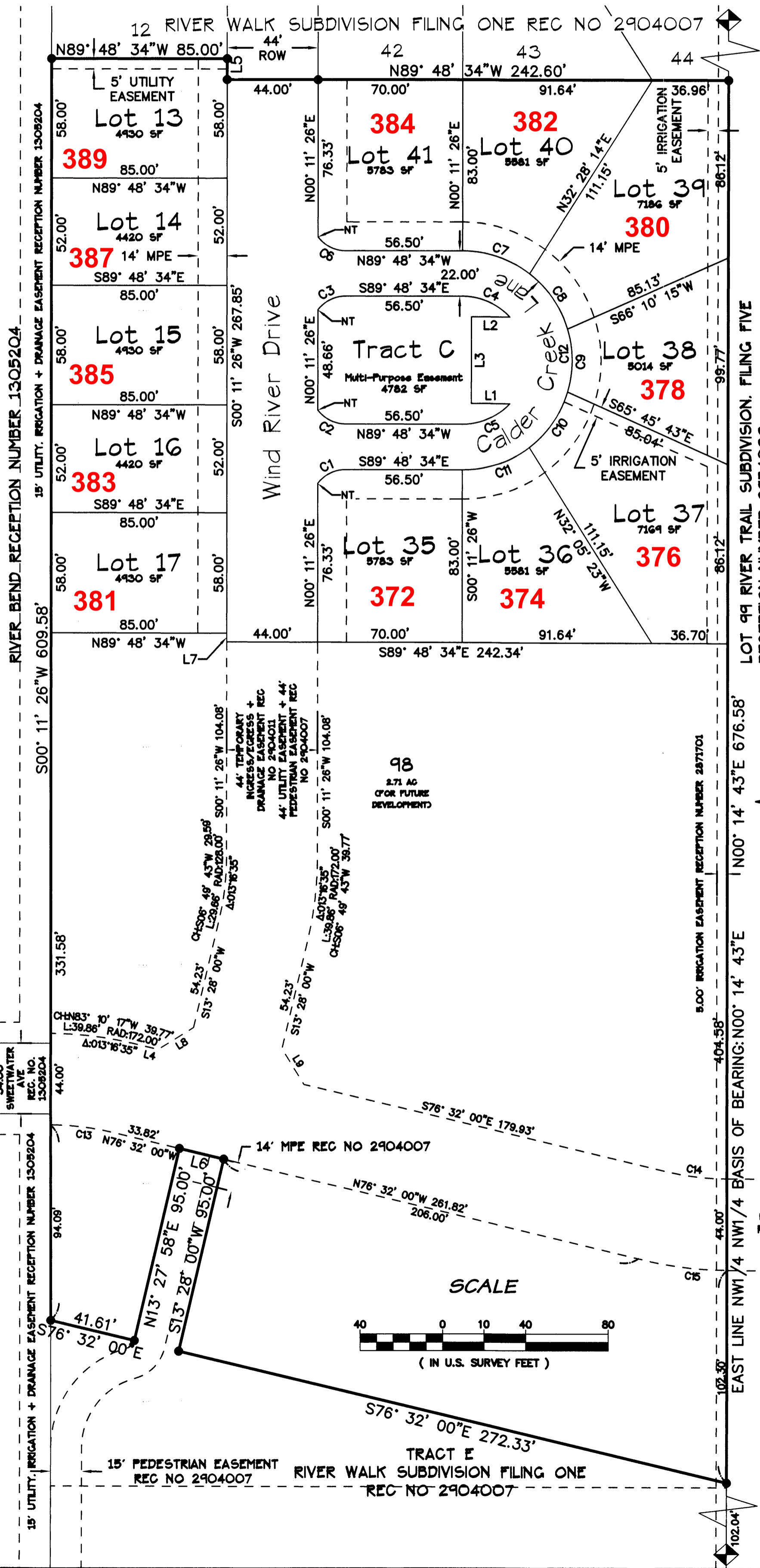


RIVER WALK SUBDIVISION FILING TWO

A REPLAT OF LOT 99 OF RIVER WALK SUBDIVISION FILING ONE RECEPTION NUMBER 2904007
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Park Impact Fees have NOT been paid for this subdivision. Builder to pay Park Impact Fees.

Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.



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. 2829773 in the office of the Mesa County Clerk and Recorder, being situated in the of the Northwest 1/4 of the Northwest 1/4 of Section 22, T.1S., R.1E., Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

PROPERTY DESCRIPTION:
LOT 99, RIVER WALK SUBDIVISION FILING ONE, (Reception Number 2904007) 4.77 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 TWO, in the City of Grand Junction, County of Mesa, State of Colorado, and does 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 Multi-purpose 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.

Tract C is for open space and subject to a multi-purpose easement dedicated to the City of Grand Junction in its entirety, it is to be granted to River Walk Subdivision Home Owners Association, Inc. by separate instrument.

All Irrigation easements are to be granted to River Walk Subdivision Home Owners Association, Inc. by separate instrument.

5' utility easement to be granted by separate instrument to Public Service Company of Colorado.

Tract C is subject to a multi-purpose easement dedicated to the City of Grand Junction in its entirety.

