

## Confluence Subdivision Filing 2

A Replat of Lots 1 and 19, and Tract B, Confluence Subdivision, Filing 1  
(Reception Number 3083356)

Situated in the NE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian,  
City of Grand Junction, Mesa County, Colorado

### Ownership Certificate/Dedication Statement

Know all persons by these presents that Grand Junction Housing Authority, a body corporate and politic, is the sole owner of record of that real property situated in the NE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, the ownership of which is demonstrated at the Special Warranty Deed, Reception Number 3079905 of the records in the office of the Mesa County Clerk and Recorder. Based on Special Warranty Deed, Reception Number 3079905, said property being described as follows:

Lots 1 and 19, and Tract B, Confluence Subdivision, Filing 1, according to the Plat thereof filed January 12, 2024, as Reception No. 3083356

Said owner has caused the described real property to be surveyed, laid out, and to be publicly known as "Confluence Subdivision Filing 2", containing 13.58 Acres.

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.

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.

Owner has dedicated an Irrigation Easement to the Confluence Subdivision Owners Association over, under and across Lots 1 and 19, and Tract B, for the benefit of the Confluence Subdivision Owners Association and the Owners of Lots 1 and 19 of the Confluence Subdivision by separate instrument.

Owner has executed a Temporary Grant of Drainage Easement to the Confluence Subdivision Owners Association across Lot 19 for the benefit of the Owners of Lots 1 and 19 of the Confluence Subdivision by separate instrument.

Said owners hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of this Plat have been represented hereon.

Grand Junction Housing Authority, a body corporate and politic

By: Scott Aker, COO and Acting CEO

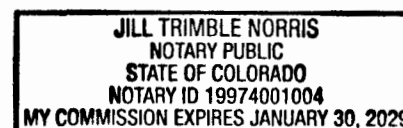
By: John Howe, Vice Chair of the Board of Commissioners

### Notary Public Certification

STATE OF COLORADO )  
County of Mesa ) ss.

This plat was acknowledged before me by Scott Aker, COO and Acting CEO of Grand Junction Housing Authority, a body corporate and politic on this the 15<sup>th</sup> day of July, 2025.

Witness my hand and official seal  
My Commission Expires: 1-30-2029



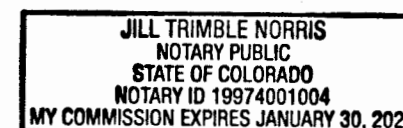
By: Jill Trimble Norris  
Notary Public

### Notary Public Certification

STATE OF COLORADO )  
County of Mesa ) ss.

This plat was acknowledged before me by John Howe, Vice Chair of the Board of Commissioners of Grand Junction Housing Authority, a body corporate and politic on this the 16<sup>th</sup> day of July, 2025.

