

# RIVER WALK SUBDIVISION FILING ONE

Reception Number 2829773

Northwest quarter of the Northwest quarter of Section 22, T.1S., R1E., Ute Meridian.  
 City of Grand Junction, Mesa County, Colorado

**DEDICATION AND OWNERSHIP STATEMENT**

**KNOW ALL MEN BY THESE PRESENTS:**

3125 D ROAD, LLC, a Colorado Limited Liability Company, is the owner of the parcel as demonstrated by deeds recorded at Reception No. 2583987 & 2829773 in the office of the Mesa County Clerk and Recorder, being situated in the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 22, T.1S., R1E., Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

**PROPERTY DESCRIPTION:**

Beginning at a 3.25" aluminum cap marked PLS 18480, THOMPSON LANGORD CORP 1997 at the west one-sixteenth corner of said Section 22 and Section 15 whence a 3" brass cap marked MCSM 1391 at the northwest one-sixteenth corner bears South 00°14'43" West with all bearings herein relative thereto; thence South 00°14'43" West along the east line of said east one-quarter a distance of 1284.87 feet; thence North 89°53'36" West a distance of 326.89 feet to the west line of said east one-quarter; thence North 00°11'26" East along said east line a distance of 1284.91 feet to the north line of said east one-quarter; thence South 89°53'09" East along said north line a distance of 328.12 feet to the Point of Beginning, having an area of 9.66 acres, more or less.

Said owner has by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as RIVER WALK SUBDIVISION FILING ONE, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby offer the following dedications 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 Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and non-motorized), bicycling, and other non-motorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

The City of Grand Junction is hereby granted a perpetual easement over Tract E for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto over each drainage easement shown hereon. The City of Grand Junction is also dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

Tracts A, B and E to be granted to River Walk Subdivision Home Owners Association, Inc. by separate instrument.

All irrigation easements and temporary ingress/egress easements are granted to River Walk Subdivision Home Owners Association, Inc. by separate instrument.

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/owner shall utilize the same in a reasonable and prudent manner. Furthermore, the owner 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.

Said owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this 8<sup>th</sup> day November of 2019.

Dustin Dutt, member 3125 D Rd LLC  
 3125 D ROAD, LLC, a Colorado Limited Liability Company  
 Mesa County )  
 Colorado )

The foregoing instrument was acknowledged before me by Dustin Gehrett, Manager of 3125 D ROAD, LLC, a Colorado Limited Liability Company, this 9 day of November, 2019.

Witness my hand and official seal: [Signature]  
 My commission expires 12-7-22 Notary Public

**KAREN TIERSCH**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #20184048835  
 My Commission Expires December 7, 2022

