

RIVER TERRACE SUBDIVISION FILING NO. 2

A REPLAT OF TRACT A RIVER TERRACE SUBDIVISION FILING NO. 1 BOOK 18 PAGE 170

DEDICATION AND OWNERSHIP STATEMENT

Sunshine of the Redlands Inc., a Colorado corporation, is the sole owner of those certain tracts of land lying in the SW1/4 of Section 34, Township One North, Range Two West of the Ute Meridian, and Lot One of Section 17 and Lot 4 and part of the SW1/4 NW1/4 of Section 16, Township 11 South, Range 101 West of the Sixth P.M., Mesa County, Colorado, said tracts being recorded in Book 2829, at Page 590, and in Book 2117 at Page 768 of the Mesa County real property records, said tracts being more particularly described as follows:

Tract A of River Terrace Subdivision Filing No. 1, as per Plat Book 18 at Pages 170-173 of the Mesa County real property records.

[88.35 Acres]

That said owner has caused the said real property to be laid out and surveyed as RIVER TERRACE SUBDIVISION, FILING NO. 2, a subdivision in Mesa County, Colorado.

That said owner does hereby dedicate and set apart for the use of the public the following:

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

All utility easements to Mesa County and the public utilities for the use as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines;

All Streets and Right-of-Ways to Mesa County for the use of the public forever.

That said owner does hereby reserve and grant for the uses specified the following:

All irrigation easements reserved for the benefit of the property owners / homeowners association for the use as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All pedestrian trail easements reserved to the property owners / homeowners association for the use as private trail easements.

All landscape easements reserved for the benefit of the property owners / homeowners association for the use as perpetual easements for the installation and maintenance of landscape areas.

All drainage easements reserved for the benefit of the property owners / homeowners association as perpetual easements for the conveyance and detaining of runoff water which originates within the area platted or from upstream areas, through natural or man-made facilities above or below ground.

All Public Service Company of Colorado easements reserved to Public Service Company of Colorado or the use as perpetual easements for the construction, operation and maintenance of underground electric and natural gas distribution lines.

All access easements reserved for the benefit of the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owners, their guests, and invitees, as common driveways and also for use by public service providers and utilities, including but not limited to, irrigation line, drainage appurtenances, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded by separate instrument, subject to further conditions and restrictions as may be set forth in that instrument. (See note 4).

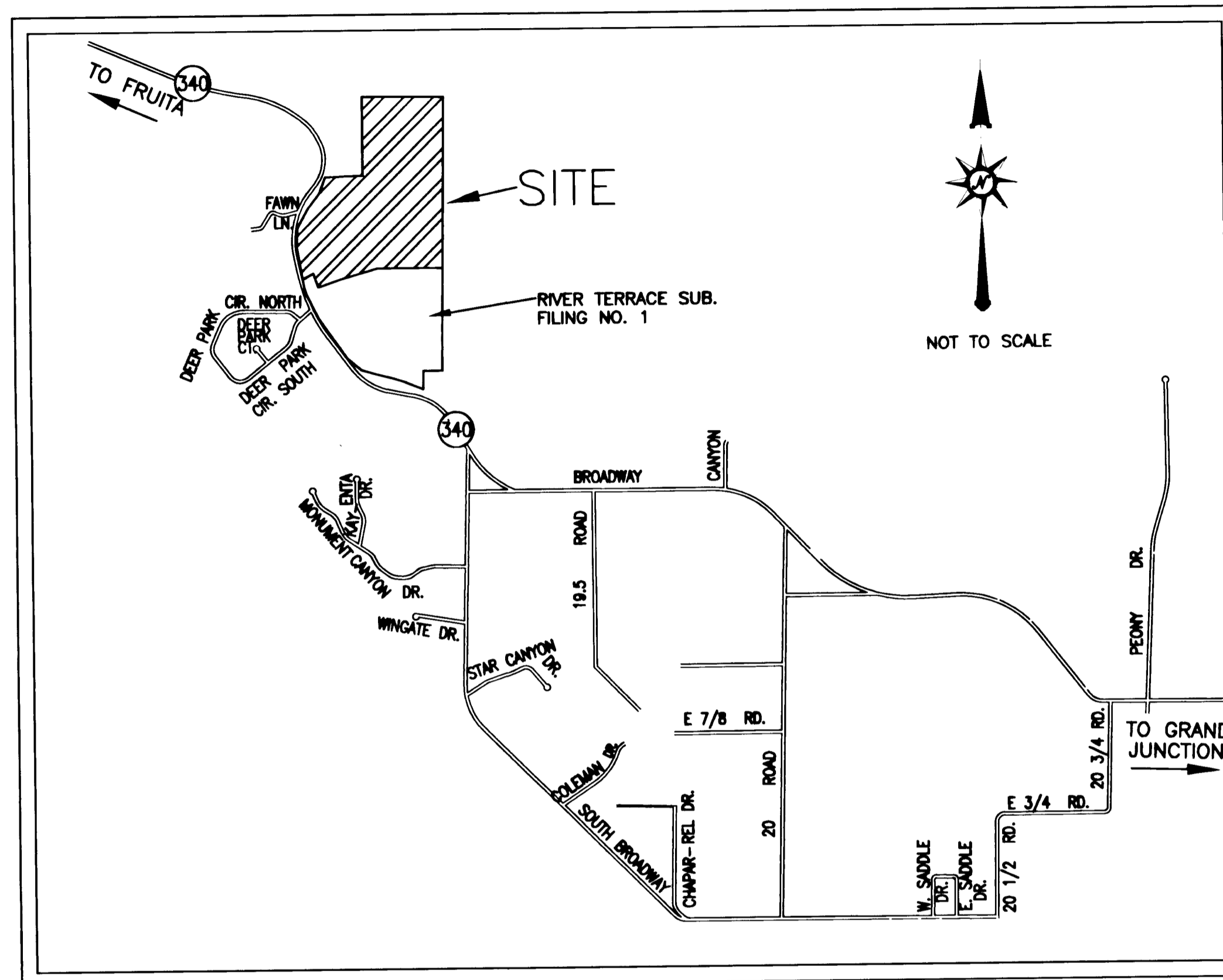
All easements include the right of ingress and egress on, along, over, under, through and across by the grantee, its successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided, however, that the grantee/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby 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.