Witness my hand and official seal  
My Commission Expires: 1-30-2029

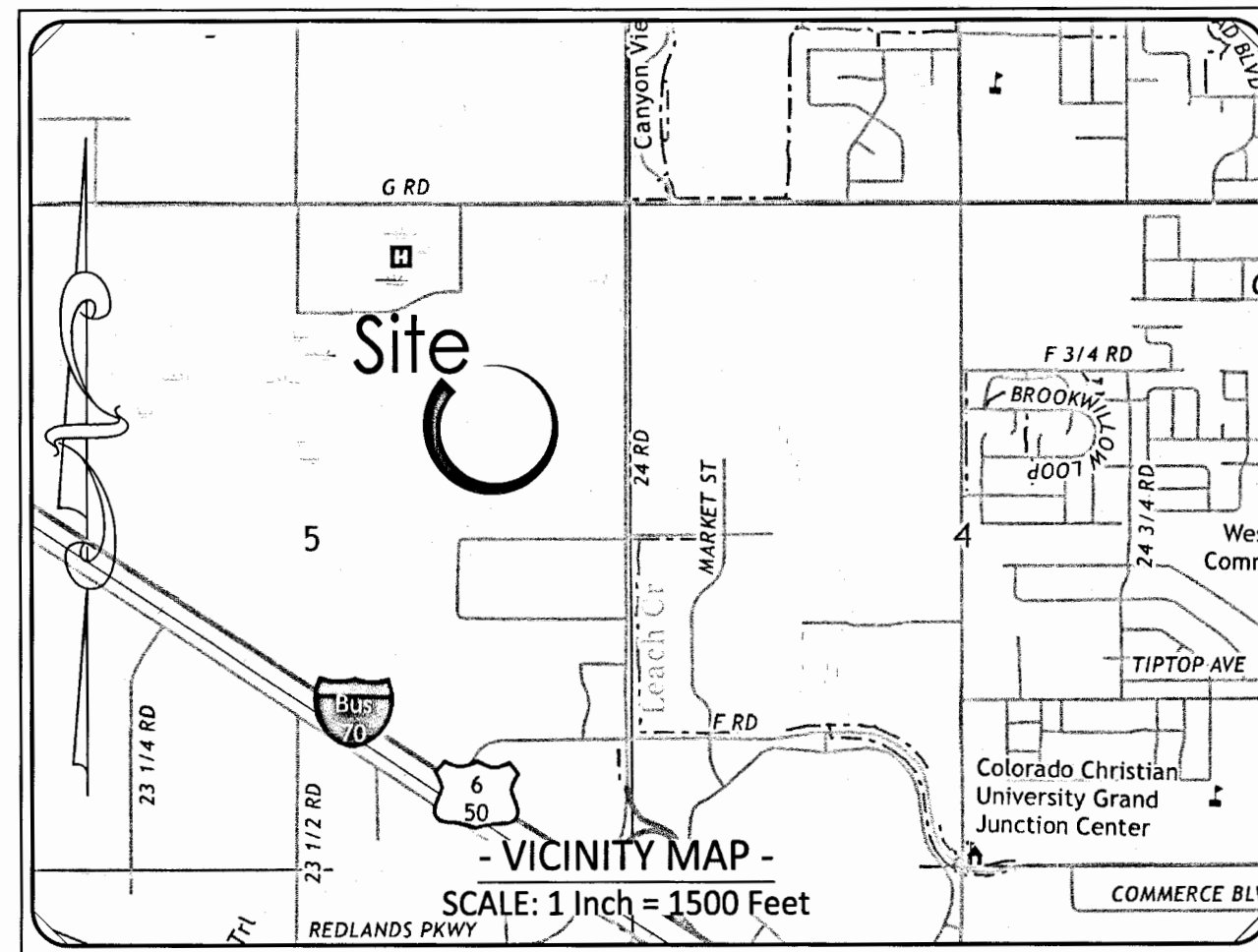


By: Jill Trimble Norris  
Notary Public

### For City Use Only

Associated Recorded Documents

Reception No.	Document Type
<u>3083357</u>	<u>Covenants, Conditions &amp; Restrictions</u>
<u>3132514</u>	<u>Irrigation Easements</u>
<u>3132516</u>	<u>Drainage Easements</u>
<u>3132518</u>	<u>Amended Covenants, Conditions &amp; Restrictions</u>



### LOCATION:

674 23 3/4 Rd and 674 Durham Drive  
Grand Junction, CO 81505

### Purpose:

The purpose of this Replat is to adjust the common lot line of Lot 1 and Lot 19, and the common lot line of Lot 1 and Tract B, Confluence Subdivision, Filing 1, recorded at Reception No. 3083356, to dedicate additional right of way along F-3/4 Road and along 23 3/4 Road, and to dedicate additional easements across all Lots and Tracts. All other items from said Confluence Subdivision, Filing 1, remain unchanged.

### City of Grand Junction Approval

Confluence Subdivision Filing 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, is hereby approved and dedications accepted this 25<sup>th</sup> day of July, 2025.

By: [Signature]  
City Manager

By: [Signature]  
President of Council

### Clerk and Recorder's Certificate

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

I certify that this instrument was filed in my office at 1:43 o'clock P.M., on the 25<sup>th</sup> day of July, 2025 A.D. and was recorded at Reception No. 3132511  
Drawer No. K3-2, Fees 40+3

By: [Signature]  
Clerk and Recorder

By: [Signature]  
Deputy

### Title Certification

Abstract & Title Company of Mesa County, a Title Insurance Company, as duly licensed in the State of Colorado, hereby certifies that we have examined title to the hereon described property, that we find the title to the property is vested to Grand Junction Housing Authority, a body corporate and politic; 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 records are shown hereon.