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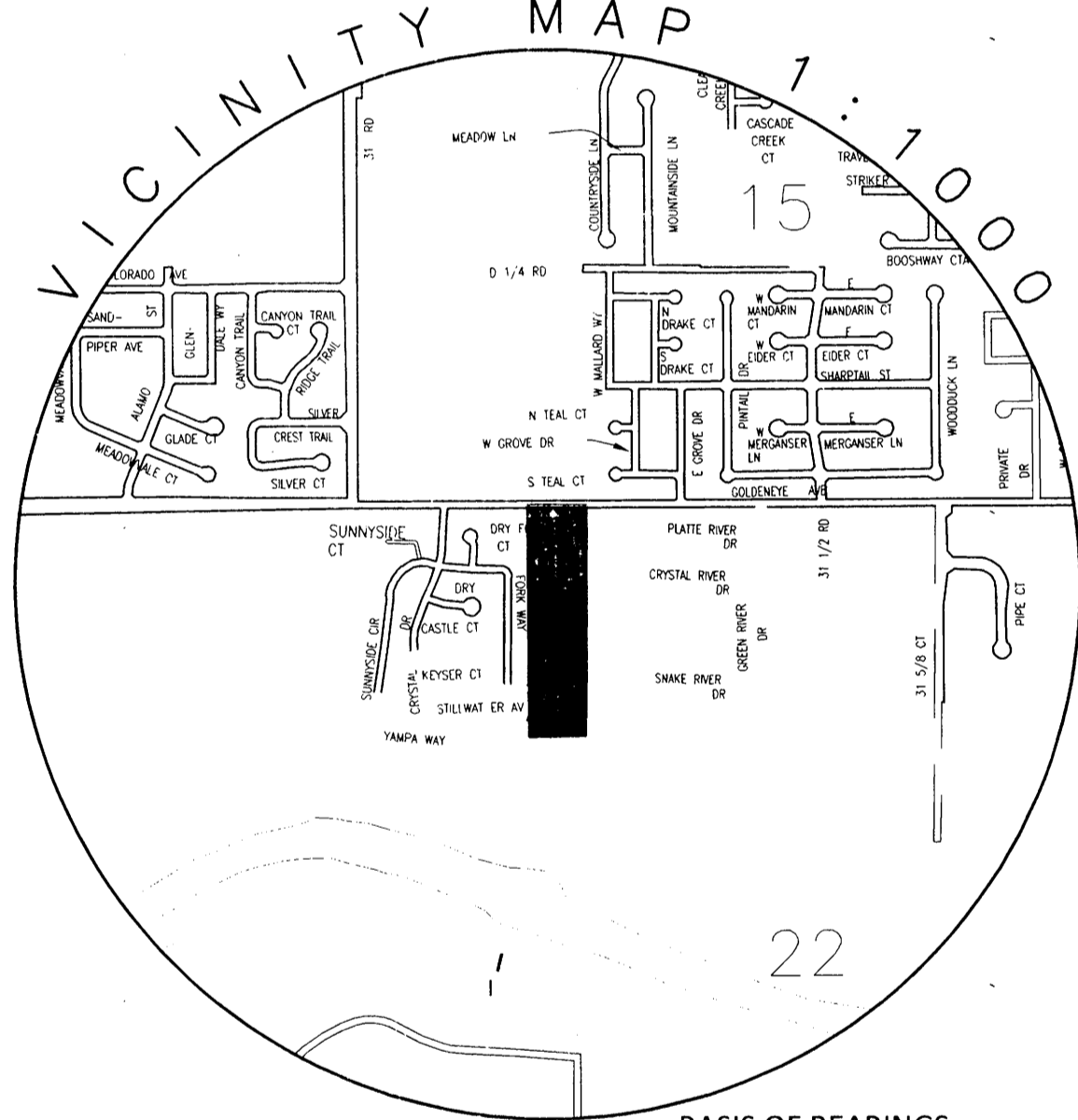
**KAREN TIERSCH**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #20184048835  
 My Commission Expires December 7, 2022

**Symbols and Abbreviations used on this plat**

- A: ARC LENGTH OF CURVE
- BLM: BUREAU OF LAND MANAGEMENT
- C: CENTER
- CCR: COVENANTS, CONDITIONS & RESTRICTIONS
- E: EAST
- N: NORTH
- NO: NUMBER
- NR: NON-RADIAL
- PLS: PROFESSIONAL LAND SURVEYOR
- PLSS: PUBLIC LAND SURVEY SYSTEM
- MCSM: MESA COUNTY SURVEY MARKER
- PLS: PROFESSIONAL LAND SURVEYOR
- CH: CHORD LENGTH
- BRG: CHORD BEARING
- L: ARC LENGTH
- RAD: RADIUS
- T: TOWNSHIP
- R: RANGE IN DEFINING LOCATION IN PLSS
- RA: RECEPTION NUMBER
- ROW: RIGHT OF WAY
- S: SOUTH
- T: TOWNSHIP
- UM: UTE MERIDIAN
- W: WEST
- Ø: DIAMETER
- RWHO: RIVER WALK SUBDIVISION HOME OWNERS ASSOCIATION

