

# RIVER RANCH FILING 1

## PARCELS SITUATED IN SECTIONS 27 & 34, T.1 N., R.2 W., UTE MERIDIAN

### MESA COUNTY, COLORADO

**STATEMENT OF OWNERSHIP AND DEDICATION**  
**KNOW ALL MEN BY THESE PRESENTS:**

The undersigned, Lamot duPont, is the owner of that real property situated in Section 27 and the NW1/4 of Section 34, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in instruments recorded in Book 1271 Page 557, Book 1822 Page 365 and Book 3571 at Page 623 and Order and Judgement in Book 1257 at Page 59 of the Mesa County records; said property being more particularly described as follows:

**PARCEL ONE**

A parcel located within Section 27, Township 1 North, Range 2 West of the Ute Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West line of the NE1/4 of said Section 27, from whence the center of said Section 27 bears South 00°00' West 362.06 feet;  
 thence North 00°00' East along said West line 432.94 feet;  
 thence North 90°00' East 448.00 feet;  
 thence North 06°20' East 130.00 feet;  
 thence North 90°00' East 81.00 feet;  
 thence North 04°00' East 249.55 feet to a point on the South right-of-way line of Interstate Highway No. I-70;  
 thence South 56°38'50" East along said right-of-way line 331.41 feet;  
 thence South 40°13'40" West 555.00 feet; thence South 04°37'12" West 634.99 feet;  
 thence South 05°10'54" West 424.25 feet; thence South 05°05'45" West 687.88 feet;  
 thence South 52°15'59" West 38.79 feet; thence North 19°24'16" West 55.74 feet;  
 thence South 52°15'54" West 867.03 feet; thence North 59°38'28" West 159.22 feet;  
 thence North 55°11'59" West 293.66 feet; thence North 63°52'16" West 46.80 feet;  
 thence North 78°49'23" West 47.00 feet; thence North 88°04'46" West 68.14 feet;  
 thence North 88°32'55" West 233.02 feet; thence South 83°23'08" West 62.38 feet;  
 thence South 89°21'15" West 26.59 feet; thence North 00°10'33" West 263.49 feet;  
 thence North 24°11'37" East 612.85 feet; thence North 25°50'04" East 391.15 feet;  
 thence North 54°41'16" East 222.98 feet; thence North 44°52'00" East 107.60 feet;  
 thence North 51°02'28" East 399.33 feet; thence North 58°59'19" East 120.86 feet;  
 thence North 75°45'51" East 189.50 feet to the point of beginning.

**PARCEL TWO**

A parcel located within Sections 27 and 34, Township 1 North Range 2 West of the Ute Meridian, said parcel being more particularly described as follows:

Beginning at the S1/4 corner of said Section 27;  
 thence South along the East line of said Section 34, 535 feet, more or less,  
 to a point on the South bank of an overflow channel of the Colorado River;  
 thence Southwesterly and thence Northwesterly along said South bank to a point on the West line of the E1/2 NW1/4 of said Section 34;  
 thence South along said West line 225 feet, more or less, to a point on the North bank of the main channel of the Colorado River;  
 thence Northwesterly along said North bank 85 feet, more or less, to a point on the West line of a parcel as described in Book 1023, Page 158, Mesa County records 950 feet, more or less, to Point "A" as described in Book 1023 Page 159;  
 thence North 50 feet;  
 thence North 00°01'35" West 366.48 feet; thence North 26°02'30" East 77.15 feet;  
 thence North 05°08'50" East 64.67 feet; thence North 00°14'53" East 354.25 feet;  
 thence North 01°07'15" West 149.13 feet; thence North 00°35'15" East 48.76 feet;  
 thence North 05°36'33" East 62.34 feet; thence North 28°31'57" East 27.74 feet to a point on the West line of the E1/2 SW1/4 of said Section 27, from whence the NW corner of said E1/2 SW1/4 bears North 00°01'10" West 1637.14 feet;  
 thence North 28°31'57" East 15.74 feet; thence North 00°10'33" West 169.37 feet;  
 thence North 89°21'15" East 26.59 feet; thence North 83°23'08" East 62.38 feet;  
 thence South 89°21'15" East 233.02 feet; thence South 88°04'46" East 68.14 feet;  
 thence South 78°49'23" East 47.00 feet; thence South 63°52'16" East 46.80 feet;  
 thence South 55°11'59" East 293.66 feet; thence South 59°38'28" East 159.22 feet;  
 thence North 52°15'54" East 867.03 feet; thence South 19°24'16" East 55.74 feet;  
 thence South 04°38'44" East 149.07 feet; thence North 72°01'09" East 79.46 feet;  
 thence South 12°18'54" East 15.74 feet; thence South 23°19'14" East 157.39 feet;  
 thence North 43°22' East 455.00 feet; thence North 66°32'29" East 399.67 feet;  
 thence South 89°25' East 187.00 feet to a point on the East line of the NW1/4 SE1/4 of said Section 27;  
 thence South along said East line and continuing South along the East line of the North 50 rods of the SW1/4 SE1/4 of said Section 27 and continuing South along the East line of the North 10 acres of the South 15 acres of the SW1/4 SE1/4 of said Section 27 for a total distance of 1832 feet, more or less to the Southeast corner of said North 10 acres;  
 thence West along the South line of said North 10 acres 1320 feet, more or less, to the South west corner of said North 10 acres; thence South 00°00' West along the East line of the SW1/4 of said Section 27 166 feet, more or less, to the point of beginning.

