mesa County, Colorado; thence S 00°31'58" E, along the West line of said High Plains Subdivision, a distance of 415.98 feet, more or less, to the Point of Beginning.

CONTAINING 5.764Acres, more or less, as described.

SAID OWNER has by these presents laid out, platted and subdivided the above-described real property, as shown hereon and designated the same as NORTH RIVER SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following Dedication and Grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 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 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; provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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(s).

Said owner further certifies that there are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused their name to be hereunto subscribed this 6th day of June A.D., 2012

Laura L. Luke
By: Laura L. Luke, Mayor pro tem
For the City of Grand Junction

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Laura L. Luke, Mayor pro tem, this 6th day of June A.D., 2012.

Witness my hand and Official Seal:

Mary E. Sparks
Notary Public



My Commission Expires: 04/01/2014

CITY APPROVAL

This Plat of NORTH RIVER SUBDIVISION, a subdivision of a portion of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 6th day of June A.D., 2012.

[Signature]
City Manager

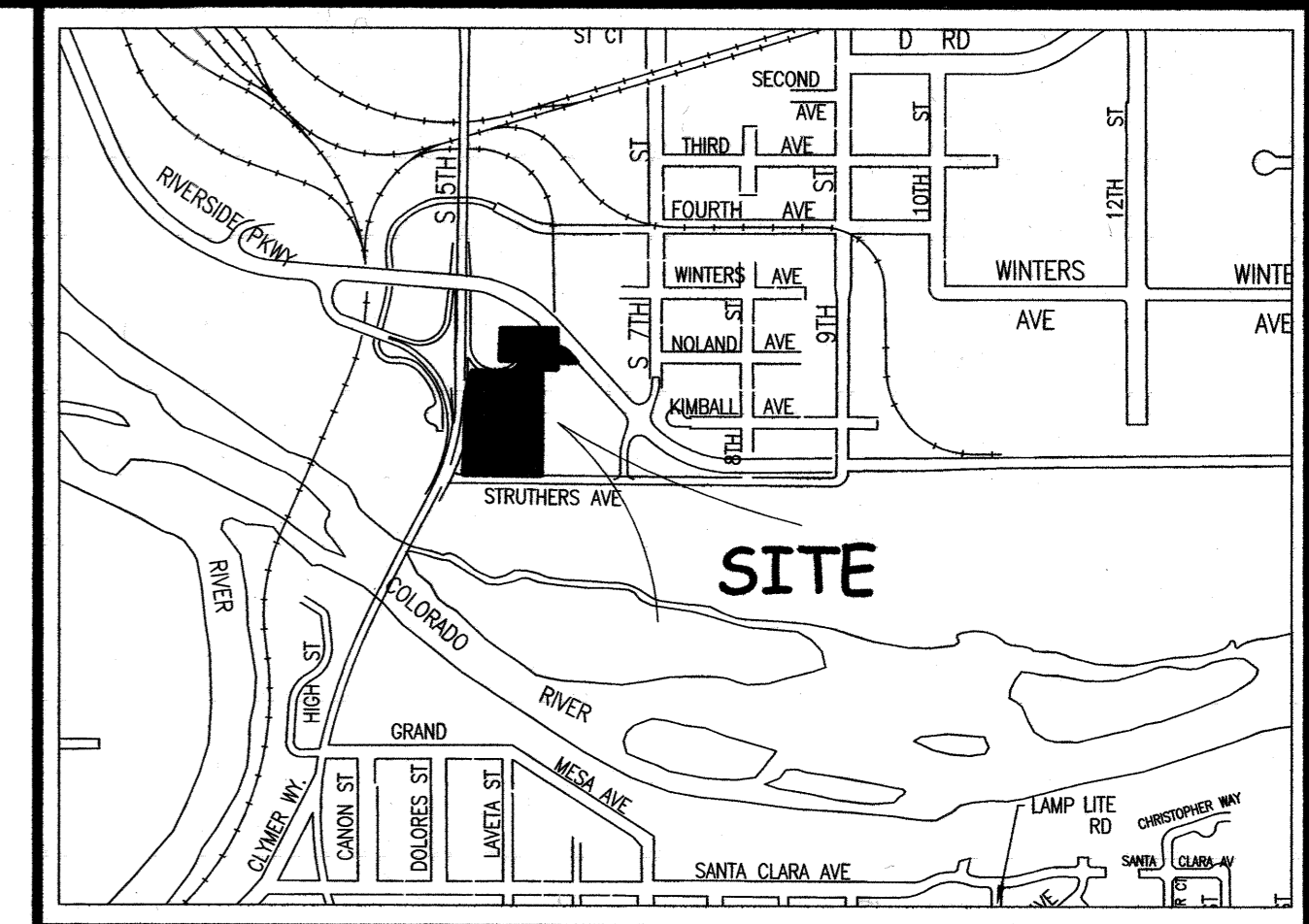
Laura L. Luke
Laura L. Luke, Mayor pro tem