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 12th day of May of 2021

Dustin Gehrett, Member
3125 D ROAD, LLC, a Colorado Limited Liability Company

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12th day of May 2021 by Dustin Gehrett

WITNESS MY HAND AND OFFICIAL SEAL: Bailee Tomblason

NOTARY PUBLIC
ADDRESS: 2015 Overlook Dr., Grand Junction, CO 81505
MY COMMISSION EXPIRES: May 29, 2022

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as River Walk Subdivision Filing Two being property described in security interest(s) according to the public records of Mesa County, Colorado and does hereby join in and consent to the dedication of the land described in said dedication by the owner(s) thereof and agrees that its security interest and any amendments thereto in 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 President with the authority of its board of directors,

This 12 day of May 2021

BY: Thomas Hakert, President

(TITLE)
FOR: Grand Valley Bank
(CORPORATE NAME)

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12th day of May 2021 by Thomas Hakert

WITNESS MY HAND AND OFFICIAL SEAL: Victoria Waalkes

NOTARY PUBLIC
ADDRESS: 600 W. 8th Street Palisade, CO 81526
MY COMMISSION EXPIRES: June 13, 2022

ALLOT MONUMENT AS NOTED
SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274 RIVER CITY CONSULTANTS

EASEMENT LINE
PARCEL LINE

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SN01) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are based on grid north of the above described projection, referenced by observed positions of a 3" brass cap marked MCSM 1391 for the northwest sixteenth corner of Section 22, T.1S., R.1E. Ute Meridian and a 3.25" aluminum cap marked PLS 18480, THOMPSON LANGFORD CORP, 1997 for the west sixteenth corner of said Section 22 and Section 15 being N 00°14'43"E, as shown hereon.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

BLM: BUREAU OF LAND MANAGEMENT
C: CENTER
E: EAST
N: NORTH
NO: NUMBER
NR: NON-RADIAL
PLS: PROFESSIONAL LAND SURVEYOR
PLSS: PUBLIC LAND SURVEY SYSTEM
MCSM: MESA COUNTY SURVEY MARKER
MPE: MULTI-PURPOSE EASEMENT
NT: NON-TANGENT
CH: CHORD LENGTH
L: ARC LENGTH
RAD: RADIUS
Δ: CENTRAL ANGLE DELTA
T: TOWNSHIP
R: RANGE IN DEFINING LOCATION IN PLSS
REC: RECEPTION
ROW: RIGHT OF WAY
S: SOUTH
UM: UTE MERIDIAN
W: WEST
Ø: DIAMETER
PSCO: PUBLIC SERVICE COMPANY OF COLORADO
CCR: COVENANTS, CONDITIONS AND RESTRICTIONS

CITY APPROVAL
THIS PLAT OF RIVER WALK SUBDIVISION FILING TWO, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED

THIS 1 DAY OF July A.D. 2021

CITY MANAGER: [Signature]
CITY MAYOR: [Signature]

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 3:58 O'CLOCK P.M., ON THIS 2nd DAY OF July A.D. 2021 AND WAS RECORDED AT RECEPTION NO. 2988893 DRAWER NO. 63-28 AND FEES \$100 \$360

Tina Peters
CLERK AND RECORDER

Ginny Baughman
DEPUTY CLERK

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 known as Lot 99 of River Walk Subdivision Filing One 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. DEED OF TRUST RECORDED REC# 2977487

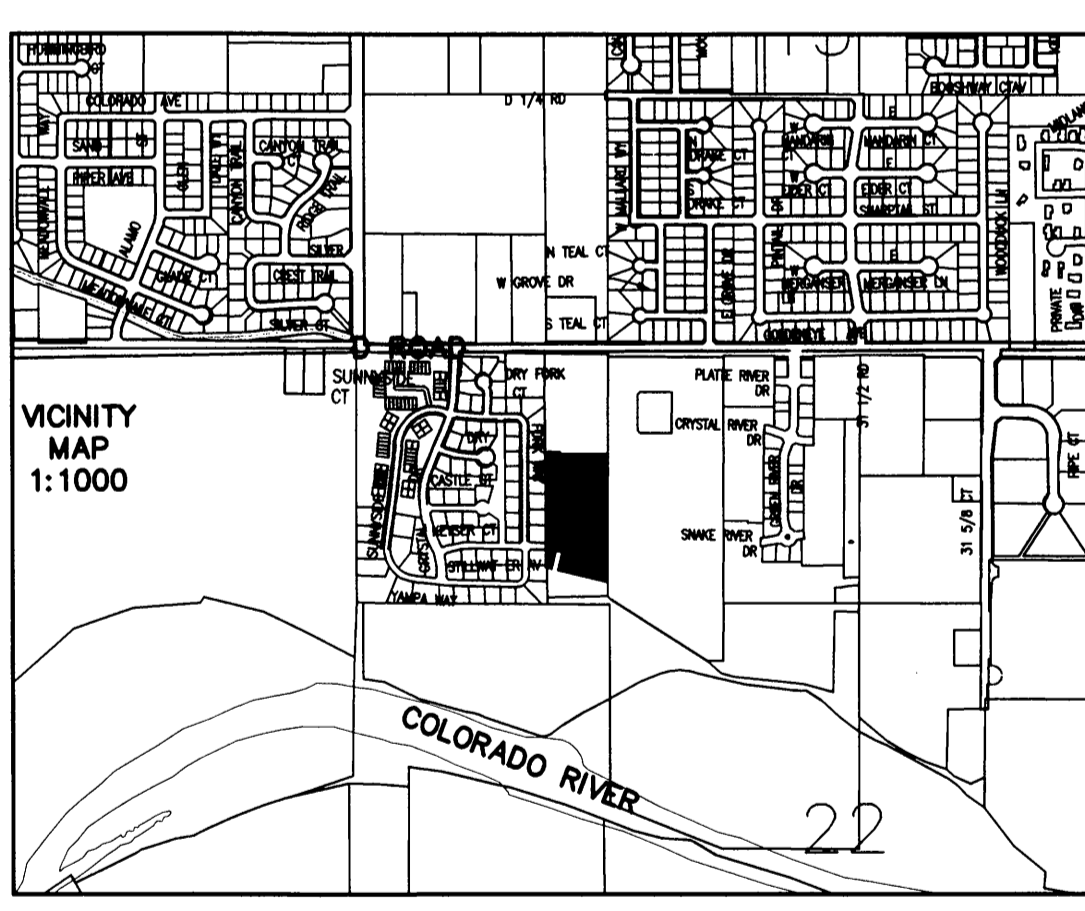
DATE: MAY 21, 2021 BY: Karen A. Crispin / Lic. Title Ex.
NAME AND TITLE KAREN A. CRISPIN

