FINAL PLAT River Glen Estates PUD PLANNED UNIT DEVELOPMENT

Being a Replat of LOTS 2 & 3 in PHEASANT HOLLOW SUBDIVISION NORTH SITUATED IN THE SW1/4 NW1/4 SECTION 21, T1N, R2W, UTE MERIDIAN

MCSM #1131 N1/16 CORNER ON WEST LINE City of Fruita, County of Mesa, State of Colorado SECTION 21, T1N, R2W UTE MERIDIAN BENCH MARK ELEVATION=4512.35' PLAT NOTES: (BM EL. PROVIDED BY MESA COUNTY SIMS NAVD88) N89°53'30"E 198.60' 1. The City of Fruita shall have no responsibility whatsoever for the repair or maintenance of the private street identified as Outlot D serving 158.60 LAND USE SUMMARY 2. Development and construction of structures within the Subdivision are regulated by the PUD Plan/Control Guide for River Glen Estates Planned Unit **ADDRESS** LOT/OUTLOT Development recorded in Book 4183 at Page(s) 163 - 188, as Document No. 2323 213 AREA LAND USE SINGLE FAMILY RESIDENTIAL 1101 RIVER ROCK COURT 0.28 ACRES 3. Outlot C shown hereon to be granted to the Home Owners Association for use as an Irrigation Easement. SINGLE FAMILY RESIDENTIAL 1123 RIVER ROCK COURT LOT 2 0.28 ACRES LOT 3 4. Outlots A and B are dedicated to the Home Owners Association for the use of the Homeowners, their guest(s), and invitee(s), and the public 0.28 ACRES SINGLE FAMILY RESIDENTIAL 1145 RIVER ROCK COURT SINGLE FAMILY RESIDENTIAL 1167 RIVER ROCK COURT LOT 4 forever as perpetual, non-exclusive blanket easements over and across Outlots A and B, for use by the general public for park and recreational 0.28 ACRES purposes. Under the terms of said easements, members of the general public shall be entitled to use such property, and any improvements LOT 5 SINGLE FAMILY RESIDENTIAL 1189 RIVER ROCK COURT constructed thereon, on an equal basis with residents of the subdivision, subject to non-discriminatory rules and regulations promulgated by the SINGLE FAMILY RESIDENTIAL 1191 RIVER ROCK COURT LOT 6 0.27 ACRES River Glen Homeowners Association, Inc. LOT 7 0.42 ACRES SINGLE FAMILY RESIDENTIAL 1203 RIVER ROCK COURT LOT 8 1245 RIVER ROCK COURT 0.30 ACRES SINGLE FAMILY RESIDENTIAL 5. Outlot D to be granted to the Home Owners Association for the use of Lots 10 and 11, as perpetual easements for ingress and egress purposes 1267 RIVER ROCK COURT LOT 9 0.31 ACRES SINGLE FAMILY RESIDENTIAL PHEASANT HOLLOW for the use of said Lot owners, their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal SINGLE FAMILY RESIDENTIAL 1290 RIVER ROCK COURT LOT 10 0.30 ACRES service, trash collection, fire, police and emergency vehicles and services. LOT 11 0.27 ACRES SINGLE FAMILY RESIDENTIAL 1288 RIVER ROCK COURT SINGLE FAMILY RESIDENTIAL 1246 RIVER ROCK COURT SUBDIVISION NORTH LOT 12 0.27 ACRES LOT 13 0.27 ACRES SINGLE FAMILY RESIDENTIAL 1204 RIVER ROCK COURT LOT 14 0.25 ACRES SINGLE FAMILY RESIDENTIAL 1192 RIVER ROCK COURT SINGLE FAMILY RESIDENTIAL 1190 RIVER ROCK COURT LOT 15 0.25 ACRES LOT 16 0.25 ACRES SINGLE FAMILY RESIDENTIAL 1188 RIVER ROCK COURT LOT 17 0.25 ACRES SINGLE FAMILY RESIDENTIAL 1166 RIVER ROCK COURT SINGLE FAMILY RESIDENTIAL 1144 RIVER ROCK COURT LOT 18 0.25 ACRES TAX PARCEL NO. 2697-212-01-001 LOT 19 0.25 ACRES SINGLE FAMILY RESIDENTIAL 1122 RIVER ROCK COURT LOT 20 0.25 ACRES SINGLE FAMILY RESIDENTIAL 1100 RIVER ROCK COURT CURVE TABLE NO. 5 REBAR
 CHORD LENGTH
 CHORD BEARING
 DELTA ANGLE

 74.10'
 S 89'02'00" W
 02'34'23"

 73.11'
 S 89'02'00" W
 02'34'23"