By: Kathryn Hansen, Escrow officer 7/15/2025  
Name and Title Date

### NOTES:

- Basis of Bearings: Bearings shown hereon are based on a bearing of N0°03'36"E, the record bearing of the west line of Confluence Subdivision, Filing 1, according to the Plat thereof filed January 12, 2024, as Reception No. 3083356, between a found 5/8" Rebar and 1.5" Aluminum Cap Stamped PLS 38274 at the southwest corner of that 9' Right of Way Dedication per said Confluence Subdivision, Filing 1, and a found 5/8" Rebar and 2" Aluminum Cap Stamped 18480 River City Consultants at the northwest corner of Lot 19, both corners being monumented as shown hereon. The bearings on Confluence Subdivision, Filing 1, are MCLCS (Mesa County Local Coordinate System)
- This map has been prepared pursuant to client request for a Replat.
- Date of field survey : April 4, 2023, and June 23, 2025.
- Units of linear measurements are displayed in US Survey Feet.
- SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
- Property descriptions shown hereon are based on the Special Warranty Deed filed at Reception No. 3079905 and the Plat, Confluence Subdivision, Filing 1, filed at Reception No. 3083356.
- The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. All information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Abstract & Title Company of Mesa County, File No. 18743Acem, having a commitment date of December 18, 2024.
- 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 on any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- All monumentation as indicated hereon is in compliance with Article 51 of Title 38, C.R.S., as the same may be amended from time to time.
- Exterior boundary monuments are set in concrete.

### Surveyor's Certificate

I, Robert E. Brandeberry, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat is a true, correct and complete plat of "Confluence Subdivision Filing 2" as laid out, platted, dedicated and shown hereon; That such plat was made from an accurate survey of said property by me and under my responsible charge and shows the location and dimensions of the lots, and streets of said subdivision.

In witness whereof I have set my hand and seal this 1<sup>st</sup> day of July, 2025.

Robert E. Brandeberry  
Colorado PLS # 38388  
For, and on behalf of SGM



Please note: The red address numbers  
and text have been added digitally to  
the recorded subdivision plat.

**SGM**  
259 Grand Ave., Suite 200  
Grand Junction, CO 81501  
970.245.2571  
www.sgm-inc.com

### Confluence Subdivision Filing 2

Situated in the NE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian,  
City of Grand Junction, Mesa County, Colorado

Sheet 1 of 2	Date: 6/25/25	Job No. 2022-525.003
Surveyed: GA	Drawn: AO	Checked: RB
Drawing name: GJHA-24RD-PLAT.dwg		



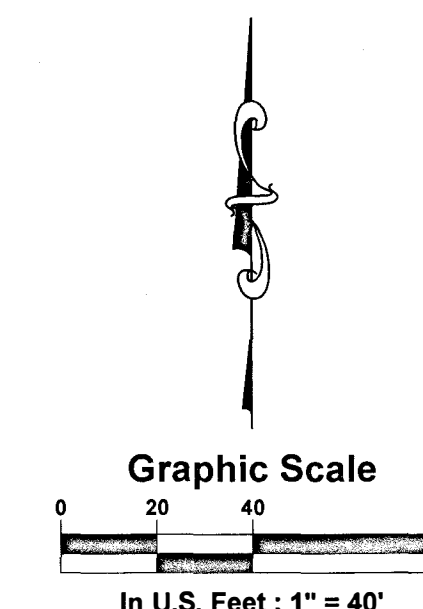
# Confluence Subdivision Filing 2

## A Replat of Lots 1 and 19, and Tract B, Confluence Subdivision, Filing 1 (Reception Number 3083356)

Situated in the NE 1/4 of Section 5, Township 1  
South, Range 1 West of the Ute Meridian,  
City of Grand Junction, Mesa County, Colorado

**- LEGEND -**

●	Found Monument as described
⊠	Found 18" Long 5/8" Rebar & 1.25" Blue Plastic Cap Stamped SGM PLS 38388, in Concrete
●	Set 18" Long 5/8" Rebar & 1.25" Blue Plastic Cap Stamped SGM PLS 38388, in Concrete
---	Aliquot Line
---	Easement Line
---	Right of Way Line
---	Adjoiner Line

