

IVORY RIDGE SUBDIVISION FILING 1

West 1/2 of the Southwest 1/4 of Section 35,
Township 1 North, Range 1 West, Ute Meridian.
City of Grand Junction, Mesa County, Colorado

Know All Persons By These Presents:

The undersigned, T26 26 Road LLC, a Colorado Limited Liability Company, is the owner of record of that real property situated in West 1/2 of the Southwest 1/4 of Section 35, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, the ownership of which is demonstrated at Reception Number 3017481 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

beginning at the southwest 1/16th of said Section 35;
thence South 00°01'21" West, a distance of 500.51 feet;
thence North 89°55'52" West, a distance of 506.76 feet;
thence North 19°43'42" East, a distance of 1.88 feet;
thence North 89°55'52" West, a distance of 809.16 feet;
thence North 00°10'52" East, a distance of 448.80 feet;
thence North 00°11'06" East, a distance of 330.51 feet;
thence South 89°56'26" East, a distance of 1313.27 feet;
thence South 00°04'24" West, a distance of 330.73 feet to the Point of Beginning.
Said parcel containing 25.04 acres more or less.

Said owners have by these presents laid out, platted and subdivided the above described real property into parcels, Lots, Tracts and streets as shown hereon, and designates the same as IVORY RIDGE SUBDIVISION FILING 1, in the City of Grand Junction, County of Mesa, State of Colorado:

- All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
- All Multipurpose 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.
- A Utility easement over the entirety of Tract B is 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, waterlines, telephone lines, equivalent other public utility providers and appurtenant facilities.
- A drainage easement over the entirety of Tracts A is dedicated to the City of Grand Junction as a perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner and/or the property owners association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.
- Tracts A, B and D are conveyed to Ivory Ridge Homeowners Association by separate instrument.
- Tracts B is designated "Limited Common Area" as defined by the Declaration of Covenants, Conditions, and Restrictions for Ivory Ridge Subdivision
- Drainage easements are conveyed to Ivory Ridge Homeowners Association by separate instrument.
- 10' PSCo easement conveyed by separate instrument.

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/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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Said owner does hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

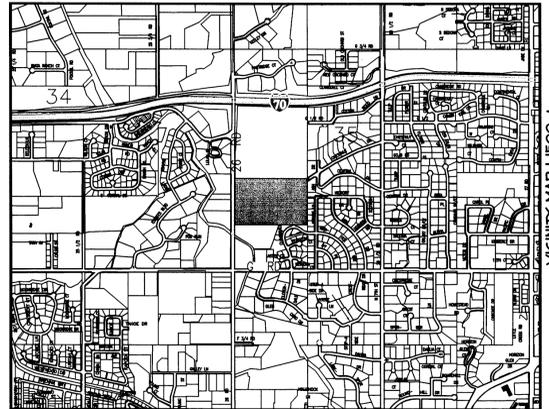
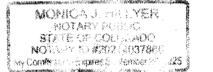
Said owner does subscribe hereunder this 9th day of March, 2023.

Stephanie Black
Stephanie Black, Member, T26 26 Road LLC, a Colorado Limited Liability Company
Tyson Black
Tyson Black, Member, T26 26 Road LLC, a Colorado Limited Liability Company

STATE OF COLORADO)
) ss
COUNTY OF MESA)

This plat was acknowledged before me by Stephanie Black & Tyson Black
on this 9th day of March, 2023.

Witness my hand and seal [Signature]
My commission expires 9/27/2025 Notary Public



CITY USE BLOCK	
TRACT A, B and D	RECEPTION NO. <u>305 8596</u>
CGR's	RECEPTION NO. <u>305 8597</u>
DRAINAGE EASEMENT	RECEPTION NO. <u>305 8598</u>
PSCo EASEMENT	RECEPTION NO. <u>305 8599</u>
Surveyor's Affidavit of Correction	RECEPTION NO. <u>305 8595</u>
	RECEPTION NO. _____
	RECEPTION NO. _____

AREA SUMMARY		
Lots	19.33 ac	77.21 %
Tracts	4.60 ac	18.38 %
Right of Way (Dedicated)	1.11 ac	4.41 %
Total	25.04 ac	100.00 %

TITLE CERTIFICATION

We Abstract & Title Company of Mesa County, a title 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 is vested to T26 26 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.