**PARCEL THREE**

All that part of the E1/2 NW1/4 of Section 34, Township 1 North, Range 2 West of the Ute Meridian lying North of the Colorado River and South of the overflow of said river per Civil Action No. 79 CV 270, duPont vs. Federal Materials, Inc., contained in Order and Judgement recorded May 12, 1980 in Book 1257 at Page 39 and Complaint recorded May 12, 1980 in Book 1257 at Page 46, Mesa County records.

**PARCEL FOUR**

A parcel located within the SW1/4 NE1/4, NW1/4 SE1/4, and the North 50 rods of the SW1/4 SE1/4 of Section 27, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:  
 Beginning at a point on the South line of said SW1/4 NE1/4 from whence the center of said Section 27 bears North 89°48'20" West 1052.00 feet; thence South 89°48'20" East along the South line of said SW1/4 NE1/4 281.40 feet more or less to the northeast corner of said NW1/4 SE1/4;  
 thence South 00°21'33" East along the east line of W1/2 SE1/4 of said Section 27 958.53 feet to the north bank of the Colorado River;  
 thence along said north bank with the following calls:  
 (North 89°25' West 187.00 feet; thence South 66°32'29" West 399.67 feet; thence South 43°22' West 455.00 feet);  
 thence North 29°19'54" West 157.39 feet; thence North 10°18'34" West 15.74 feet;  
 thence South 72°01'05" West 78.46 feet; thence North 04°58'44" West 149.07 feet;  
 thence North 52°15'59" East 38.79 feet; thence North 05°05'45" East 687.88 feet;  
 thence North 05°10'54" East 424.25 feet; thence North 04°37'12" East 634.99 feet;  
 thence South 44°05'00" East 794.55 feet to the Point of Beginning.  
 TOGETHER WITH a right-of-way for road purposes over and across the east 20.0 feet of the SW1/4 NE1/4 lying South of the right-of-way of the county road in Section 27, Township 1 North, Range 2 West of the Ute Meridian.

**PARCEL FIVE**

Beginning at a point on the south line of the S1/2 NE1/4 of Section 27, Township 1 North, Range 2 West of the Ute Meridian, which bears South 89°48'20" East from the SW corner of the S1/2 NE1/4 of said Section 27;  
 thence South 89°48'20" East 281.40 feet;  
 thence North 0°21'33" West 57.00 feet;  
 thence North 89°48'20" West 336.42 feet;  
 thence South 44°05'00" East 79.60 feet to the point of beginning.

That said owner has by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designates the same as RIVER RANCH FILING 1, a subdivision of Mesa County, Colorado.

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

River Ranch Court, to the full width of its platted right-of-way, is dedicated to the County of Mesa for the use of the public forever as a public street, and for drainage and underground utility purposes.

All multi-purpose easements are dedicated to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to: electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, and grade structures.

Ditch and water rights - Lamot duPont reserves all ditch and water rights across Lots 1 and 2, Filing 1.