 75.08'
 S 89'02'00" W
 02'34'23"
 UPGRADED W/PLASTIC CAP LS 33650 CURVE RADIUS ARC LENGTO
C1 1650.00' 74.10'
C2 1628.00' 73.11' OUTLOT A 0.12 ACRES PARK INGRESS/EGRESS PARK/RECREATIONAL OUTLOT B 0.25 ACRES OUTLOT C 0.05 ACRES IRRIGATION STORAGE 75.08 9.47' 1672.00' 75.09'

 S 89*02'00" W
 02*34*23"

 N 89*50'48" W
 00*20'00"

 S 88*52'00" W
 02*14*23"

 S 61*49'09" W
 51*51'20"

 N 74*53'42" E
 78*00'26"

 S 43*04'45" E
 46*02'40"

 S 07*57'21 E
 24*12'07"

 S 53*39'48" W
 69*32'38"

 N 65*58'52" W
 51*10'01"

 S 66*19'32" E
 51*51'20"

 S 02*15'11" E
 283*42'40"

 S 11*31'06" W
 14*44'47"

 1628.00' 9.47' 1628.00' 63.64' 20.00' 18.10' 48.00' 65.35' 48.00' 38.57' OUTLOT D 0.05 ACRES PRIVATE STREET LINE TABLE 0.83 ACRES PUBLIC ROAD RIGHT OF WAY LINE BEARING L1 N 89'40'48" W L2 S 87'44'49" W 6.83 ACRES (ROUNDING ERRORS MAKES TOTAL 6.85 ACRES.) L3 N 44'40'48" W L4 N 45'19'12" E L5 S 01'33'53" E NO. 5 REBAR/CAP PLS 14113 N88'26'07"E 558.15' NO. 5 REBAR/MUTILATED CAP 93.03' 93.03 93.03 93.03' 93.03' 93.03 10' IRRIGATION EASEMENT BOOK PAGE LOT 7 LOT 8 13,093.3 SQ. FT. 0.30 ACRES 없18,124.7 SQ. FT. 연 0.42 ACRES LOT 6 LOT 4 LOT 5 LOT 3 LOT 12,200.0 SQ. FT. 93 53 0.28 ACRES 0.28 ACRES 0.28 ACRES 0.27 ACRES 0.27 ACRES LOT 2 12254.4 SQ. FT. 13 3 1267 LOT 9 1245 0.28 ACRES 1203 1191 1189 1167 OUTLOT A 1145 -INGRESS/EGRESS & UTILITY EASEMENT 1101 BOOK PAGE ROAD 5,140.1 SQ. FT. DEDICATED HEREON S88°26'07"W 187.36' 0.12 ACRES ─14' MULTIPURPOSE EASEMENT-93.03' 93.03 OUTLOT D 93.03 93.03' C5 N88'26'07"E 187.28' ROAD ROW. --- PRIVATE STREET N89'40'48"W N87'44'49"E 36074.8 SQ. FT. 0.83 ACRES N88'26'07"E 190.06' 2,260.8 SQ. FT. 537.34 S89'40'48"E 0.05 ACRES RIVER ROCK COURT LINGRESS/EGRESS & UTILITY EASEMENT N87'44'49"E 483.86' PAGE OUTLOT B BOOK 85.32 S89'40'48"E 86.02 PARK - RECREATIONAL USE 1290 75.70 1288 10,924.4 SQ. FT. 1192 0.25 ACRES 1188 1190 _14' MULTIPURPOSE EASEMENT-1144 LOT 10 1100 DEDICATED HEREON 1122 LOT 14 LOT 16 LOT 20 OUTLOT C 12,869.1 SQ. FT. 0.30 ACRES 10,890.7 SQ. FT. 👸 ជួំ10,890.8 SQ. FT. 11,566.3 SQ. FT. 0.27 ACRES 0,889.9 SQ. RRIGATION STORAGE 10,854.5 SQ. FT រុំ 10,890.5 SQ. 1 5 0.25 ACRES 0.25 ACRES 1,987.4 SQ. FT. 0.25 ACRES 0.25 ACRES 0.25 ACRES 교 성 0.25 ACRES 0.05 ACRES 15'X15' EASEMENT FOR FIRE PROTECTION VAULT AS PER PHEASANT HOLLOW SUBDIVISION NORTH NO. 5 REBAR IN CONCRETE 20' IRRIGATION & UTILITY EASEMENT AS PER PLAT BOOK 13 PAGE 342-7 ILLEGIBLE ALUMINUM CAP N88'26'07"E 558.15' -10' UTILITY & IRRIGATION EASEMENT BOOK S88'26'07"W NO. 5 REBAR IN CONCRETE ILLEGIBLE ALUMINUM CAP 20.0' DRAINAGE EASEMENT. GRAPHIC SCALE BOOK 983 PAGES 606-607 1"=50" PLAT BOOK NO. 12 PAGE 343 TAX PARCEL NO. 2697-212-00-088 TAX PARCEL NO. 2697-212-02-003 TAX PARCEL NO. 2697-212-02-002 FINAL PLAT Glen Estates PUD PLANNED UNIT DEVELOPMENT LEGEND Being a Replat of LOTS 2 & 3 MCSM #487-1 W1/4 CORNER in PHEASANT HOLLOW SUBDIVISION NORTH SECTION 21, T1N, R2W FOUND MESA COUNTY SURVEY MARKER UTE MERIDIAN SITUATED IN THE SW1/4 NW1/4 SECTION 21, T1N, R2W, UTE MERIDIAN