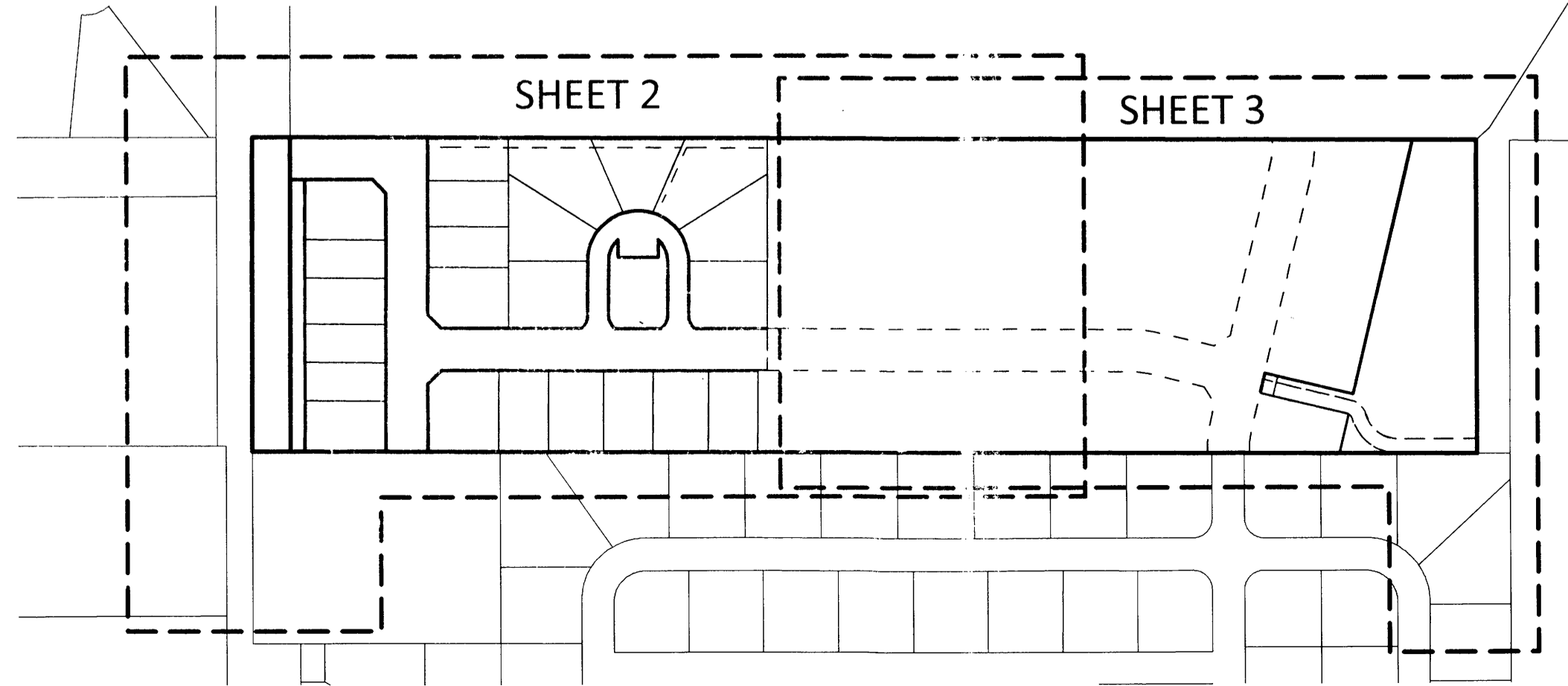
**AREA SUMMARY**

LOTS:	2.578 ACRES	26.69%
LOT 99:	4.770 ACRES	49.39%
TRACTS:	1.047 ACRES	10.84%
ROW	1.264 ACRES	13.08%
<b>TOTAL</b>	<b>9.659 ACRES</b>	<b>100.0%</b>



BASIS OF BEARINGS: The bearings hereon are based on grid north of the above described projection, referenced by observed positions of the northwest sixteenth corner of Section 22, T.1S., R.1E. Ute Meridian and the west sixteenth corner of said Section 22 and Section 15 being N 00°14'43"E, as shown hereon.

TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN:  
 LATITUDE: 39°06'22.72756"N (NAD83)  
 LONGITUDE: 108°32'01.43463"W (NAD83)  
 NORTHING: 50,000FT  
 EASTING: 10,000FT  
 SCALE FACTOR: 1.000218181798  
 PROJECT/SCALE FACTOR HEIGHT: 4644FT (NAVD88)



**TITLE CERTIFICATION**

We, Land Title Guarantee 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 3125 D ROAD, LLC, a Colorado Limited Liability Company; 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.