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 or brush, and in Drainage easements the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said 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 further certifies that all lienholders are represented hereon.

Executed this 28<sup>th</sup> day of April, 2005.

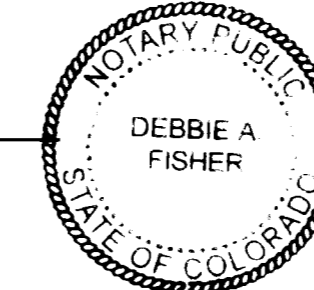
*Lamot duPont*  
 Lamot duPont

State of Colorado )  
 County of Mesa )

The foregoing Statement of Ownership and Dedication was acknowledged before me by Lamot duPont this 28<sup>th</sup> day of April, 2005, for the aforementioned purposes.

*Debbie A. Fisher*  
 Notary Public

My commission expires: 3-14-2007



**LIENHOLDERS RATIFICATION OF PLAT**

The undersigned hereby certify that they are holders of a security interest upon the property herein described and do hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that their security interest which is recorded in Book 3571 at Pages 627-629 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said lienholders have caused these presents to be signed this 26<sup>th</sup> day of April, 2005.

By: *William D. Loring*  
 William D. Loring

By: *Janet S. Loring*  
 Janet S. Loring

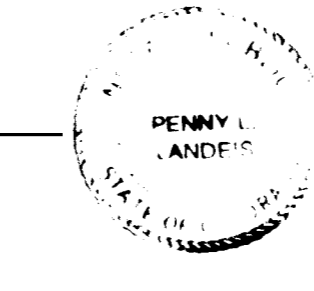
State of Colorado )  
 County of Mesa )

The foregoing Lienholder's Ratification of Plat was acknowledged before me by William D. Loring and Janet S. Loring this 26<sup>th</sup> day of April

2005, for the aforementioned purposes.

*Phay L. Landeis*  
 Notary Public

My commission expires: 11-16-06



Tract A is reserved for future development.

Private Road rights-of-way are to be granted by separate instrument to the River Ranch Homeowners' Association for use of the owners of the lots and tracts hereby platted, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police, and emergency vehicles and services.

**RIGHT TO FARM ACT**

This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.

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 and Recorder.

**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE**

Approved this 11 day of MAY, 2005 A.D. by the Board of County Commissioners of Mesa County, Colorado.

*Thomas M. Bishop*  
 Chairperson

**DECLARATION OF COVENANTS**

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 3571 at Page 627-629 of the Mesa County records.

**CLERK AND RECORDER'S CERTIFICATE**

This plat was accepted for filing in the office of the Clerk and Recorder of

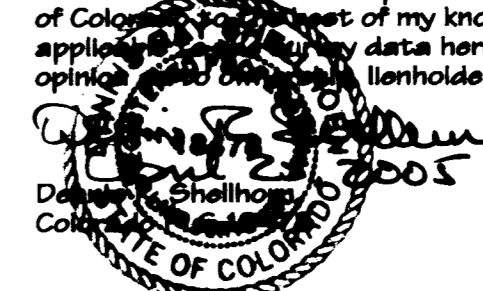
Mesa County, Colorado, at 1:50 o'clock P.M., on this 20<sup>th</sup> day of

MAY, 2005, A.D., and was recorded at Reception

No. 225524, Drawer No. RR-108, Fees 30<sup>th</sup> / 1<sup>st</sup> Book 3902 Page 54-56

By: *Janice Ward* *Lucille McCreary*  
 Clerk and Recorder Deputy

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of RIVER RANCH FILING 1, a subdivision of Mesa County, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the Mesa County and Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This statement is only applicable to my data hereon, and does not represent a warranty or opinion as to the validity of any liens, or quality of title.