BASIS OF BEARINGS STATEMENT:

SAID NORTH LINE BEARS NOO'19'12"E.

BEARINGS ARE BASED ON THE WEST LINE OF PHEASANT HOLLOW SUBDIVISION NORTH

AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED AT THE MESA COUNTY

CLERK & RECORDER'S OFFICE IN PLAT BOOK NO. 13 AT PAGE 342.

FOUND SURVEY MARKER AS DESCRIBED

ALL PERIMETER CORNERS ARE IN CONCRETE

SET NO.5 REBAR/CAP L.S. 33650

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
CERTIFICATION SHOWN HEREON.

VINCENT A. POPISH, PLS

Checked by: VAP

City of Fruita, County of Mesa, State of Colorado

SHEET 2 OF 2

133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409

File No.: 204339 File Name: Final Plat

Client: Cathy Horen

Drawn by: JAP DJS

Date: 5/15/06

Scale: 1"=50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that River Glen Development, LLC is the owner of record of that real property situated in the SW1/4 of the NW1/4 of Section 21, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book_____, Page____, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of RIVER GLEN ESTATES PUD Subdivision and being more particularly described as follows:

Lot 2 in PHEASANT HOLLOW SUBDIVISION NORTH and Lot 3 of PHEASANT HOLLOW SUBDIVISION NORTH

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

- 1. All drives, places, and street rights—of—way are dedicated to the City of Fruita for the use of the public forever.
- 2. A 14' Multi-Purpose Easement to the City of Fruita for the use of City approved utilities and public providers as a perpetual easement 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 wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- 4. A Utility Easement to the City of Fruita for the use of City approved utilities and public providers as a perpetual easement 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 wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- 5. All Irrigation Easements to be granted to the Home Owners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

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 of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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.

IN WITNESS WHEREOF, a representative of said owner, River Glen Development, LLC, has caused his name to be hereunto subscribed this 12th day of June, 2006.

River Glen Development LLC

Representative of River Glen	when,	MAMSING	MEMDER_
Representative of River Glen	Development, L	LC	
STATE OF COLORADO)			

COUNTY OF MESA

On this 12 th day of June, 2006, before me the use a representative of River Glen Development, LLC, and acknowledge the purposes therein contained.	undersigned officer, personally appeared and that he executed the foregoing Certific	
IN WITNESS WHEREOF, I hereunto affix my hand and official seal. My commission expires: 09/17/2009	Bett. L. Rascherini	STEEL
My Continussion expires.	Notary Public	

SUBORDINATION BY LIENHOLDERS

Grand Valley National Bank, being the holder of a promissory note secured by a deed of trust dated 6-12-06, recorded 6-12-06, at Book 4178, Page 478-486 in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid deed of trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: Cathy Davis President Lien Holder	
STATE OF COLORADO)) S.S.	
The foregoing was acknowledged before me this 12 day of Qune, 2006. by CATHY DAVIS	OTARY PUBL
as President of Grand Valley National Bank. Witness my hand and official seal.	BETTY L. BALDWIN
My commission expires: 9-17-2009 Dette, L. Baleleuri Notary Public	My Commission Expires 09/17/2009

TITLE CERTIFICATE

LAWRENCE D. VENT , does hereby certify that I have examined the title to all lands shown on this Plat and that the title to such lands is vested in <u>RIVER GLEN DEVELOPMENT, LLC</u> free and clear of all liens, taxes, and encumbrances, except as follows: DEED OF TRUST IN FAVOR OF INTERMOUNTAIN BANK RECIRDED APRIL 7, 2006, BOOK 4430 PAGE 311