That there are no lien holders of record.

Declaration of Covenants, Conditions, and Restrictions and Easements of River Terrace, Recorded in Book 2866 Pages 312-346.

First Supplement to the Declaration of Covenants, Conditions, and Restrictions and Easements of River Terrace shall be recorded concurrently and contemporaneously with this plat.

VICINITY MAP



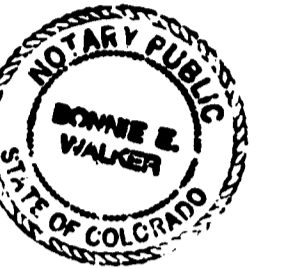
Said owner has caused its name to be hereunto subscribed this

14th day of February A.D. 2003.

John Moir
Sunshine of the Redlands Inc.
John Moir, Vice President

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 14th day of February A.D. 2003, by John Moir, Vice President of Sunshine of the Redlands Inc.

My commission expires: August 19, 2005
WITNESS MY HAND AND OFFICIAL SEAL.



Bonnie E. Walker
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 1:41 o'clock P.M., this 24th day of FEBRUARY A.D. 2003 and is duly recorded as Reception Number 2105350 in Plat Book 19, Page 256, 257, 258, 259 Drawer No. 111-59

Jessie Ward *Laura M. Gray*
Clerk and Recorder Deputy Fees

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 21st day of February A.D. 2003, Board of County Commissioners of Mesa County, Colorado.
James R. Baughman
Chairperson

General Notes

- Title information is from Mesa County real property records and from First American Title Company, policy no. J296832 effective date 12/20/94, and from title research by Meridian Land Title Co., file no. 38227, effective date 6/10/99.
- Basis of Bearing is S89°59'57"E between Mesa County Brass Cap at the N.W. Corner SW1/4 SW1/4 Section 34 T1N, R2W of the Ute Meridian, and a 5/8" rebar and 1 1/4" aluminum cap stamped L.S. 9649 at the S.W. Corner NE1/4 SW1/4 Section 34, at a distance of 1326.21 feet. (Based on Mesa County L.C.S.).
- Limited Common Elements include common driveways which are further defined and described as per "Declaration of Covenants, Conditions and Restrictions and Easements of River Terrace", recorded in Book 2866 Pages 312-346. Limited Common Elements also include easements for Public Service Company of Colorado as recorded by separate instrument.
- All expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.
- A temporary turnaround easement granted by plat dedication (Plat Book 18, Page 170), is terminated hereon according to conditions of grant, which, by extending Curecanti Circle, have been met.

NOTES REQUIRED BY MESA COUNTY PLANNING DEPARTMENT:

Any lots in the RIVER TERRACE SUBDIVISION FILING NO. 2, may require an engineered Individual Sewage Disposal System (ISDS) in order to meet the requirements of the Mesa County Health Department.

Pursuant to C.R.S. 24-68-101 et seq., and Section 1.10 of the 2000 Mesa County Land Development Code a site specific development plan has been approved for River Terrace Subdivision, Filing No. 2 and shall result in a vested right for a period of three years from 3/5/03.

RIGHT-TO-FARM

This subdivision 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 CRS 35-3.5-101.

NOTE: ALL LOT CORNERS MUST BE MONUMENTED PRIOR TO THE SALE OF ANY LOTS, ACCORDING TO COLORADO STATUTES.

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.

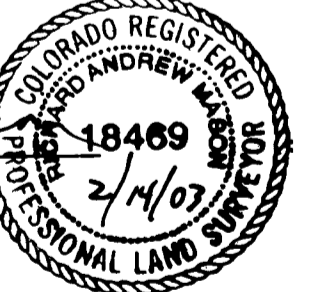
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

AREA SUMMARY		
DESC:	ACRES	PERCENT
LOTS	84.49	95.63%
DEDICATED R.O.W. (MESA COUNTY)	3.86	4.37%
TOTAL	88.35	100.00%

Property Survey Certification

I, Richard A. Mason, do hereby certify that the accompanying plat of RIVER TERRACE SUBDIVISION FILING NO. 2, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, to the best of my knowledge and belief. This certification does not constitute a warranty or guaranty, either express or implied.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