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY that this instrument was filed for recording in my office at 4:22 o'clock P.M., this 6th day of JUNE A.D., 2012, and is duly recorded in Book 5309, Pages 440 through 441, Reception No. 2613493. Drawer No. YY-110 Fees: \$20⁰⁰/re

Sheila Reiner
Clerk and Recorder

[Signature]
Deputy Clerk



VICINITY MAP (NOT-TO-SCALE)

GENERAL NOTES

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 the certification shown hereon.

The Basis of Bearings is the South line of the Northeast Quarter (NE 1/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian and is assumed to bear N 89°35'59" W with a distance of 2,638.72 feet. The SW corner of the NE 1/4 of said Section 23 being a 2-3/4" Mesa County Brass Cap and the SE corner of the NE 1/4 of said Section 23 being a 3" Aluminum cap, PLS No. 24306.

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

Easement and Title Information a result of record deed research from the Mesa County Clerk and Recorder's Office.

This document has been deemed to be of sufficient clarity for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of said Office to create a scanned image which is of comparable quality to the original document.

FOR CITY USE

Book 5309 Page(s) 492 Document Temporary Access Easement
Book _____ Page(s) _____ Document _____
Book _____ Page(s) _____ Document _____

SURVEYOR'S CERTIFICATION

I, Peter T. Krick, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 32824, do hereby certify that the accompanying plat of NORTH RIVER SUBDIVISION, a subdivision of a portion of the City of Grand Junction, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified by the City of Grand Junction and the applicable laws of the State of Colorado. This statement does not represent a warranty as to ownership, lienholders, or quality of title, either expressed or implied.

By: *[Signature]*
Peter T. Krick, PLS No. 32824



Date: May 25th, 2012

NEARBY PETER'S SURVEYS BY PETER/NORTH RIVER/NORTH RIVER

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 the certification shown hereon.

