

EMBER ESTATES

A replat of Lot 1 of Jensen Subdivision (Reception Number 2367654) & Vacated Right-of-Way by Ordinance 4221
Southwest quarter of the Northeast quarter of Section 19, Township 1 South, Range 1 East, Ute Meridian. City of Grand Junction, Mesa County, Colorado

Know All Persons By These Presents:

The undersigned, EMBER ESTATES HZ LLC, A Colorado Limited Liability Company, is the owner of record of that real property situated in the Southwest Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at reception number 3124365 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lot 1 of Jensen Subdivision (Reception Number 2367654)
TOGETHER WITH that strip of land as described in Vacation Ordinance No.4221 recorded April 25, 2008 at Reception Number 2436331

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 Ember Estates, 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 drainage easement over the entirety of Tract 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 also dedicated reasonable ingress/egress access to the drainage/detention easement area. The owner(s) 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.
- 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.
- Tract A conveyed to the Ember Estates Homeowners Association by separate instrument
- Drainage easements conveyed to the Ember Estates Homeowners Association by separate instrument.

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 26th day of August, 2025.

JAMES TAYLOR AS AUTHORIZED AGENT OF EMBER ESTATES HZ MANAGERS LLC, AS MANAGER OF EMBER ESTATES HZ LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
COUNTY OF MESA) ss

This plat was acknowledged before me by JAMES TAYLOR AS AUTHORIZED AGENT OF EMBER ESTATES HZ MANAGERS LLC, AS MANAGER OF EMBER ESTATES HZ LLC, A COLORADO LIMITED LIABILITY COMPANY

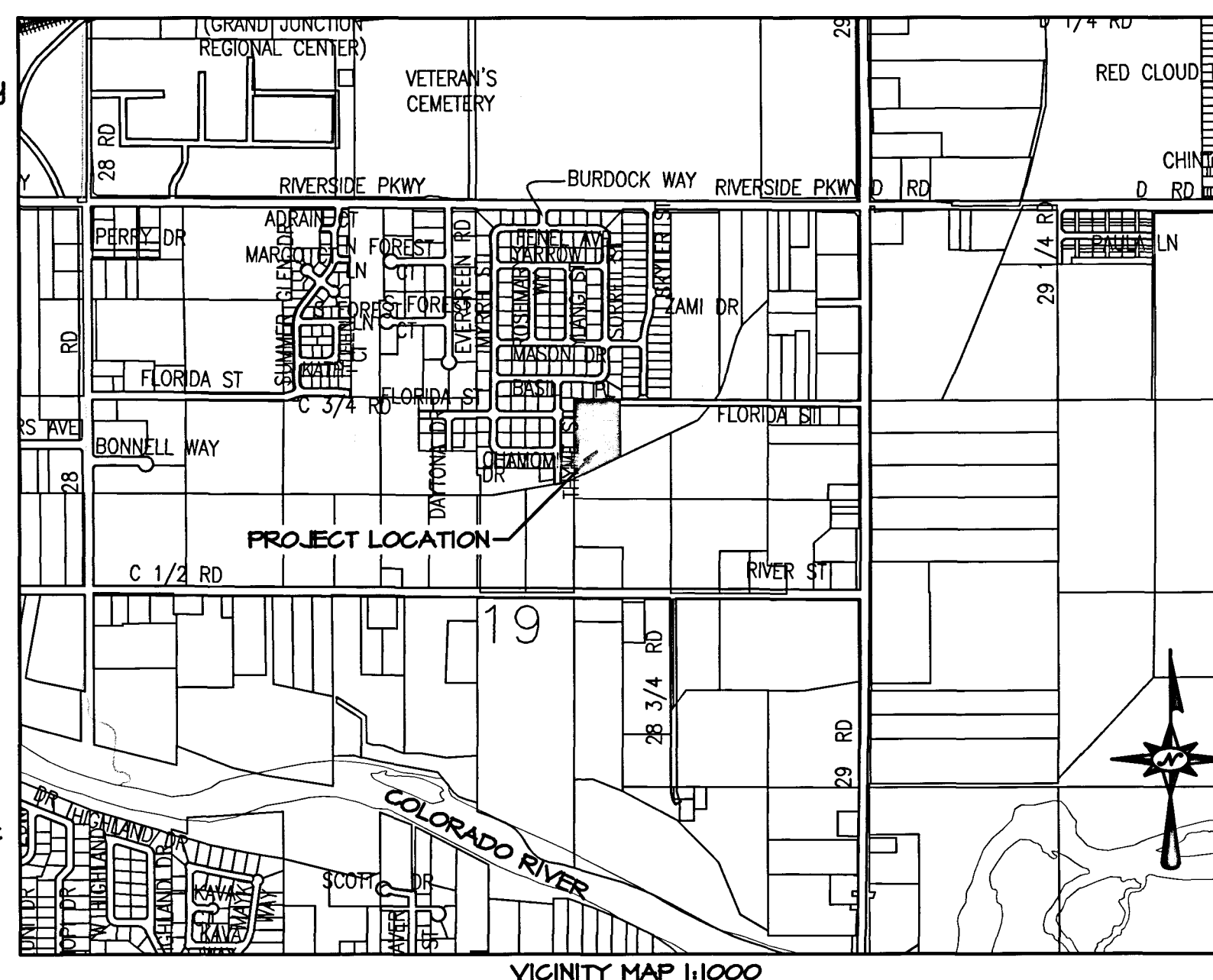
Company on this 26th day of August, 2025