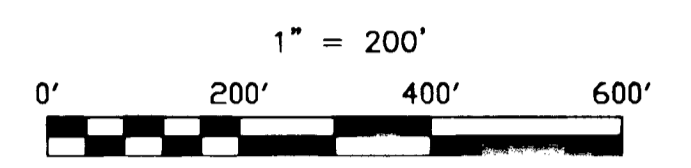
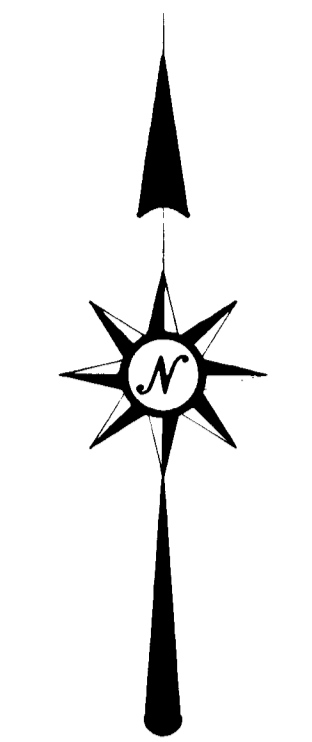
NOTE: SEE SHEET 2 FOR OVERALL VIEW AND EASEMENTS. SEE SHEET 3 FOR DETAILS AND EASEMENTS.

	File Name: D:\2033\2033P1F2.DWG		
	RIVER TERRACE SUBDIVISION FILING NO. 2 FINAL PLAT		
IN SW1/4 OF SECTION 34 T1N, R2W U.M. AND LOT 1 OF SECTION 17 AND LOT 4 OF SECTION 16, AND PART OF THE SW1/4 NW1/4 SECTION 16 T11S, R101W, 6TH P.M. MESA COUNTY COLORADO			
Designed ESS	Checked RAM	Proj# 2033	Sheet 1
Drawn RAM	Date 2/14/03	Rev.	Of 3