DATE: March 9, 2023 BY: [Signature] NAME AND TITLE Susan J. Ottman LICENSE # 69129
2022 Taxes, 2nd half due: payable on or before June 15, 2023

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as Ivory Ridge Subdivision, 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 which is recorded at Reception Number 3017481 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 Loan Officer VP, with the authority of its board of directors.
This 9th day of March, 2023

BY: [Signature] FOR: Bank of Colorado
(TITLE) Loan Officer VP (CORPORATE NAME)

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of March, 2023 by David Nelson

WITNESS MY HAND AND OFFICIAL SEAL: [Signature]
NOTARY PUBLIC
ADDRESS: 2048 1/2 S Rg Pitkin (28152)
MY COMMISSION EXPIRES: 9/27/2025



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 4:23 O'CLOCK P.M., ON THIS 16th DAY OF March, 2023 AND WAS RECORDED AT RECEPTION NO. 3058594
DRAWER NO. H3-99
AND FEES \$135.40

Bobbie Gross CLERK AND RECORDER
[Signature] DEPUTY CLERK

CITY APPROVAL

THIS PLAT OF IVORY RIDGE SUBDIVISION FILING 1, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED
THIS 14 DAY OF March, A.D. 2023
[Signature] CITY MANAGER
[Signature] CITY MAYOR

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 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 title commitment prepared by Abstract & Title Company of Mesa County, 14889CEM, dated January 21, 2022. Other documents may exist which would affect this property.

Lineal Units of Measurement are U.S. Survey Foot. All exterior monuments shall be placed in concrete.

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 IVORY RIDGE SUBDIVISION FILING 1, a subdivision of a part of the 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.

Alec K Thomas,
Colorado PLS 38274



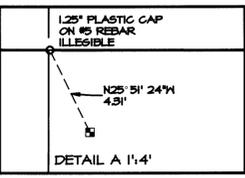
IVORY RIDGE SUBDIVISION FILING 1
West 1/2 of the Southwest 1/4 of Section 35,
Township 1 North, Range 1 West, Ute Meridian.
City of Grand Junction, Mesa County, Colorado

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.

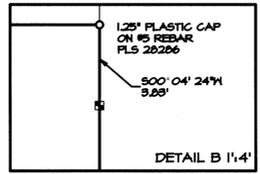
Sheet 1 of 3	Date: 3/4/23	Job No. 2032-001
Surveyed: KN	Drawn: AKT	Checked: BDM
Drawing name: IRRV030202 Black Red Blue L1001 T26 26 Road-ivy10302-001 8837000.dwg		

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West 1/2 of the Southwest 1/4 of Section 35,
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The monuments not accepted in Detail A and Detail B represent the north line of subject property prior to boundary line agreement recorded at Reception Number 2374935.



LEGEND

- 2" ALUMINUM CAP PLS 18478 THOMPSON LANGFORD CORP
- 2" ALUMINUM CAP LS 37044 - ALANS LAND SURVEYING
- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR
- ◇ ALIQUOT MONUMENT AS NOTED
- ◇ CALCULATED POSITION
- SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
- - - EASEMENT LINE
- PARCEL LINE
- - - ROW LINE
- - - ALIQUOT LINE
- - - CENTERLINE