Witness my hand and seal Tracy A. Starks
My commission expires 11/06/2026 Notary Public

TRACY A STARKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20364045541
MY COMMISSION EXPIRES NOVEMBER 6, 2026

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

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.



CITY USE BLOCK

TRACT A	RECEPTION NO. <u>3136950</u>
GRAND VALLEY DRAINAGE DISTRICT EASEMENT	RECEPTION NO. <u>3136951</u>
DRAINAGE EASEMENT	RECEPTION NO. <u>3136950</u>
CCR'S	RECEPTION NO. <u>3136952</u>

AREA SUMMARY

Lots	2.496 ac	73.02%
Tracts	0.288 ac	8.43%
Right of Way (Dedicated)	0.634 ac	18.55%
Total	3.418 ac	100.00%

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

A:	ARC LENGTH OF CURVE
C:	CENTER
CCR:	COVENANT CONDITIONS & RESTRICTIONS
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
PLS:	PROFESSIONAL LAND SURVEYOR
CH:	CHORD LENGTH
BRG:	CHORD BEARING
L:	ARC LENGTH
Δ:	CENTRAL ANGLE DELTA
R:	RADIUS
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST
SEC:	SECTION
DOI:	DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

TITLE CERTIFICATION

We Land Title Guarantee Company, a title insurance 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 EMBER ESTATES HZ 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: AUGUST 26, 2025 BY: Karen A. Crespin / LIC. TITLE EXAMINER
NAME AND TITLE: KAREN A. CRESPIN

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as Ember Estates 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 3124366 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 Vice President, with the authority of its board of directors,

This 20th day of August, 2025
BY: Chris Rundell FOR: Bank of Colorado
(TITLE) Vice President (CORPORATE NAME)

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 20th day of August, 2025 by Chris Rundell as Vice President of Bank of Colorado

WITNESS MY HAND AND OFFICIAL SEAL: [Signature]

ADDRESS: 1601 19th Street Ste. 130 Denver, CO 80202

MY COMMISSION EXPIRES: 4-17-2028
Notary ID 20044001328

AMBER L. MOWES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044001328
MY COMMISSION EXPIRES 04/17/2028

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 10:40 O'CLOCK A.M., ON THIS 12th DAY OF September, 2025 AND WAS RECORDED AT RECEPTION NO. 3136949

DRAWER NO. K3-17

AND FEES 40.13

Bobbie Gross Kim Chambers
CLERK AND RECORDER DEPUTY CLERK

CITY APPROVAL

THIS PLAT OF EMBER ESTATES, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED

THIS 11th DAY OF Sept., A.D. 20 25

[Signature] [Signature]
CITY MANAGER PRESIDENT OF COUNCIL

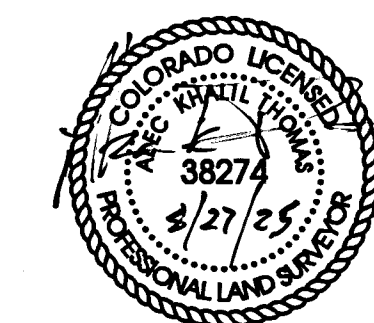
This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, 65057010-6, dated August 13, 2025. Other documents may exist which would affect this property.

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 recorded monuments and/or senior or controlling lines.