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

RIVER TERRACE SUBDIVISION FILING NO. 2

A REPLAT OF TRACT A RIVER TERRACE SUBDIVISION FILING NO. 1 BOOK 18 PAGE 170

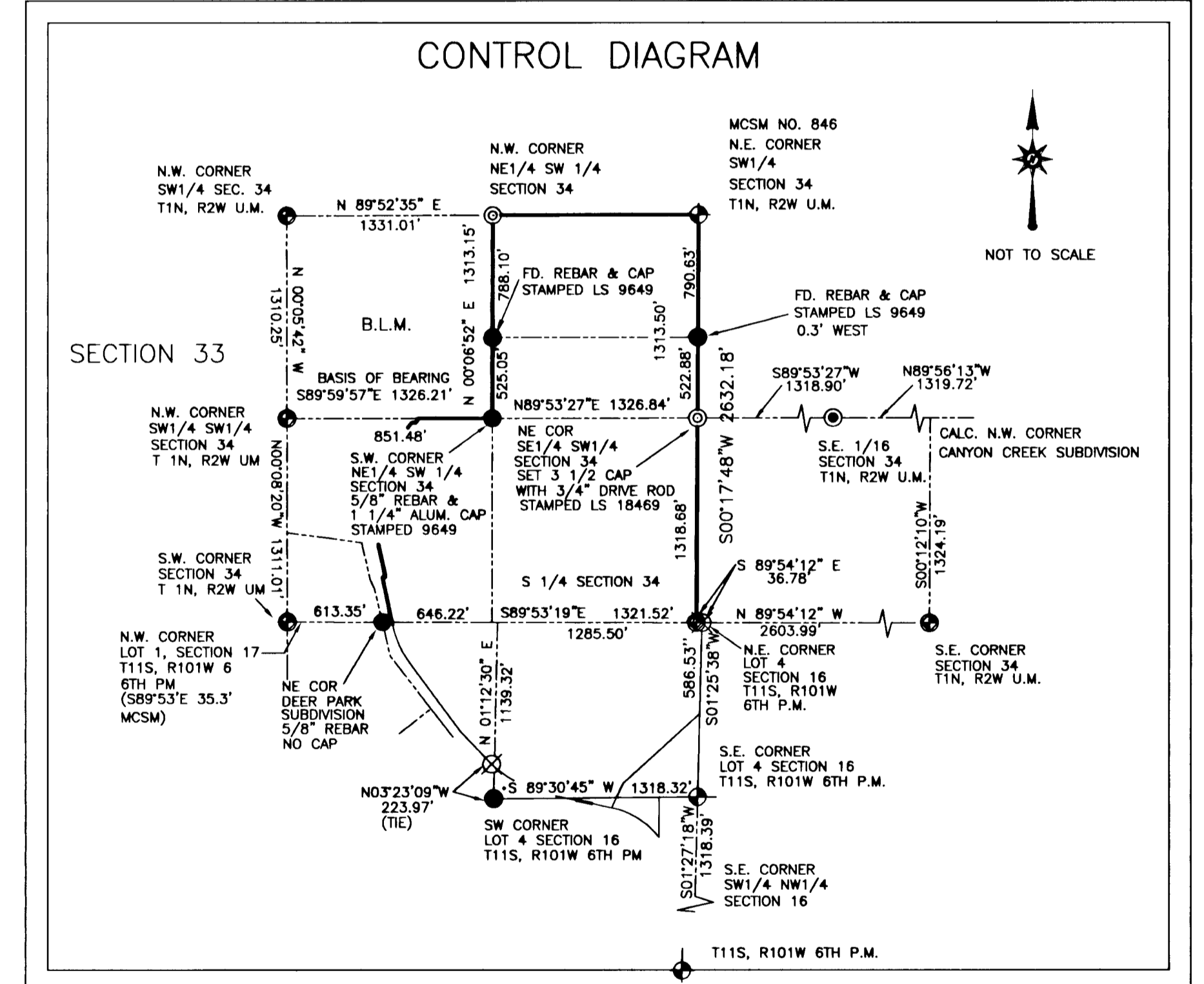


LEGEND

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NOTE: ALL EXTERIOR LOT CORNERS SHALL BE PLACED IN CONCRETE.

CONTROL DIAGRAM



LINE TABLE (CENTERLINE DRAINAGE EASEMENT)

LINE	BEARING	DISTANCE
L1	S 59°04'48" W	123.52'
L2	S 18°15'32" W	147.27'
L3	S 27°10'06" W	84.72'
L4	S 16°26'43" W	91.55'
L5	S 41°21'18" W	93.98'
L6	S 61°44'24" W	81.48'
L7	S 47°08'52" W	37.16'
L8	S 05°10'53" W	147.71'
L9	S 63°10'39" W	90.33'
L10	S 35°24'01" W	76.14'
L11	S 24°04'27" W	192.63'
L12	S 05°06'52" W	248.24'
L13	S 88°30'36" W	20.84'

CURVE TABLE (CENTERLINE DRAINAGE EASEMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	210.00'	181.79'	176.16'	S 29°54'49" W	49°35'53"	97.03'

Property Survey Certification

I, Richard A. Mason, do hereby certify that the accompanying plat of RIVER TERRACE SUBDIVISION FILING NO. 2, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, to the best of my knowledge and belief. This certification does not constitute a warranty or guaranty, either express or implied.

Richard A. Mason
 Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469



NOTE: SEE SHEET 1 FOR DEDICATION AND OWNERSHIP STATEMENTS, SEE SHEET 3 FOR DETAILS AND EASEMENTS.

File Name: D:\2033\FINAL\2033P2F2.DWG

RIVER TERRACE SUBDIVISION FILING NO. 2 FINAL PLAT

IN SW1/4 OF SECTION 34 T1N, R2W U.M. AND LOT 1 OF SECTION 17 AND LOT 4 OF SECTION 16, AND PART OF THE SW1/4 NW1/4 SECTION 16 T 11S, R101W, 6TH P.M. MESA COUNTY, COLORADO

Designed	Checked	RAM	Proj#	2033	Sheet	2
Drawn	RAM	Date	2/14/03	Rv		of 3

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
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AREA SUMMARY

DESC:	ACRES	PERCENT
LOTS	84.49	95.63%
DEDICATED R.O.W. (MESA COUNTY)	3.86	4.37%
TOTAL	88.35	100.00%

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JACK B & SHARON K
CHESKATY
BOOK 2629, PAGE 479

JENNY S & KEVIN M COONEY
BOOK 2596 PAGE 434

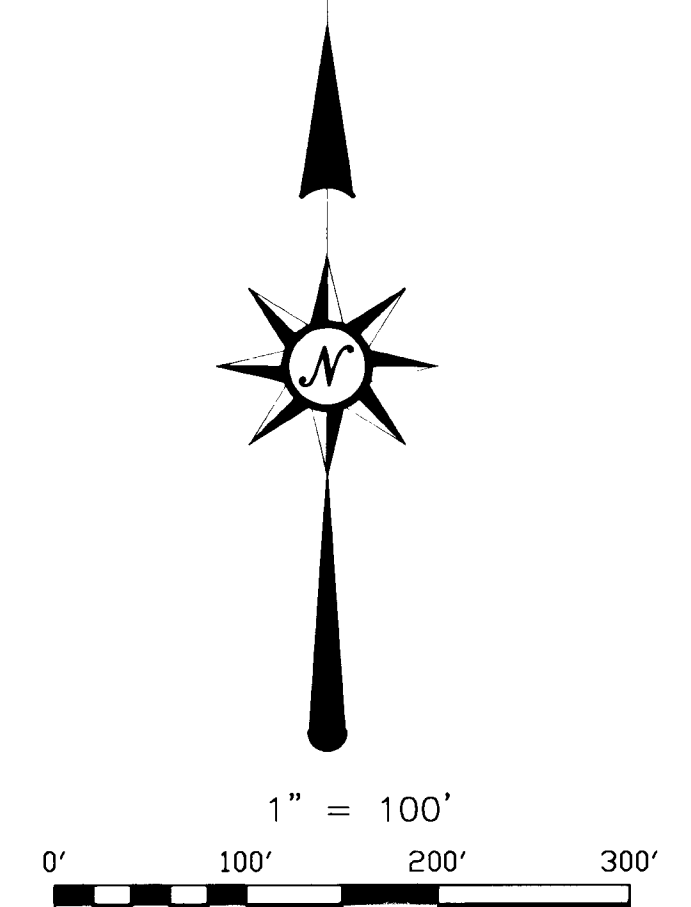
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A REPLAT OF TRACT A RIVER TERRACE SUBDIVISION FILING NO. 1 BOOK 18 PAGE 170