**LAND USE SUMMARY**

LOTS	ACRES	PERCENT
TRACT A	202.348 ACRES	94.9%
OUTLOTS	1.530 ACRES	0.72%
STREETS (PUBLIC)	0.860 ACRES	0.40%
STREETS (PRIVATE)	0.263 ACRES	0.12%
<b>TOTAL</b>	<b>213.749 ACRES</b>	<b>100.00%</b>

COUNTY PLANNING # 2002-289

## RIVER RANCH FILING 1

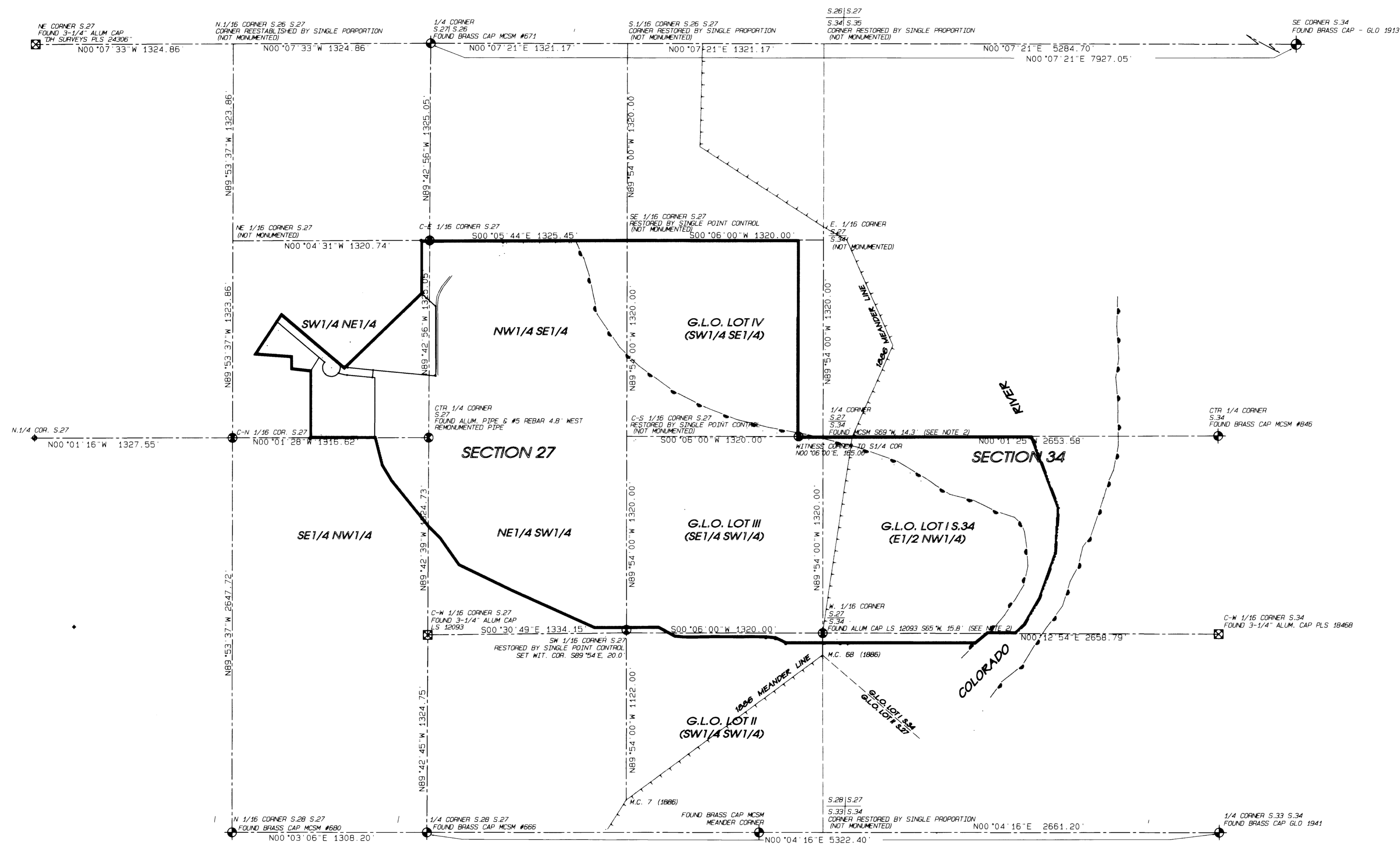
### LAMMOT DUPONT

SECTION: S.27 S.34	TWNSHIP: 1 North	RNGE: 2 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tlc@tlwest.com			
Date of Survey: Aug. 2002	Field Surveyor: SLG	Revision Date: Apr 25, 2005	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0006-047
S:\Survey\10006 clavonne\047 Dupont\RBR PH1.pro			Sheet 1 of 3