DATE: November 11, 2019 BY: [Signature]  
 LAND TITLE GUARANTEE COMPANY  
[Signature] Lic. Title Ins. Co.

**CITY APPROVAL**

This plat of RIVER WALK SUBDIVISION FILING ONE, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this

19 day  
 of November, 2019.

[Signature] CITY MANAGER [Signature] CITY MAYOR

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 )  
 ) ss  
 COUNTY OF MESA )  
 THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 1:47 O'CLK P. M., ON THIS 22 DAY OF NOVEMBER, A.D. 2019 AND WAS RECORDED AT RECEPTION NO. 2904007 DRAWER NO. E3-98 AND FEES \$30 \$3

[Signature] CLERK AND RECORDER [Signature] DEPUTY

**LIENHOLDERS REIFICATION 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 at Reception Number 2899505 & 2899438 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its ELP, with the authority of its board of directors this 5<sup>th</sup> day of Nov 2019  
 By: [Signature] For: Grand Valley Bank  
 GRAND VALLEY BANK

STATE OF COLORADO )  
 )  
 ) ss  
 COUNTY OF MESA )

This plat was acknowledged before me by Thomas Haker on this 9 day of November, 2019. My commission expires: 12-7-22

[Signature]  
 Notary Public

**KAREN TIERSCH**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #20184048835  
 My Commission Expires December 7, 2022

**KAREN TIERSCH**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
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NOTE: All exterior monuments to be set in concrete.

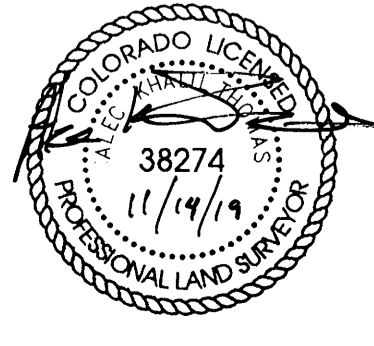
CITY USE BLOCK	
TRACT A TO RWHO	RECEPTION NO: <u>2904009</u>
TRACT B TO RWHO	RECEPTION NO: <u>2904009</u>
TRACT E TO RWHO	RECEPTION NO: <u>2904009</u>
INGRESSEGRESS TO RWHO	RECEPTION NO: <u>2904011</u>
CCR'S TO RWHO	RECEPTION NO: <u>2904008</u>
TRACT A TO RWHO	RECEPTION NO: <u>2904010</u>
	RECEPTION NO: _____
	RECEPTION NO: _____
	RECEPTION NO: _____

## RIVER WALK SUBDIVISION FILING ONE

East one-quarter of the Northwest quarter of the Northwest quarter of Section 22, T.1S., R1E., Ute Meridian.  
 City of Grand Junction, Mesa County, Colorado

**RIVER CITY**  
 744 Horizon Court, Suite 110  
 Grand Junction, CO 81506  
 Phone: 970.241.4722  
 Fax: 970.241.8841  
 www.rcwest.com