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	300.00'	261.87'	253.63'	N 06°27'19" W	50°00'47"	139.93'
CC2	300.00'	132.14'	131.07'	N 05°55'58" E	25°14'12"	67.16'
CC3	300.00'	342.01'	323.79'	N 25°58'27" E	65°19'09"	192.30'
CC4	400.00'	208.58'	206.22'	N 73°34'19" E	29°52'35"	106.72'
CC5	250.00'	387.93'	350.17'	S 47°02'10" E	88°54'29"	245.28'

DESC:	ACRES	PERCENT
LOTS	84.49	95.63%
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TOTAL	88.35	100.00%

LINE	BEARING	DISTANCE
L1	S 13°01'09" W	7.51'
L2	N 31°27'43" W	68.63'
L3	N 18°33'04" E	202.33'
L4	N 06°41'08" W	42.92'
L5	N 58°38'01" E	235.02'
L6	N 58°38'01" E	77.08'
L7	N 88°30'36" E	227.49'
L8	N 88°30'36" E	60.02'
L9	N 88°30'36" E	12.06'
L10	S 02°34'55" E	15.15'
L11	S 02°34'55" E	272.00'
L12	S 02°34'55" E	250.00'
L13	N 02°34'55" W	260.00'
L14	N 02°34'55" W	250.00'
L15	N 02°34'55" W	52.51'
L16	S 88°30'36" W	72.09'
L17	S 88°30'36" W	227.49'
L18	S 58°38'01" W	176.41'
L19	S 58°38'01" W	135.89'
L20	S 06°41'08" E	42.92'
L21	N 18°33'04" W	118.57'
L22	N 18°33'04" W	83.76'
L23	S 31°27'43" E	92.54'
L24	S 02°34'55" E	20.00'
L25	S 87°25'27" W	268.94'
L26	S 41°57'01" W	14.02'
L27	S 03°31'26" E	30.03'
L28	S 86°28'34" W	30.00'
L29	N 03°31'26" W	54.91'
L30	N 03°31'26" W	65.09'
L31	N 86°28'34" W	30.00'
L32	S 03°31'26" E	29.97'
L33	S 48°02'59" E	14.26'
L34	N 87°25'27" E	269.60'
L35	S 02°34'55" E	20.00'
L36	N 07°06'52" E	266.36'
L37	N 45°06'52" E	14.14'
L38	S 89°53'08" E	30.00'
L39	N 07°06'52" E	30.00'
L40	N 89°53'08" E	60.00'
L41	N 89°53'08" E	60.00'
L42	S 07°06'52" W	30.00'
L43	S 89°53'08" E	30.00'
L44	S 44°53'08" E	14.14'
L45	S 07°06'52" W	273.91'
L46	N 18°33'04" E	20.00'
L47	S 71°26'56" E	26.47'
L48	N 88°33'04" E	93.11'
L49	N 80°17'59" E	170.19'
L50	N 40°34'34" E	15.38'
L51	N 00°51'09" E	29.66'
L52	S 89°08'51" E	30.00'
L53	S 00°51'09" W	42.12'
L54	S 00°51'09" W	77.88'
L55	N 89°08'51" W	30.00'
L56	N 00°51'09" E	29.66'
L57	N 49°25'26" W	12.78'
L58	S 80°17'59" W	165.63'
L59	S 88°33'04" W	103.04'
L60	N 71°26'56" W	33.53'
L61	N 18°33'04" E	20.00'