DRAWN BY MG DATE 1/2010
CHECKED BY PTK DATE 5/2012
APPROVED BY DATE

SCALE
NOT-TO-SCALE



PUBLIC WORKS
ENGINEERING & SURVEYING

NORTH RIVER SUBDIVISION

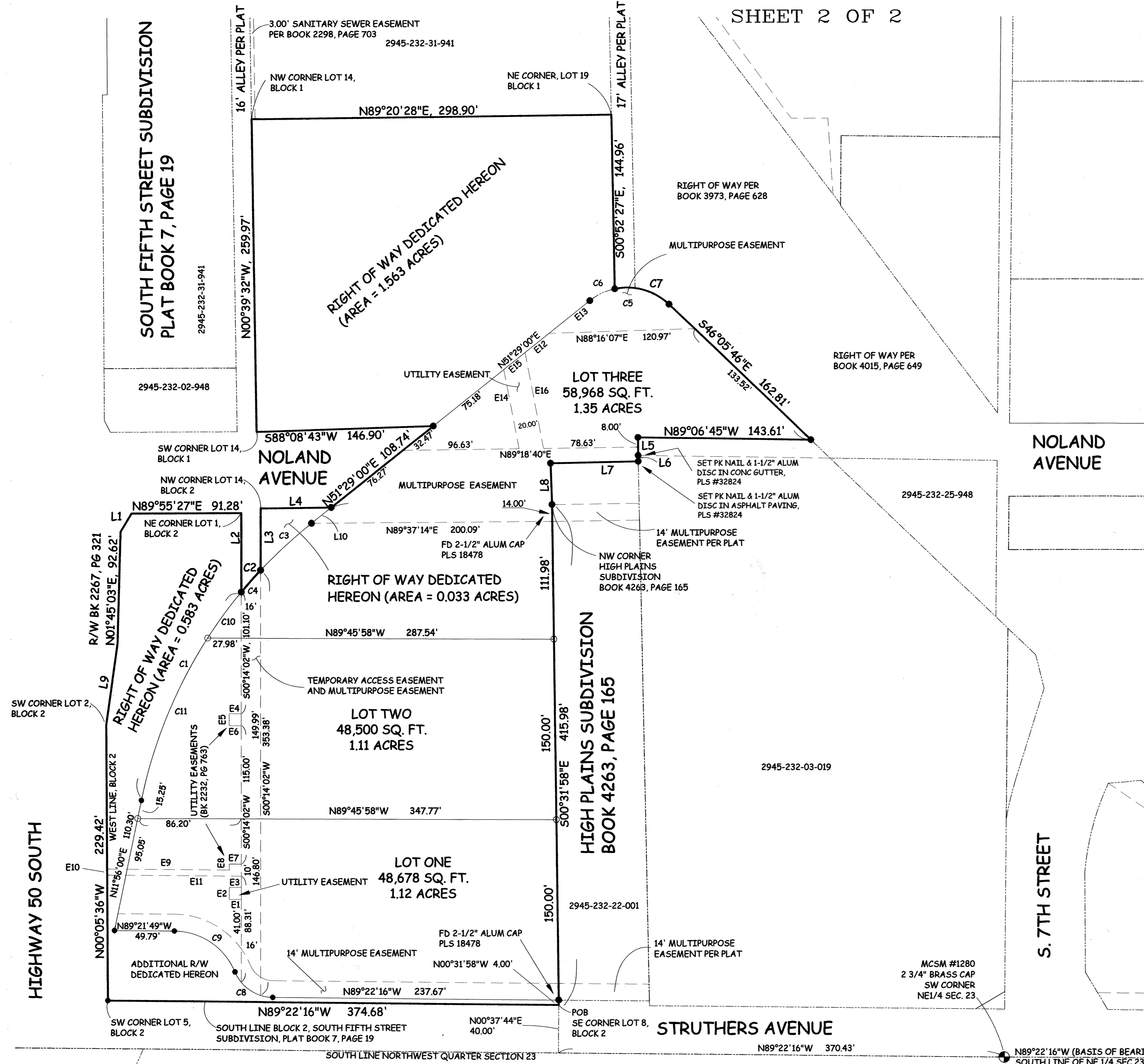
SE 1/4 NW 1/4 SEC 23, TWP 1S, RGE 1W, U.M.

SHEET NO. 1
OF 2

NORTH RIVER SUBDIVISION

A REPLAT OF PORTIONS OF LOTS 1 AND 2, ALL OF LOTS 3 THROUGH 8, INCLUSIVE, AND ALL OF LOTS 12 THROUGH 14, INCLUSIVE, BLOCK 2, AND LOTS 14 AND 19, BLOCK 1, SOUTH FIFTH STREET SUBDIVISION, PLAT BOOK 7, PAGE 19, AND VACATED RIGHT OF WAY PER CITY OF GRAND JUNCTION ORDINANCES 4412, 4413 & 4414, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 NW 1/4) SECTION 23, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO,