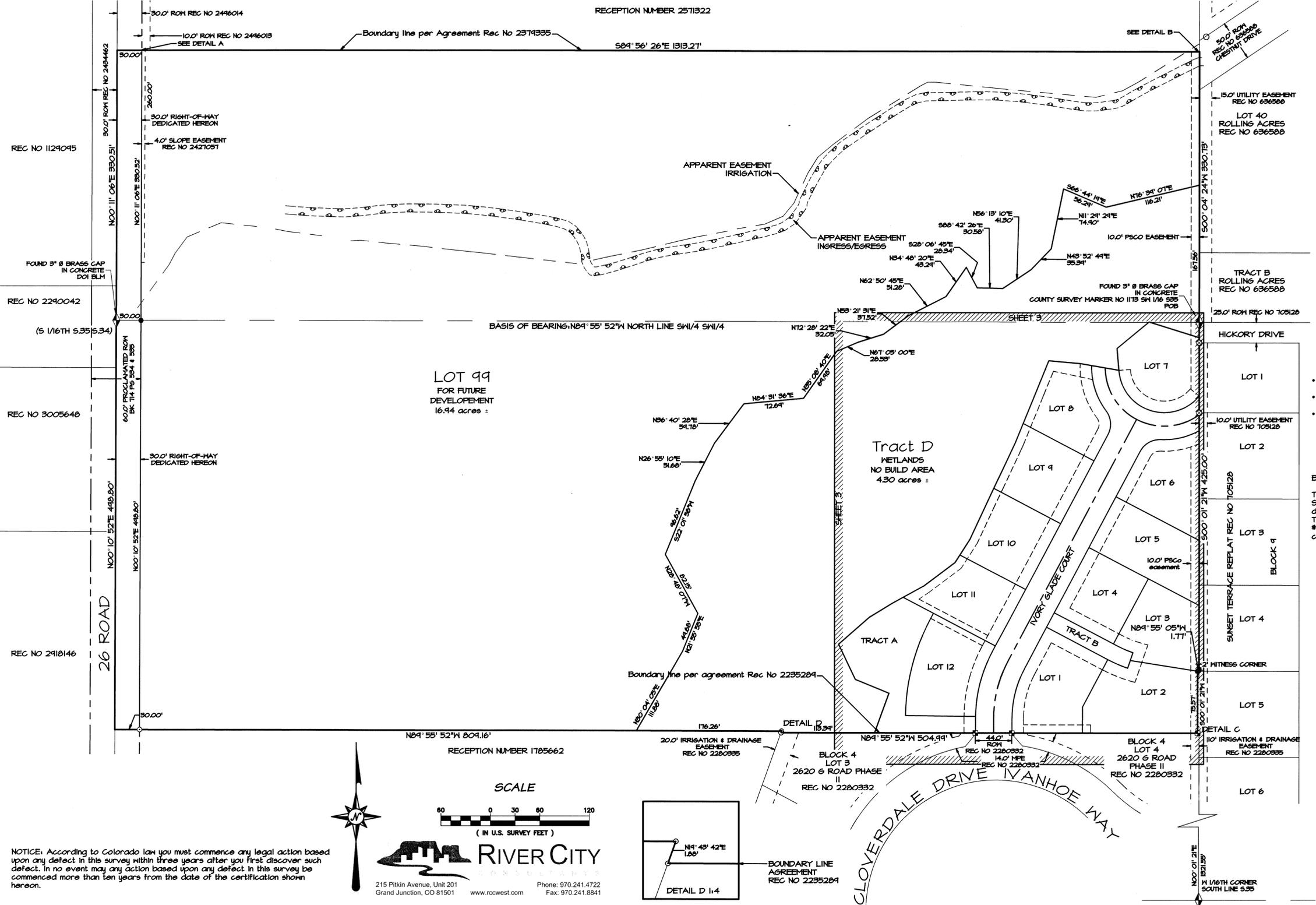
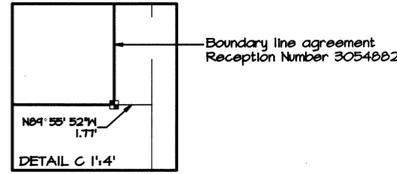
SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- C: CENTER
- A: EAST
- N: NORTH
- NO: NUMBER
- PLS: PROFESSIONAL LAND SURVEYOR
- MCSM: MESA COUNTY SURVEY MARKER
- MPE: MULTI-PURPOSE EASEMENT
- PLS: PROFESSIONAL LAND SURVEYOR
- T: TOWNSHIP
- R: RANGE
- POB: POINT OF BEGINNING
- REC: RECEPTION
- ROW: RIGHT OF WAY
- S: SOUTH
- UT: UTE MERIDIAN
- WI: WEST
- DOI: DEPARTMENT OF THE INTERIOR
- BLM: BUREAU OF LAND MANAGEMENT
- WC: WITNESS CORNER
- PSCO: PUBLIC SERVICE COMPANY

- Monuments along the north line not accepted prior to a boundary line agreement recorded at Reception Number 2374935.
- Results of the field survey indicate adjoiners within Sunset Terrace Replat occupy to the line platted hereon, with the exception of Lot 5.
- There exists overhead powerlines on the common line with Sunset Terrace that support an apparent easement.

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.gov/gps_survey/GVAZONE.htm, determined by GPS observation of the north line of the SW1/4 SW1/4 of Section 35, T.1N., R.1W., Ute Meridian, the SW 1/16th corner of said Section 35, being MCSM #1173 whence the south 1/16th corner of said Section 35 & 34, being a 3" brass cap, DOI BLM, bears North 89° 55' 52" West, as shown hereon.

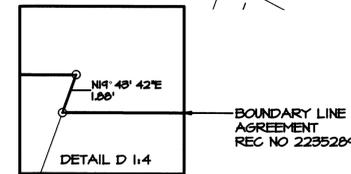


SCALE

0 30 60 120
(IN U.S. SURVEY FEET)

RIVER CITY
SURVEYORS

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



IVORY RIDGE SUBDIVISION FILING 1

West 1/2 of the Southwest 1/4 of Section 35,
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City of Grand Junction, Mesa County, Colorado

Sheet 2 of 3 Date: 3/9/23 Job No. 2032-001
Surveyed: KM Drawn: AKT Checked: BDM
Drawing name: \\vrco\2032\2032.dwg Plot Date: 3/9/23