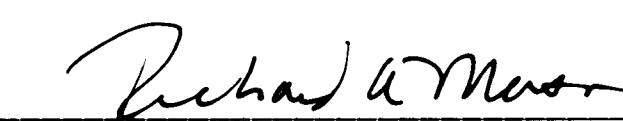


- LEGEND**
- ⊙ G.L.O. BRASS CAP
 - ⊙ MESA COUNTY SURVEY MARKER
 - ⊙ 1 1/2" PIPE WITH PLUMBERS CAP STAMPED 1/16 COR.
 - ⊙ FOUND REBAR & CAP AS NOTED.
 - ⊙ SET 3 1/2" CAP WITH 3/4" DRIVE ROD STAMPED LS 18469
 - ⊙ SET 5/8" REBAR AND CAP STAMPED LS 18469
 - ⊙ FOUND 5/8" REBAR AND CAP STAMPED LS 18469
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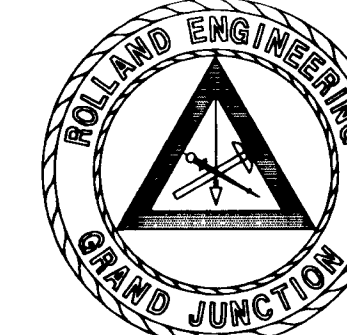
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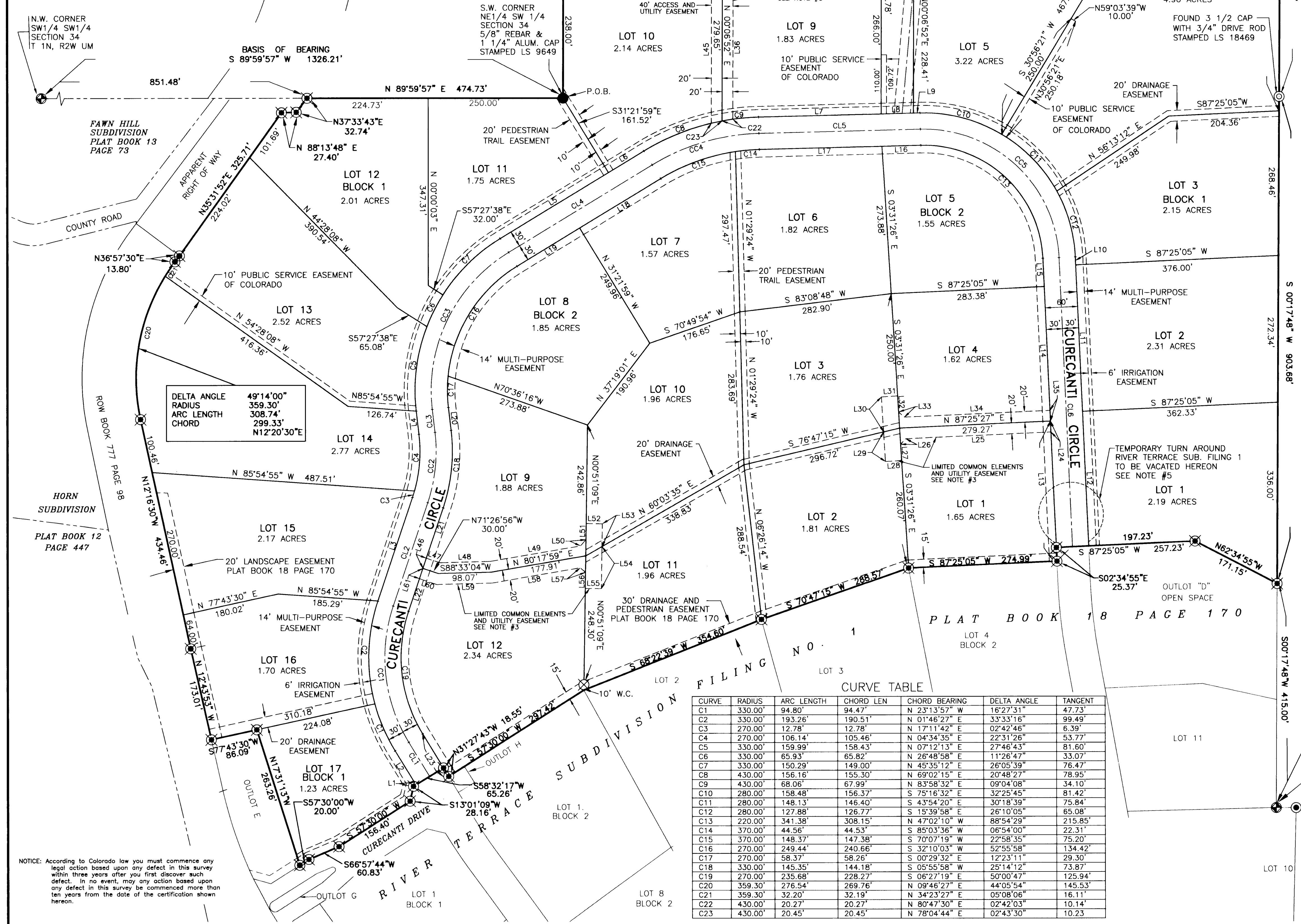
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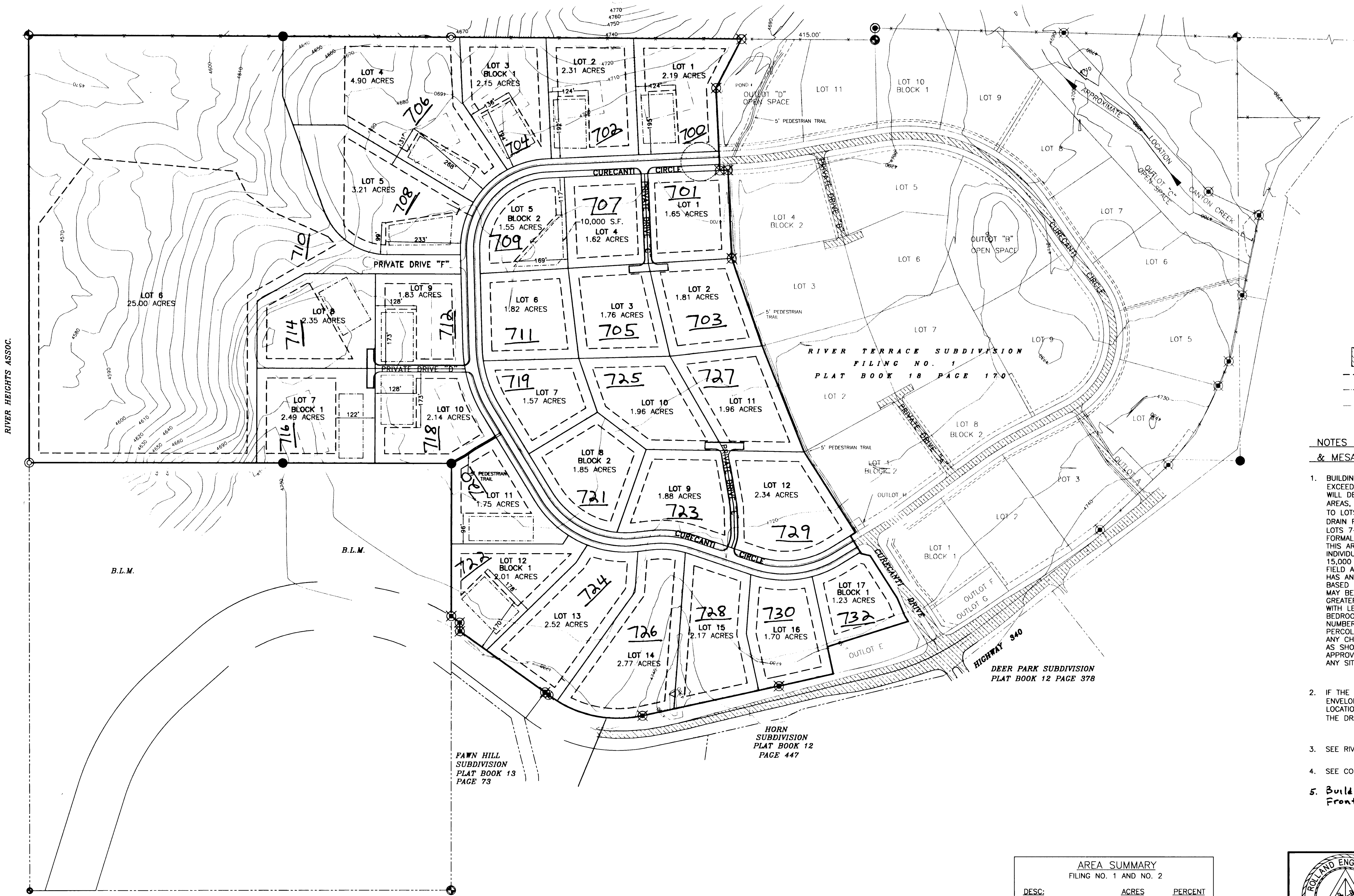
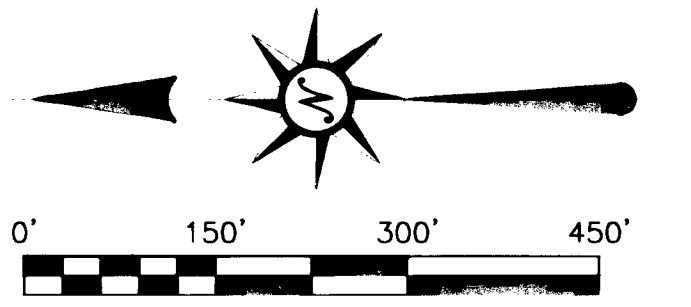
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	330.00'	94.80'	94.47'	N 23°13'57" W	16°27'31"	47.73'
C2	330.00'	193.26'	190.51'	N 01°46'27" E	33°33'16"	99.49'
C3	270.00'	12.78'	12.78'	N 17°11'42" E	02°42'46"	6.39'
C4	270.00'	106.14'	105.46'	N 04°34'35" E	22°31'26"	53.77'
C5	330.00'	159.99'	158.43'	N 07°12'13" E	27°46'43"	81.60'