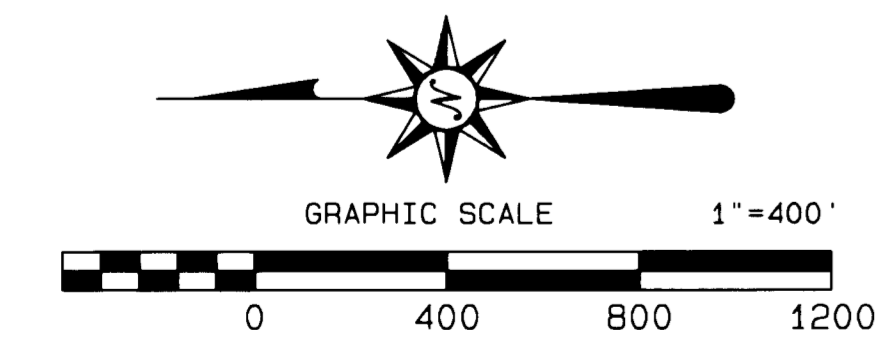
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

# RIVER RANCH FILING 1

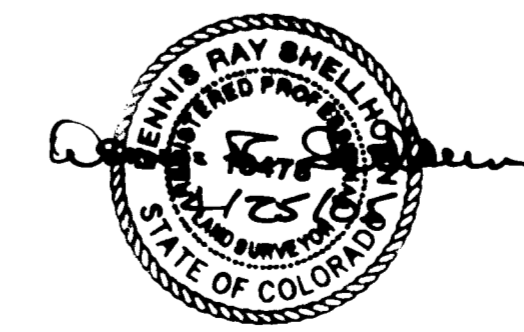
## PARCELS SITUATED IN SECTIONS 27 & 34, T.1 N., R.2 W., UTE MERIDIAN MESA COUNTY, COLORADO



1. Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the aluminum cap "DH Surveys - PLS 24306" for the Northeast corner of Section 27, and the brass cap Mesa County Survey at the East one-quarter corner of Section 27. The measured bearing of this line is S00°07'33"E. For the purpose of restoring lost corners, record G.L.O. bearings were rotated 0°06' clockwise.
2. The Mesa County Survey marker for the South 1/4 corner of Section 27 and the aluminum cap LS 12093 for the West 1/16 corner on the South line of Section 27 were rejected on the basis that the lost corner positions were incorrectly restored. Plate and monument records on file with the Mesa County Surveyor's office show that the monuments were not set using the same methods in the re-occupations as those of the original survey. Refer to Land Survey Deposit #2056-99, Historical Plat #160, and field notes of the Corrected Survey of Section 27, Township 1 North, Range 2 West, by A.J. McCune.
3. This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a non-concurrent title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00907979 C4, dated July 11, 2004.
4. The Colorado River is a natural boundary subject to movement due to the action of the water and was not monumented. The meanders of the approximate mean high water line of the river were run for the calculation of the median line of the river and area at the time of survey only.
5. The portions of Sections 27 and 34 bordered by the Colorado River were designated as government lots in the official surveys by the General Land Office. Patent was granted using the lot designations but they have subsequently been dropped in the chain of title. The deeds convey the subject property and its adjoiners call to the traditional fractional section subdivision lines as the boundaries as opposed to those that would be formed by the apportionment of accreted land in government lots. This issue has been further clouded by a District Court Order and Judgement related to the effect of placer mining operations on the normal accretion of land (Book 1257 Page 39, et. seq.). This survey recognizes the lines as conveyed.
6. Deed descriptions for Parcels One, Two, Four, and Five of the subject property and adjoining parcels (Book 1655 Page 323, Book 1693 Page 549, Book 1845 Page 939) are metes and bounds descriptions referenced to the Center 1/4 corner of Section 27. Survey markers set in a survey of the subject property by Luther Musgrove, PLS 10306, in 1980 were found to conform to the courses as described in the deeds but appear to be referenced to an incorrectly restored position for the Center 1/4 corner, marked with #5 rebar. Although a correctly restored Center 1/4 corner would place the boundaries in a different location, passage of time, landowner testimony, evidence of occupation and mathematical consistency lead to the conclusion that the Musgrove survey represents the intent of the deeds and has been accepted as the boundary location.