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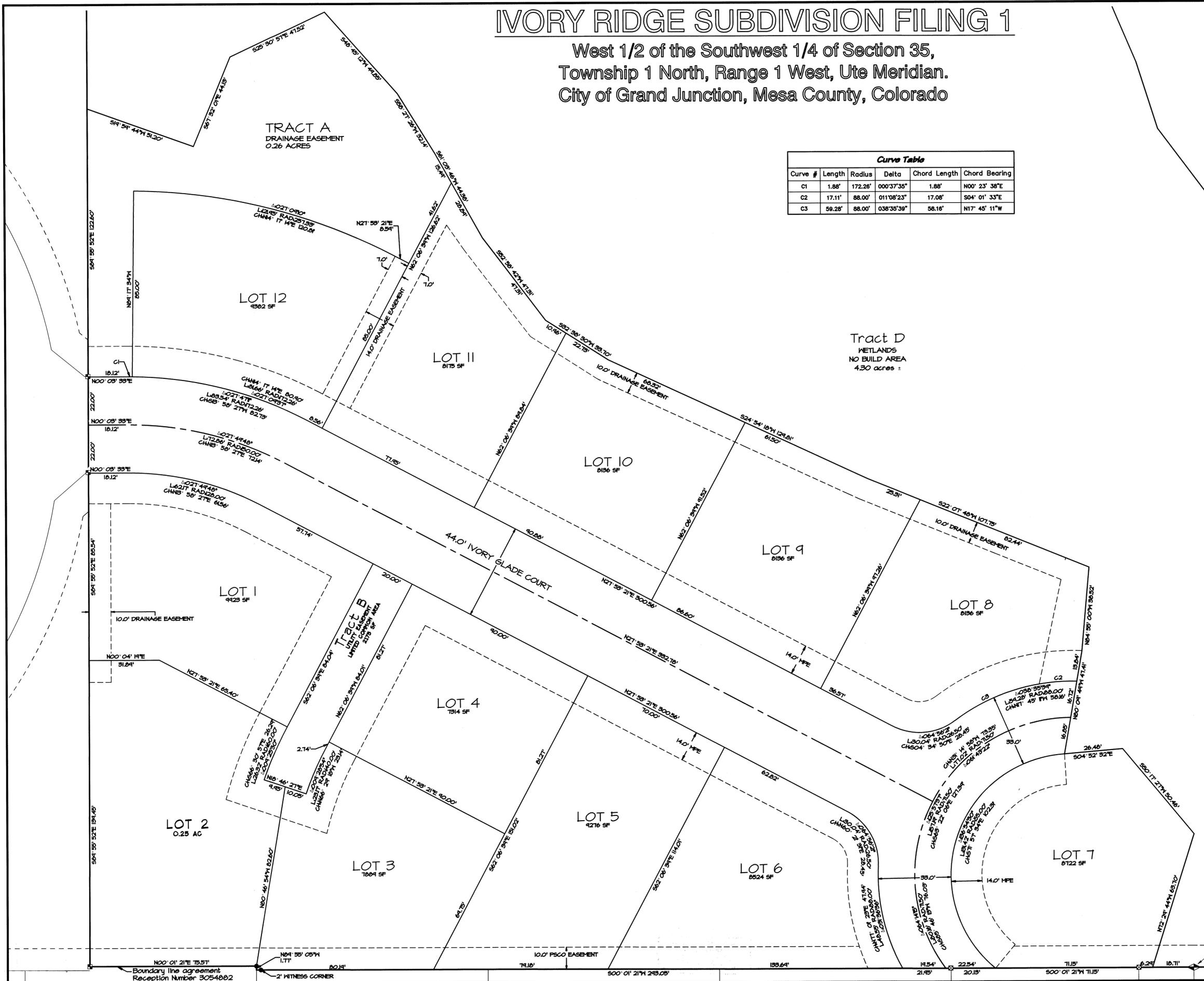
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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	1.88'	172.26'	000°37'35"	1.88'	N00°23'38"E
C2	17.11'	88.00'	011°08'23"	17.08'	S04°01'33"E
C3	59.28'	88.00'	038°35'39"	58.18'	N17°45'11"W

- LEGEND**
- ⊠ 2" ALUMINUM CAP
PLS 18478 THOMPSON LANGFORD CORP
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Sheet 3 of 3	Date: 3/1/23	Job No. 2032-001
Surveyed: KN	Drawn: AKT	Checked: BDM
Drawing name: \\rvr\rvr\2032 - Block West Side L1001 - 123 28 Header\rvr\2032-001 3RD\FILING 1.dwg		