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All recorded and apparent rights-of-way and easements shown hereon were researched by the undersigned surveyor. Other documents may exist which would affect this property.

SURVEYOR'S STATEMENT

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 Two, a subdivision of a part of the City of Grand Junction, County of Mesa, 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.



AREA SUMMARY

Lots	4.22	ac	88.51 %
Tracts	0.11	ac	2.30%
Right of Way (Dedicated)	0.44	ac	9.19 %
Total	4.77	ac	100.00 %

Alec K Thomas,
Colorado PLS 38274

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
www.rcwest.com Fax: 970.241.8841

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	15.60'	17.00'	052°34'19"	15.06'	N63° 54' 16"E
C2	15.60'	17.00'	052°34'19"	15.06'	N63° 31' 25"W
C3	15.60'	17.00'	052°34'19"	15.06'	N63° 54' 16"E
C4	25.62'	31.00'	047°21'28"	24.90'	S66° 07' 51"E
C5	25.62'	31.00'	047°21'28"	24.90'	S66° 30' 42"W
C6	15.60'	17.00'	052°34'19"	15.06'	N63° 54' 16"E
C7	34.72'	53.00'	037°31'45"	34.10'	N71° 02' 42"W
C8	33.09'	53.00'	035°46'08"	32.55'	N34° 23' 46"W
C9	30.90'	53.00'	033°24'04"	30.46'	N00° 11' 20"E
C10	33.09'	53.00'	035°46'19"	32.56'	N34° 46' 32"E
C11	34.72'	53.00'	037°31'45"	34.10'	N71° 25' 33"E
C12	168.50'	53.00'	180°00'00"	106.00'	N00° 11' 26"E
C13	29.66'	128.00'	013°16'35"	29.59'	N63° 10' 17"W
C14	29.66'	128.00'	013°17'09"	29.61'	S83° 10' 34"E
C15	43.29'	174.06'	014°15'00"	43.18'	N82° 38' 18"W

Line Table

Line #	Length	Direction
L1	18.50'	S89° 48' 34"E
L2	18.50'	N89° 48' 34"W
L3	42.00'	S00° 11' 28"W
L4	12.80'	N78° 32' 00"W
L5	10.15'	N00° 11' 28"E
L6	22.00'	S78° 32' 00"E
L7	4.15'	S00° 11' 28"W
L8	20.18'	S88° 28' 00"W
L9	20.18'	S31° 32' 00"E

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.

CITY USE BLOCK

FIRST SUPPLEMENTAL DECLARATION TO THE CCR's	RECEPTION NO. <u>2988894</u>
TRACT C	RECEPTION NO. <u>2988895</u>
IRRIGATION EASEMENT	RECEPTION NO. <u>2988896</u>
UTILITY EASEMENT (PSCO)	RECEPTION NO. <u>2980723</u>
RELEASE OF EASEMENT	RECEPTION NO. <u>2988898</u>
UTILITY EASEMENT (PSCO)	RECEPTION NO. <u>2988897</u>

RIVER WALK SUBDIVISION FILING TWO
A REPLAT OF LOT 99 OF RIVER WALK SUBDIVISION FILING ONE
RECEPTION NUMBER 2904007
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Sheet 1 of 1 Date: 5/3/21 Job No. 1744-001
Surveyed: AKT Drawn: AKT Checked: TPJ
Drawing name: \\P:\PROJ\2021\1744-Accu-Design\Drawings\River-Walk-Subdiv-Filing-Two-City-Use-Block-PLS-38274.dwg