

# RIVER CANYON SUBDIVISION, FILING 1

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, River Canyon, Inc., a Colorado corporation is the owner of that real property situate in Section 28 & 33, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as demonstrated in Book 4488 at Pages 904 - 907 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

Beginning at the E 1/16 corner common to said Section 28 and 33, the basis of bearing being S89°53'46"N to the 1/4 corner common to said Section 28 and 33; thence S00°00'17"E a distance of 1316.57 feet to the NE 1/16 corner of said Section 33; thence N89°35'26"W a distance of 1328.80 feet to the C-N 1/16 corner of said section 33; thence S00°19'18"W a distance of 424.76 feet along the east line of the NW 1/4 of said Section 33 to the northerly right-of-way of U.S. Highway 340; thence N68°06'32"W a distance of 430.00 feet along said right-of-way; thence N21°53'28"E a distance of 264.00 feet; thence N68°06'32"W a distance of 165.00 feet; thence S21°53'28"W a distance of 264.00 feet to said northerly right-of-way; thence along said northerly right-of-way the following four courses: 1.) N68°06'32"W a distance of 813.79 feet 2.) S00°10'35"N a distance of 27.08 feet 3.) N68°06'32"W a distance of 387.48 feet 4.) N65°52'14"W a distance of 223.09 feet; thence N13°53'15"E a distance of 1022.12 feet; thence N15°20'21"W a distance of 949.61 feet; thence N45°18'47"E a distance of 815.83 feet; thence N00°15'38"E a distance of 477 feet more or less to the south bank of the Colorado River; thence along the south bank of the Colorado River in a southeasterly direction to the east line of the SW 1/4 SE 1/4 of said Section 28; thence S00°02'43"W a distance of 712 feet more or less to the point of beginning. Said parcel contains 191.8 acres more or less.

That said owners have caused the real property to be laid out and surveyed as RIVER CANYON SUBDIVISION, FILING 1, a subdivision of a part of the County of Mesa, in the State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat.

All All-purpose Easements shown hereon are hereby dedicated to the County of Mesa for the use of County-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer lines, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures, county road side ditches and culverts.

All street and road rights-of-way in fee simple to the public forever;



RIVER CANYON, INC.

Russell K. Lick  
OFFICER:

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July 2008 A.D., by

Witness my hand and official seal: Janice L. Clark  
Notary Public

My commission expires: October 20, 2010

## LIENHOLDERS SIGNATURE

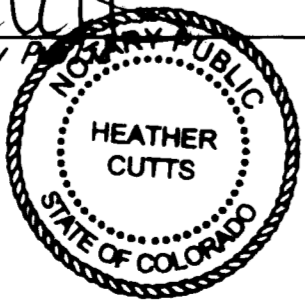
Timberline Bank Heather Cutts  
Officer:

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July 2008 A.D., by Mell A. Toets

Witness my hand and official seal: Heather Cutts  
Notary Public

My commission expires: 10-25-08



## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 23<sup>rd</sup> day of July 2008 A.D., by the Board of County Commissioners of the County of Mesa, State of Colorado.

Janet Rawlson  
Chairman

## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1:54 o'clock PM, this 25<sup>th</sup> day of July 2008 A.D., and is duly recorded in Book No. 4703 at page 316, 317 Reception No. 2450240, Fee \$ 20.00 Drawer No. 1161-4

Janice Rich  
Deputy

Janice Rich  
Clerk and Recorder

## PLAT NOTES

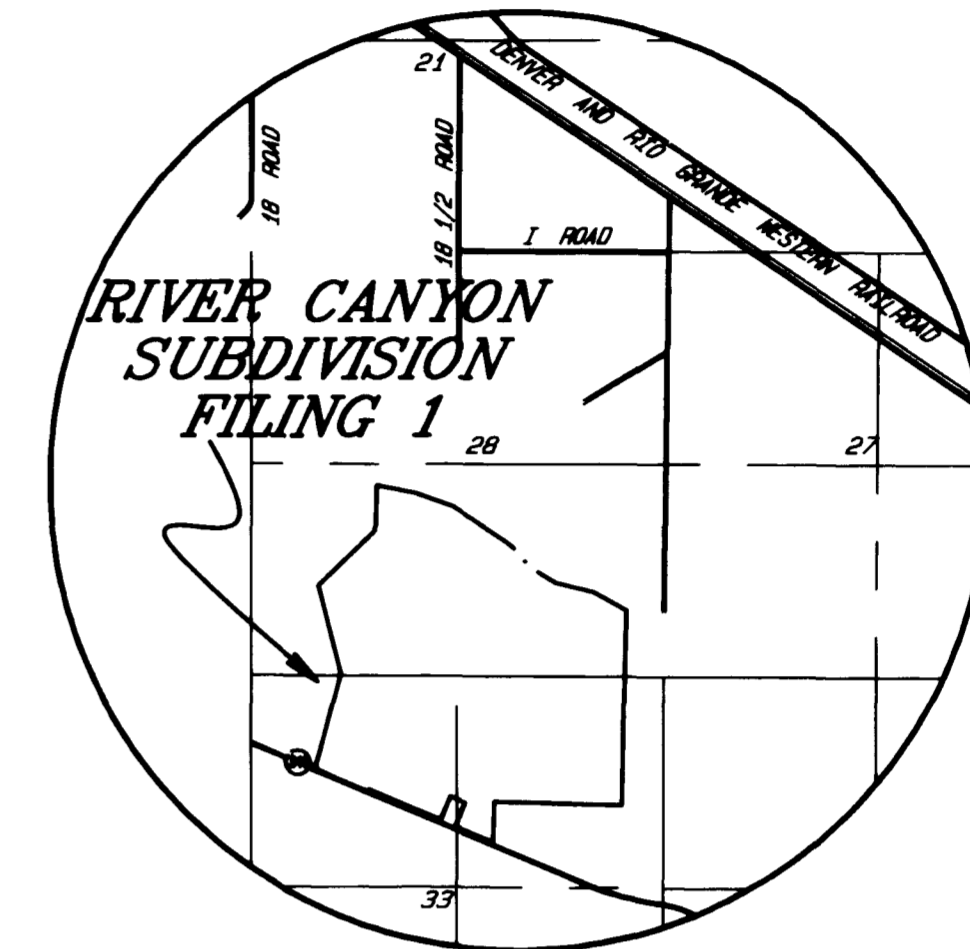
Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for RIVER CANYON SUBDIVISION, FILING 1.

Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk & Recorder.

RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3, 5-101 et seq.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

The Covenants are recorded at Book 4700 Page 585



VICINITY MAP  
N.T.S.

## SURVEYOR'S STATEMENT

I, Michael M. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Stewart Title of Colorado, Grand Junction Division under Order Number 200600591-C6.



Planning No. 2006-352-FN1

<b>RIVER CANYON SUBDIVISION, FILING 1</b>		
SEC. 28 & 33, T1N, R2W, U.M.		
<b>D H SURVEYS INC.</b> 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749		
Designed By	M.W.D.	Checked By
Drawn By	TMODEL	Date
Job No.	813-06-19	Sheet
		1 OF 2