C6	330.00'	65.93'	65.82'	N 26°48'58" E	11°26'47"	33.07'
C7	330.00'	150.29'	149.00'	N 45°35'12" E	26°05'39"	76.47'
C8	430.00'	156.16'	155.30'	N 69°02'15" E	20°48'27"	78.95'
C9	430.00'	68.06'	67.99'	N 83°58'32" E	09°04'08"	34.10'
C10	280.00'	158.48'	156.37'	S 75°16'32" E	32°25'45"	81.42'
C11	280.00'	148.13'	146.40'	S 43°54'20" E	30°18'39"	75.84'
C12	280.00'	127.88'	126.77'	S 15°39'58" E	26°10'05"	65.08'
C13	220.00'	341.38'	308.15'	N 47°02'10" W	88°54'29"	215.85'
C14	370.00'	44.56'	44.53'	S 85°03'36" W	06°54'00"	22.31'
C15	370.00'	148.37'	147.38'	S 70°07'19" W	22°58'35"	75.20'
C16	270.00'	249.44'	240.66'	S 32°10'03" W	52°55'58"	134.42'
C17	270.00'	58.37'	58.26'	S 00°29'32" E	12°23'11"	29.30'
C18	330.00'	145.35'	144.11'	S 05°55'58" W	25°14'12"	73.87'
C19	270.00'	235.68'	228.27'	S 06°27'19" E	50°00'47"	125.94'
C20	359.30'	276.54'	269.76'	N 09°46'27" E	44°05'54"	145.53'
C21	359.30'	32.20'	32.19'	N 34°23'27" E	05°08'06"	16.11'
C22	430.00'	20.27'	20.27'	N 80°47'30" E	02°42'03"	10.14'
C23	430.00'	20.45'	20.45'	N 78°04'44" E	02°43'30"	10.23'