Alec Thomas  
 Colorado PLS 38274

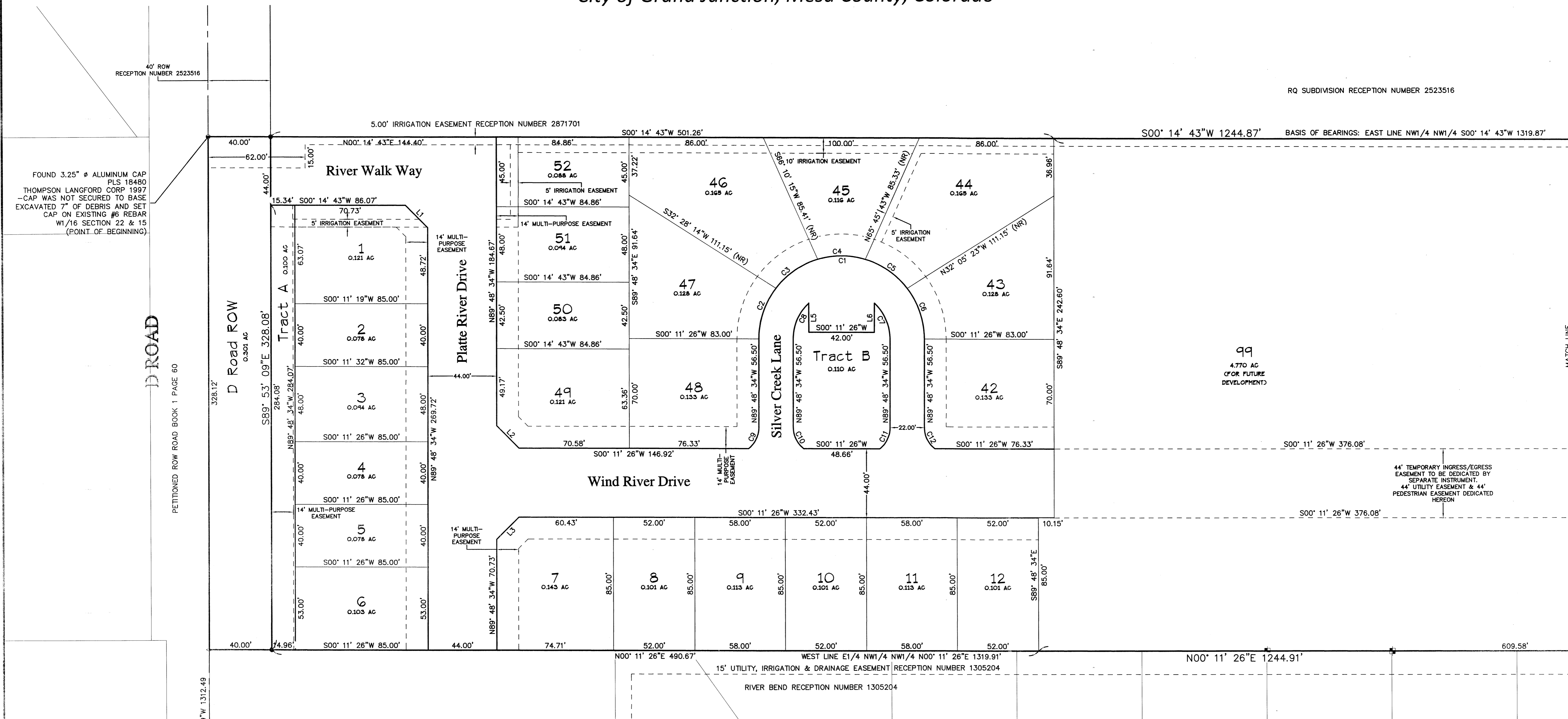


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

# RIVER WALK SUBDIVISION FILING ONE

Reception Number 2829773

Northwest quarter of the Northwest quarter of Section 22, T.1S., R1E., Ute Meridian.  
City of Grand Junction, Mesa County, Colorado



FOUND 3.25" Ø ALUMINUM CAP  
PLS 18480  
THOMPSON LANGFORD CORP 1997  
-CAP WAS NOT SECURED TO BASE  
EXCAVATED 7" OF DEBRIS AND SET  
CAP ON EXISTING #6 REBAR  
W/16 SECTION 22 & 15  
(POINT OF BEGINNING)

40' ROW  
RECEPTION NUMBER 2523516

RQ SUBDIVISION RECEPTION NUMBER 2523516

DR ROAD  
PETITIONED ROW ROAD BOOK 1 PAGE 60

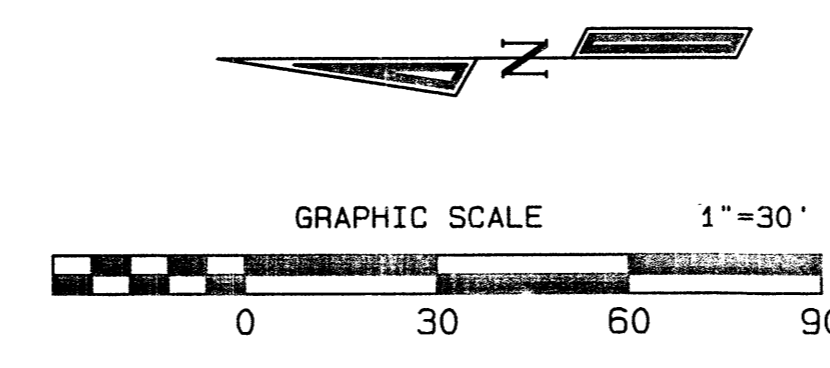
D ROAD ROW  
0.301 AC

NORTH LINE NW1/4 NW1/4 N89° 53' 09"W 1312.49'  
984.37'