- ⊠ FOUND ALUMINUM CAP PUBLIC LAND SURVEY SYSTEM CORNER
- ⊕ FOUND BRASS CAP PLSS CORNER (MCSM OR GLO)
- ⊙ SET #6 X 30" REBAR W/3-1/4" ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"



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.

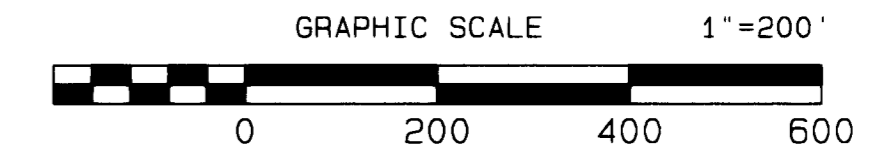
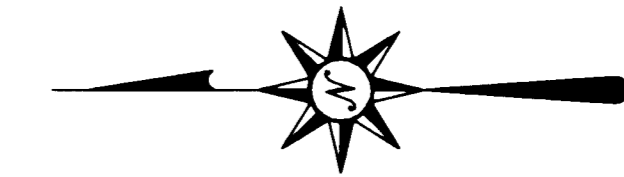
COUNTY PLANNING # 2002-299

### RIVER RANCH FILING 1

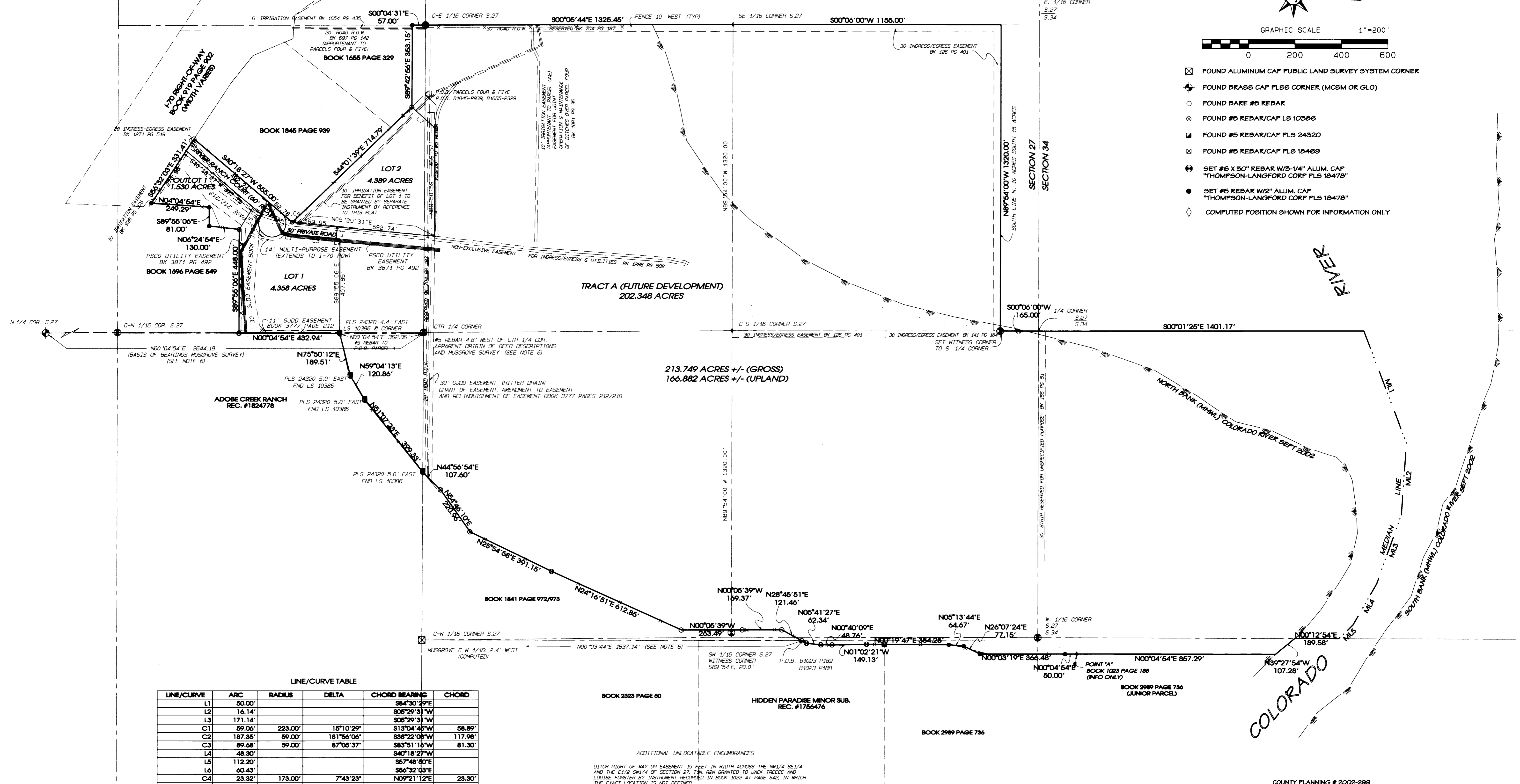
LAMMOT DUPONT

SECTION: S.27 S.34	TWN: 1 North	RNG: 2 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - E-210 (970) 243-6067			
Grand Junction CO 81505 <a href="mailto:tlc@tlcwest.com">tlc@tlcwest.com</a>			
Date of Survey: Aug. 2002	Field Surveyor: SLG	Revision Date: Apr 25, 2006	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0006-047
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# RIVER RANCH FILING 1



- ⊠ FOUND ALUMINUM CAP PUBLIC LAND SURVEY SYSTEM CORNER
- ⊕ FOUND BRASS CAP PLS&S CORNER (MCSM OR GLO)
- FOUND BARE #5 REBAR
- ⊗ FOUND #5 REBAR/CAP LS 10386
- ⊠ FOUND #5 REBAR/CAP PLS 24320
- ⊠ FOUND #5 REBAR/CAP PLS 18469
- ⊕ SET #6 X 50" REBAR W/3-1/4" ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
- ⊕ SET #5 REBAR W/2" ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