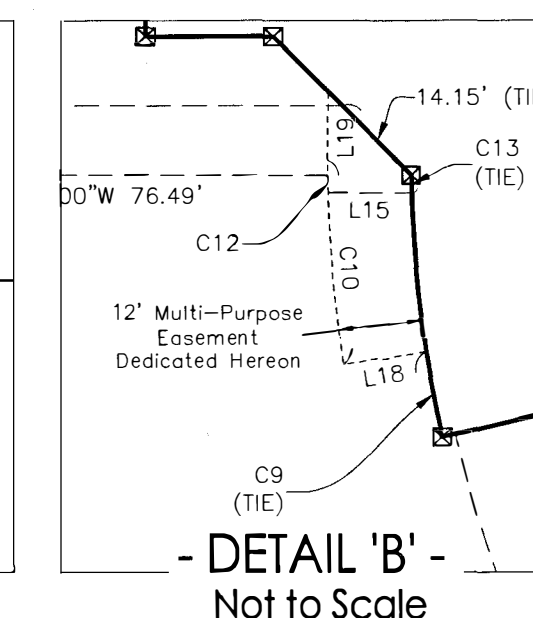
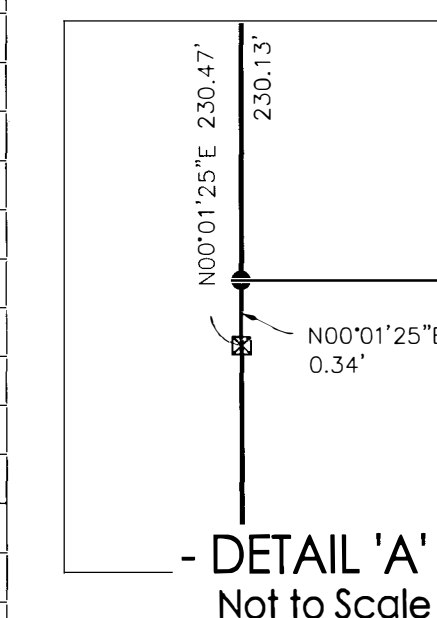


**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S00°03'01"E	9.00'
L2	N89°58'35"W	18.45'
L3	S89°58'35"E	18.45'
L4	N89°57'34"W	4.01'
L5	N00°02'26"E	9.00'
L6	S89°56'49"W	9.00'
L7	S44°57'34"E	28.97'
L8	S00°02'26"W	63.93'
L9	S00°03'01"E	29.52'
L10	N89°57'34"W	29.52'
L11	N44°59'43"E	41.71'
L12	S89°58'35"E	12.65'
L13	N04°04'43"W	11.78'
L14	N00°02'26"E	79.41'
L15	N89°58'35"W	12.03'
L16	S00°00'00"E	11.96'
L17	N00°01'25"E	22.00'
L18	S81°18'05"W	12.00'
L19	N00°01'25"E	9.88'
L20	S89°57'34"E	40.87'

### Table of Abbreviations

N	-	North
S	-	South
E	-	East
W	-	West
Reception No.	-	Reception Number



**CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.95'	121.00'	12°45'39"	S06°21'24"E	26.89'
C2 *	38.16'	179.86'	12°09'19"	N06°38'11"W	38.09'
C3	41.06'	121.00'	19°27'08"	S22°27'48"E	40.88'
C4	156.86'	279.00'	32°12'47"	S16°04'58"E	154.80'
C5	124.25'	221.00'	32°12'47"	N16°04'58"W	122.62'
C6	60.78'	177.86'	19°34'50"	N22°30'16"W	60.49'
C7	89.04'	325.63'	15°40'00"	S07°47'02"E	88.76'
C8	74.40'	273.94'	15°33'43"	S07°49'46"E	74.18'
C9 *	12.61'	179.86'	4°00'56"	N10°42'23"W	12.60'
C10 *	29.54'	191.86'	8°49'19"	N04°21'38"W	29.51'
C11 *	49.48'	344.63'	8°13'33"	N04°03'49"W	49.44'
C12	2.50'	191.86'	0°44'47"	N00°58'06"W	2.50'
C13 *	2.50'	179.86'	0°47'47"	S00°57'26"E	2.50'

\* - Indicates a non-tangent curve

### Area Summary

		Percent
Lot 1	= 1.53 Acres	11.3%
Tracts	= 0.09 Acres	0.7%
Lot 19	= 11.71 Acres	88.2%
Right of Way	= 0.25 Acres	1.8%
Total Area of this Subdivision	= 13.58 Acres	100%



## Confluence Subdivision Filing 2

Situated in the NE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian,  
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Sheet 2 of 2	Date: 6/25/25	Job No. 2022-525.003
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