RECEPTION NUMBER 2371835

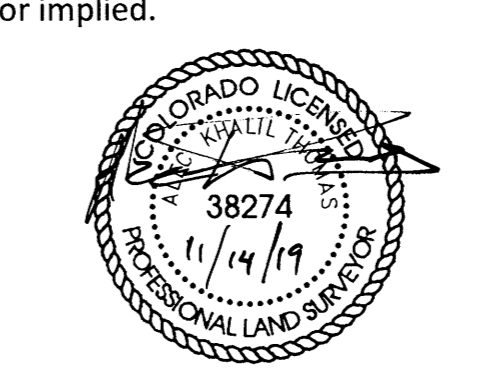
### LEGEND

	Parcel boundary
	Easement
	Aliquot line
	SET 2" Ø ALUMINUM CAP ON 24" #5 REBAR PLS 38274 RIVER CITY CONSULTANTS
	CALCULATED POSITION
	FOUND 1.25" Ø PLASTIC CAP LS 16413 QED
	FOUND 2" Ø ALUMINUM CAP LS 24331 WEI



I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of RIVER WALK 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. 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.

Alec Thomas  
Colorado PLS 38274



**RIVER CITY**  
744 Horizon Court, Suite 110  
Grand Junction, CO 81506  
Phone: 970.241.4722  
www.rccwest.com Fax: 970.241.8841

RIVER WALK SUBDIVISION FILING ONE		
East one-quarter of the Northwest quarter of the Northwest quarter of Section 22, T.1S., R1E., Ute Meridian. City of Grand Junction, Mesa County, Colorado		
Sheet 2 of 3	Date: 05/07/19	Job No. 1749-001
Surveyed: AKT	Drawn: AKT	Checked: TPJ
Drawing name: S:\Projects\1919\14\River Walk\Drawings\1749-001.dwg		

MONUMENT PAVED OVER BY COUNTY,  
USED POSITION FROM PREVIOUS GPS  
OCCUPATION OF RECOVERED MONUMENT  
NW CORNER SECTION 22

44' TEMPORARY INGRESS/EGRESS  
EASEMENT TO BE DEDICATED BY  
SEPARATE INSTRUMENT.  
44' UTILITY EASEMENT & 44'  
PEDESTRIAN EASEMENT DEDICATED  
HEREON

99  
4.770 AC  
FOR FUTURE  
DEVELOPMENT

# RIVER WALK SUBDIVISION FILING ONE

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 City of Grand Junction, Mesa County, Colorado

RQ SUBDIVISION RECEPTION NUMBER 2523516

FOUND 3" Ø BRASS CAP  
 MCSM 1391  
 NW1/16 SECTION 22

S00° 14' 43"W 1244.87' BASIS OF BEARINGS: EAST LINE NW1/4 NW1/4 S00° 14' 43"W 1319.87'

Line Table		
Line #	Length	Direction
L1	20.18'	S45° 13' 04"W
L2	20.18'	S45° 11' 26"W
L3	20.18'	N44° 48' 34"W
L5	18.50'	S89° 48' 34"E
L6	18.50'	S89° 48' 34"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	166.50'	53.00'	180°00'01"	106.00'	N00° 11' 25"E
C2	34.72'	53.00'	037°31'45"	34.10'	N71° 02' 42"W
C3	33.09'	53.00'	035°46'08"	32.55'	N34° 23' 46"W
C4	30.90'	53.00'	033°24'04"	30.46'	N00° 11' 20"E
C5	33.09'	53.00'	035°46'19"	32.56'	N34° 46' 32"E
C6	34.72'	53.00'	037°31'45"	34.10'	N71° 25' 33"E
C7	25.62'	31.00'	047°21'28"	24.90'	N66° 30' 42"E
C8	25.62'	31.00'	047°21'28"	24.90'	N66° 07' 51"W
C9	15.60'	17.00'	052°34'19"	15.06'	S63° 31' 25"E
C10	15.60'	17.00'	052°34'19"	15.06'	S63° 54' 16"W
C11	15.60'	17.00'	052°34'19"	15.06'	S63° 31' 25"E
C12	15.60'	17.00'	052°34'21"	15.06'	S63° 54' 17"W
C13	21.58'	20.00'	061°48'42"	20.55'	S44° 22' 19"W
C14	5.39'	5.00'	061°48'42"	5.14'	S44° 22' 19"W
C15	45.48'	34.71'	075°05'14"	42.30'	S37° 44' 03"W
C16	65.14'	49.71'	075°05'14"	60.58'	S37° 44' 03"W
C101	29.66'	128.00'	013°16'35"	29.59'	S06° 49' 43"W