- ◇ COMPUTED POSITION SHOWN FOR INFORMATION ONLY

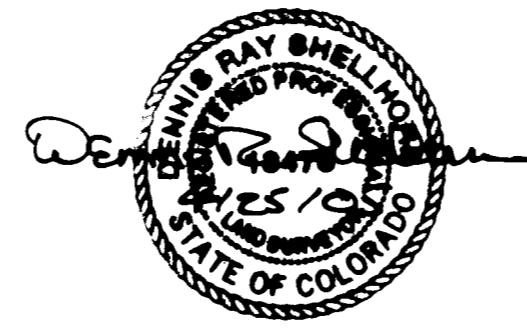


**LINE/CURVE TABLE**

LINE/CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	50.00'			S84°30'29"E	
L2	16.14'			S06°29'31"W	
L3	171.14'			S06°29'31"W	
C1	59.06'	223.00'	15°10'29"	S13°04'45"W	58.89'
C2	187.35'	59.00'	181°56'06"	S38°22'08"W	117.98'
C3	89.68'	59.00'	87°08'37"	S83°51'15"W	81.30'
L4	48.30'			S40°18'27"W	
L5	112.20'			S67°48'40"E	
L6	60.43'			S66°32'03"E	
C4	23.32'	173.00'	7°43'23"	N09°21'12"E	23.30'
L7	131.41'			S41°52'55"W	

**MEDIAN LINE TABLE**

LINE	BEARING	DISTANCE
ML1	S69°09'25"W	516.36'
ML2	N86°04'24"W	310.93'
ML3	N70°17'39"W	316.06'
ML4	N60°02'38"W	203.69'
ML5	N44°04'14"W	84.32'



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**RIVER RANCH FILING 1**  
LAMMOT DUPONT

SECTION: S.27 S.34    T1N36P1E1    R2W    MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210    (970) 243-6067  
Grand Junction CO 81505    [tlc@tlwest.com](mailto:tlc@tlwest.com)

Date of Survey: Aug. 2002    Field Surveyor: SLG    Revision Date: Apr 25, 2005  
Drawn: DRS    Checked: KST    Approved: DRS    Job No. 0006-047  
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