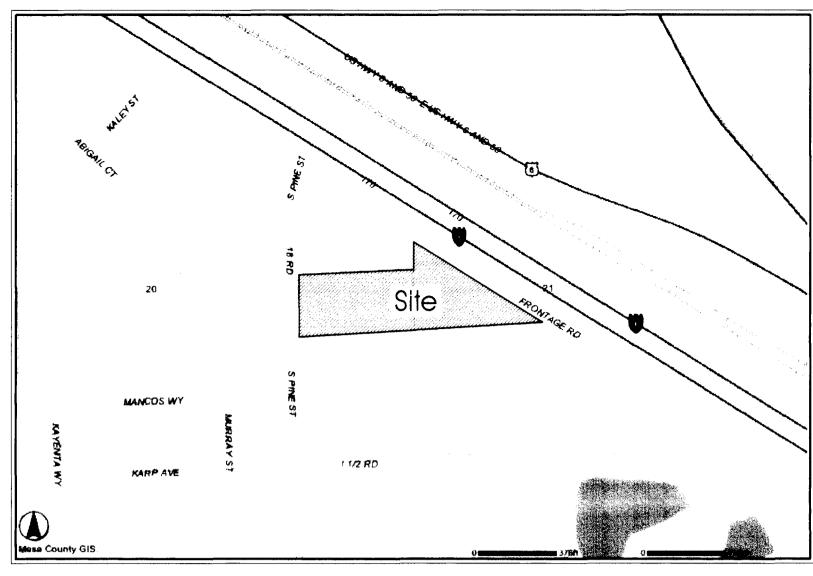
EXECUTED this 9th day of JUNE		
	By: X D X	
	Title Examiner LAWRENCE D. VENT/MERIDIAN LAND TITLE, LLC	.

	PLANNING COMMISSION CERTIFICATE
This Plat approved by the	City of Fruita Planning Commission this Aday of June, 2006.
	Jusan & Caster
	Chairperson

River Glen Estates PUD PLANNED UNIT DEVELOPMENT Being a Replat of LOTS 2 & 3

in PHEASANT HOLLOW SUBDIVISION NORTH

SITUATED IN THE SW1/4 NW1/4 SECTION 21, T1N, R2W, UTE MERIDIAN
City of Fruita, County of Mesa, State of Colorado



Vicinity Map

TRANSFER OF DEVELOPMENT RIGHTS CERTIFICATE

This plat is approved with Transfer of Development Rights consisting of <u>I</u> total credits from a Transfer Development Right Certificate recorded at Book <u>4153</u>, Pages <u>b</u>I, in the office of the Clerk and Recorder of Mesa County, Colorado.

These credits allow for an increased density of <u>7</u> additional units from a base of <u>14</u> dwelling units, as permitted under

Chapter 17.09 of the Fruita Land Use Code (2004, as amended).
Character A. L.
City of Fruita, Community Development Director, Acting
The foregoing was acknowledged before me this 19th day of JUNE, 2006. by CHRIS BRUBAKER
as City of Fruita, Community Development Director.
Witness my hand and official seal.
My commission expires: 02/12/06
Notary Public
The state of the s
CITY COUNCIL CERTIFICATE
This Plat approved by the City Council of the City of Fruita, Colorado, this 4th day of APRIL,
20 06, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the

This Plat approved by the City Council of the City of Fruita, Colorado, this day of RTL, and all of fruita for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the City except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a planning clearance, building permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, street lighting, street signs, other traffic control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereoff, and not the City of Fruita, unless otherwise specifically agreed to in writing by the Ervita City Council.

by the traite only council.	
CITY OF FRUITA, COLORADO	Witness my hand and official seal of the City of Fruita.
By & Owned Cadame	STAIN ATTEST OF STAIN ST
Mdyor ()	City Clerk

CLERK AND RECORDER'S CERTIFICATE

TATE OF COLORADO) S.S. COUNTY OF MESA)
this Plat was filed for record in the office of the Mesa County Clerk and Recorder at 10.55 o'clock 9.4 M., on the 19^{th} day of $3uv$, 2006 , in Book No. 4183 , at Page(s) No. $74-75$, as occument No. 2323200 . Drawer $55-33$. Fees:
MESA COUNTY CLERK & RECORDER By: Deputy Care Zall - Recorder

Declarations or Protective Covenants are filed in Book 4183, at Page(s) 114 to 153, as Document No. 2323208

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Plat of River Glen Estates, a subdivision of a part of the City of Fruita, 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.

EXECUTED this 6 day of June, 2006.	REG/SIM
Vincent A. Popish, P.L.S. No. 33650 Independent Survey, Inc.	33650 E 8 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII

River Glen Estates PUD

Being a Replat of LOTS 2 & 3 in PHEASANT HOLLOW SUBDIVISION NORTH

SITUATED IN THE SW1/4 NW1/4 SECTION 21, T1N, R2W, UTE MERIDIAN
City of Fruita, County of Mesa, State of Colorado



VINCENT A. POPISH, PLS

133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263
Grand Junction, Colorado 81501 Cell (970)261-1409

Date: 5/15/06
Scale: 1"=50'
Drawn by: JAP DJS
Checked by: VAP
File No.: 204339

File Name: FinalPlat Verbiage

Client: Cathy Horen

SHEET 1 OF 2