99  
 4.770 AC  
 (FOR FUTURE  
 DEVELOPMENT)

44' TEMPORARY INGRESS/EGRESS  
 EASEMENT TO BE DEDICATED BY  
 SEPARATE INSTRUMENT.  
 44' UTILITY EASEMENT & 44'  
 PEDESTRIAN EASEMENT DEDICATED  
 HEREON

44.00' TEMPORARY INGRESS/EGRESS EASEMENT  
 TO BE DEDICATED BY SEPARATE INSTRUMENT.  
 44' UTILITY EASEMENT & 44' PEDESTRIAN  
 EASEMENT DEDICATED HEREON

Tract E  
 0.842 AC  
 (Drainage  
 Easement)

PUBLIC SERVICE EASEMENT  
 RECEPTION NUMBER 1449288

15' Pedestrian Easement

15' UTILITY, IRRIGATION & DRAINAGE EASEMENT RECEPTION NUMBER 1305204

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of RIVER WALK 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. 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 guaranty, either expressed or implied.

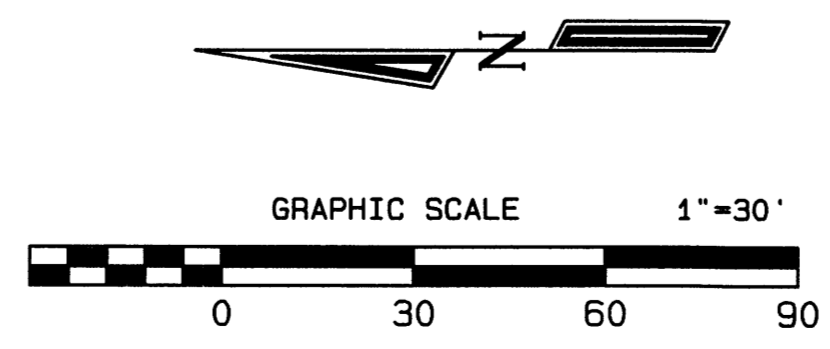
Alec Thomas  
 Colorado PLS 38274



**RIVER CITY**  
 744 Horizon Court, Suite 110 Phone: 970.241.4722  
 Grand Junction, CO 81506 www.rcwccw.com Fax: 970.241.8841

**LEGEND**

- Parcel boundary
- Easement
- Aliquot line
- SET 2" Ø ALUMINUM CAP ON 24" #5 REBAR PLS 38274 RIVER CITY CONSULTANTS
- CALCULATED POSITION
- FOUND 1.25" Ø PLASTIC CAP LS 16413 QED
- FOUND 2" Ø ALUMINUM CAP LS 24331 WEI



FOUND 2.25" Ø BRASS CAP  
 1997 NO. 524  
 N1/16 SECTION 22 & 23

**RIVER WALK SUBDIVISION FILING ONE**  
 East one-quarter of the Northwest quarter of the Northwest quarter of Section 22, T.1S., R1E., Ute Meridian.  
 City of Grand Junction, Mesa County, Colorado

Sheet 3 of 3	Date: 5/7/19	Job No. 1744-001
Surveyed: AKT	Drawn: AKT	Checked: TPJ
Drawing name: S:\PROJECTS\1744_Alec Design & Drafting\001 River Walk\Survey\1744-001 SUB.dwg		