SHEET 2 OF 2



CURVE TABLE					
CURVE #	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	27°48'53"	400.00'	194.18'	N25°50'27"E	192.28'
C2	03°28'35"	400.00'	24.27'	N41°29'10"E	24.27'
C3	08°15'33"	400.00'	57.66'	N47°21'14"E	57.61'
C4	39°33'00"	400.00'	276.11'	N51°42'30"E	270.66'
C5	82°25'16"	50.00'	71.93'	S87°18'23"E	65.88'
C6	26°30'18"	50.00'	23.13'	N6°44'08"E	22.92'
C7	55°54'58"	50.00'	48.80'	S74°03'19"E	46.88'
C8	67°05'41"	55.00'	64.40'	N56°08'02"W	60.79'
C9	67°05'41"	55.00'	64.40'	N56°08'02"W	60.79'
C10	06°48'12"	400.00'	47.50'	N36°20'47"E	47.47'
C11	21°00'41"	400.00'	146.69'	N22°26'21"E	145.87'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N31°40'02"E	17.71'
L2	S00°14'02"W	65.67'
L3	N00°14'02"E	51.44'
L4	N89°18'40"E	58.65'
L5	S00°30'56"E	15.00'
L6	S00°56'03"E	4.88'
L7	S88°52'00"W	73.06'
L8	S01°51'17"E	34.33'
L9	N08°07'07"E	68.44'
L10	N51°29'00"E	21.06'
E1	N89°45'58"W	10.00'
E2	N00°14'02"E	10.00'
E3	S89°45'58"E	10.00'
E4	N89°21'51"W	10.00'
E5	N00°14'02"E	10.00'
E6	S89°21'51"E	10.00'
E7	N89°21'51"W	101.66'
E8	S00°31'58"E	5.00'
E9	N89°45'58"W	10.00'
E10	N00°05'36"W	5.00'
E11	S89°21'51"E	111.53'
E12	N51°29'00"E	25.60'
E13	N51°29'00"E	43.45'
E14	N10°38'47"W	67.03'
E15	N51°29'00"E	22.62'
E16	S10°39'47"E	81.11'

LEGEND OF SYMBOLS

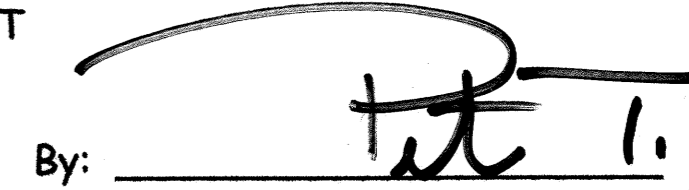
- = FOUND ALIQUOT CORNER, AS DESCRIBED
- = SET 30" #5 REBAR WITH 2" ALUM. CAP, PLS 32824 UNLESS OTHERWISE NOTED
- = SET 30" #5 REBAR WITH 1.25" ORANGE PLASTIC CAP PLS 32824

AREA TABULATION

LOTS = 3.585 ACRES
 RIGHT OF WAY = 2.179 ACRES
 TOTAL AREA = 5.764 ACRES

ABBREVIATIONS

- R = RADIUS
- AL = ARC LENGTH
- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CL = CHORD LENGTH
- COR = CORNER
- TWP = TOWNSHIP
- PM = PRINCIPAL MERIDIAN
- PG = PAGE
- FT = FEET
- BLM = BUREAU OF LAND MANAGEMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- FD = FOUND
- CONC. = CONCRETE
- ALUM. = ALUMINUM
- LS = LAND SURVEYOR
- R/W = RIGHT OF WAY
- MCSM = MESA COUNTY SURVEY MONUMENT
- RGE = RANGE
- BK = BOOK
- PLS = PROFESSIONAL LAND SURVEYOR
- U.P.M. = UTE PRINCIPAL MERIDIAN

By: 
 Peter T. Krick, PLS No. 32824
 Date: May 25th, 2012



DRAWN BY M6 DATE 11/30/2009

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CHECKED BY PTK DATE 05-08-2012
 APPROVED BY _____ DATE _____

SCALE
 1" = 50'



PUBLIC WORKS
 ENGINEERING & SURVEYING

NORTH RIVER SUBDIVISION
 SE 1/4 NW 1/4 SEC 23, TWP 1S, RGE 1W, U.M.

SHEET NO. 2
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