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RIVER TERRACE SUBDIVISION FILING NO. 2 SITE PLAN

ELLEN L. CLARIDA MADDEN & TRUST
BOOK 2447, PAGE 450

ELLEN L. CLARIDA MADDEN & TRUST
BOOK 2447, PAGE 450

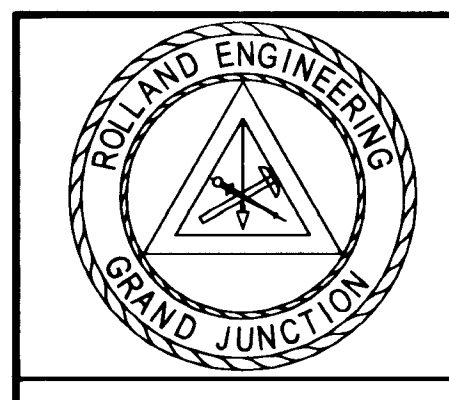


- LEGEND**
- ⊕ G.L.O. BRASS CAP
 - ⊙ MESA COUNTY SURVEY MARKER
 - ⊙ 1 1/2" PIPE WITH PLUMBERS CAP STAMPED 1/16 COR.
 - FOUND REBAR & CAP AS NOTED.
 - ⊙ 3 1/2" CAP WITH 3/4" DRIVE ROD STAMPED LS 18469
 - ⊗ 5/8" REBAR AND CAP STAMPED LS 18469
 - ▨ EXISTING ASPHALT
 - - - BUILDING ENVELOPE BOUNDARY
 - - - DRAIN FIELD ENVELOPE
 - - - ALTERNATE DRAIN FIELD ENVELOPE

NOTES REQUIRED BY MESA COUNTY PLANNING & MESA COUNTY HEALTH

1. BUILDING ENVELOPES WILL BE PROVIDED FOR EACH LOT NOT TO EXCEED 20,000 SQUARE FEET PER LOT. THE BUILDING ENVELOPE WILL DEFINE THE LIMIT OF STRUCTURE LOCATION, LANDSCAPED AREAS, AND FENCING. ADDITIONAL ENVELOPE CONDITIONS APPLY TO LOTS 1-5, AND LOTS 7-12, BLOCK 1; AND LOTS 5 BLOCK 2. DRAIN FIELD ENVELOPES ARE PROVIDED FOR ON LOTS 1-5, AND LOTS 7-12, BLOCK 1; AND LOT 5 BLOCK 2. NO BUILDING OR FORMAL LANDSCAPING IS TO BE PLACED WITHIN THIS ENVELOPE. THIS AREA IS SET ASIDE TO USE AS A DRAIN FIELD FOR AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS). A MINIMUM OF 15,000 SQUARE FEET (SF) HAS BEEN IDENTIFIED FOR THE DRAIN FIELD AT EACH LOT EXCEPT LOT 5, BLOCK 2. LOT 5 BLOCK 2 HAS AN AREA OF 10,000 SQUARE FEET FOR THE DRAIN FIELD. BASED ON CURRENT PERCOLATION DATA, LOT 5, BLOCK 2 THE ISDS MAY BE RESTRICTED TO FOUR BEDROOMS FOR A STRUCTURE WITH GREATER THAN 3000 SF OF FINISHED LIVING AREA. FOR A STRUCTURE WITH LESS THAN 3000 SF OF FINISHED LIVING AREA, THE NUMBER OF BEDROOMS WOULD BE LIMITED TO 5 BEDROOMS OR LESS. THE NUMBER OF BEDROOMS ALLOWED WILL BE INFLUENCED BY FINAL PERCOLATION TEST RESULTS AT THE SPECIFIC FIELD LOCATION. ANY CHANGES TO THE PROPOSED DRAIN FIELD LOCATION AND SIZE, AS SHOWN ON THIS SITE PLAN, NEEDS TO BE REVIEWED AND APPROVED BY THE MESA COUNTY HEALTH DEPARTMENT PRIOR TO ANY SITE PLAN APPROVAL AND CONSTRUCTION.
2. IF THE ALTERNATE DRAIN FIELD LOCATION IS CHOSEN, THE BUILDING ENVELOPE WILL ADJUST BY BEING 10 FEET FROM THE ALTERNATE LOCATION AND ADDING THE AREA OF THE ORIGINAL LOCATION OF THE DRAIN FIELD.
3. SEE RIVER TERRACE FILING NO. 2 SUBDIVISION PLAT FOR EASEMENTS.
4. SEE CONSTRUCTION PLANS FOR TYPICAL ROAD SECTIONS AND UTILITIES.
5. Building envelopes are 30 Feet Front, Rear and side yard.

AREA SUMMARY		
FILING NO. 1 AND NO. 2		
DESC:	ACRES	PERCENT
LOTS	84.49	95.63%
DEDICATED R.O.W.	3.86	4.37%
TOTAL	88.35	100.00%



ROLLAND ENGINEERING
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File Name: D:\2033\2033D1F2.DWG			
RIVER TERRACE FILING NO. 2 SITE PLAN			
Designed	ESS	Checked	TDR
Drawn	ESS	Date	2/14/03
Proj#	2033	Rev.	
Sheet	1	Of	1