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 Ember Estates, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared by me and/or under my responsible charge 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



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

EMBER ESTATES

A replat of Lot 1 of Jensen Subdivision
(Reception Number 2367654)
and vacated Right-of-Way by Ordinance 4221
Southwest quarter of the Northeast quarter of Section 19, Township 1 South, Range 1 East, Ute Meridian. City of Grand Junction, Mesa County, Colorado

Sheet 1 of 2 Date: 8/19/25 Job No. 1744-004

Surveyed: SLG Drawn: AKT Checked: TPJ

Drawing name: S:\PROJECTS\2025\Jensen Subdivision\Replat\2025-004 Subdivision Plat.dwg

A replat of Lot 1 of Jensen Subdivision (Reception Number 2367654) & Vacated Right-of-Way by Ordinance 4221 Southwest quarter of the Northeast quarter of Section 19, Township 1 South, Range 1 East, Ute Meridian. City of Grand Junction, Mesa County, Colorado

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emcap.mesacounty.gov/gps_survey/GVAZONE.htm, determined by GPS observation of the north line of the southwest quarter of the northeast quarter of Section 19, Township 1 South, Range 1 East, Ute Meridian, The Northeast sixteenth corner of said Section 19 being a 3.5" DI BLM aluminum cap on a pipe marked 1494 and the Center-North sixteenth corner of said Section 19 being witnessed by a 3.25" aluminum cap marked 2' W.C. 561249 2010 bearing North 64°32'25" West, as shown hereon.

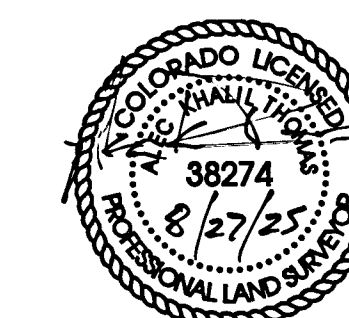
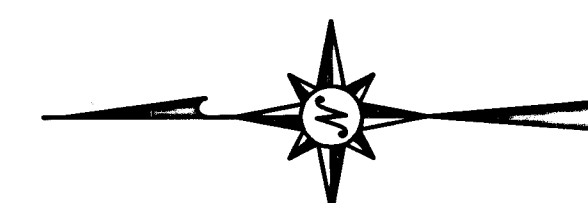
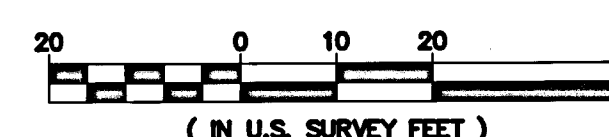
Legal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
 TRANSVERSE MERCATOR PROJECTION
 POINT OF ORIGIN (SNOI) AND CENTRAL MERIDIAN:
 LATITUDE: 39°06'22.72146N
 LONGITUDE: 108°32'01.43552W
 NORTHING: 50,0000FT
 EASTING: 100,0000FT
 SCALE FACTOR: 1.00021818748
 PROJECT/SCALE FACTOR HEIGHT: 46.44FT(NAYVD78)

MESA COUNTY PARCEL NUMBER
2943-191-00-047

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	17.52'	48.00'	020°59'09"	17.49'	N04°31'56"W
C2	20.00'	48.00'	023°52'24"	19.86'	N82°23'54"W
C3	20.00'	48.00'	023°52'24"	19.86'	N56°16'03"W
C4	16.86'	48.00'	020°07'14"	16.77'	N78°15'51"W
C5	19.84'	48.00'	023°40'54"	19.70'	S71°30'05"W
C6	20.25'	48.00'	024°10'14"	20.10'	S55°54'51"W
C7	17.81'	48.00'	021°15'12"	17.70'	S53°11'48"W
C8	17.71'	48.00'	021°12'49"	17.61'	S11°57'50"W
C9	30.72'	48.00'	096°40'23"	30.20'	S16°38'43"E
C10	22.24'	48.00'	026°36'17"	22.04'	S48°57'09"E
C11	15.64'	48.00'	016°44'03"	15.62'	S71°17'15"E
C12	18.11'	13.50'	081°06'50"	17.56'	N40°05'44"W

SCALE



Tract: A Drainage/Utility easement
0.29 AC

FOUND #5 REBAR WITH ILLEGIBLE 1.25" ALUMINUM
CAP
ALQUOT MONUMENT AS NOTED
15" ALUMINUM CAP ON # 5 REBAR
PLS 38274 RIVER CITY CONSULTANTS
SET 2" ALUMINUM CAP ON #5 REBAR
PLS 38274

- - - - - EASEMENT LINE
 _____ PARCEL LINE
 _____ ROW LINE
 _____ ALIQUOT LINE
 _____ CENTER LINE



RIVER CITY
CONSULTANTS

215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
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southwest quarter of the Northeast quarter of Section
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Grand Junction, Mesa County, Colorado

Sheet 2 of 2 Date: 8/19/25		Job No. 1749-004
Surveyed: TRL	Drawn: AKT	Checked: BDM

Surveyed: TPJ	Drawn: AKT	Checked: BDM
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Drawing name: 5-VPRJETS2008 Jason Pitt004 Eiber Electric/Service/DMS/2008-004 Substation Field Log