

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 Vacated 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,

1. All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
2. 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.
3. 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.
4. 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.
5. Tract A conveyed to the Ember Estates Homeowners Association by separate instrument
6. Drainage easements conveyed to the Ember Estates Homeowners Association by separate instrument.

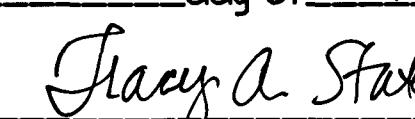
Said owner does hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this 26th day of August, 2025.

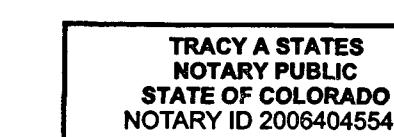

JAMES TAYLOR AS AUTHORIZED AGENT OF EMBER ESTATES HZ MANAGERS LLC, AS MANAGER OF EMBER ESTATES HZ LLC,
A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
; ss
COUNTY OF MESA)

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.

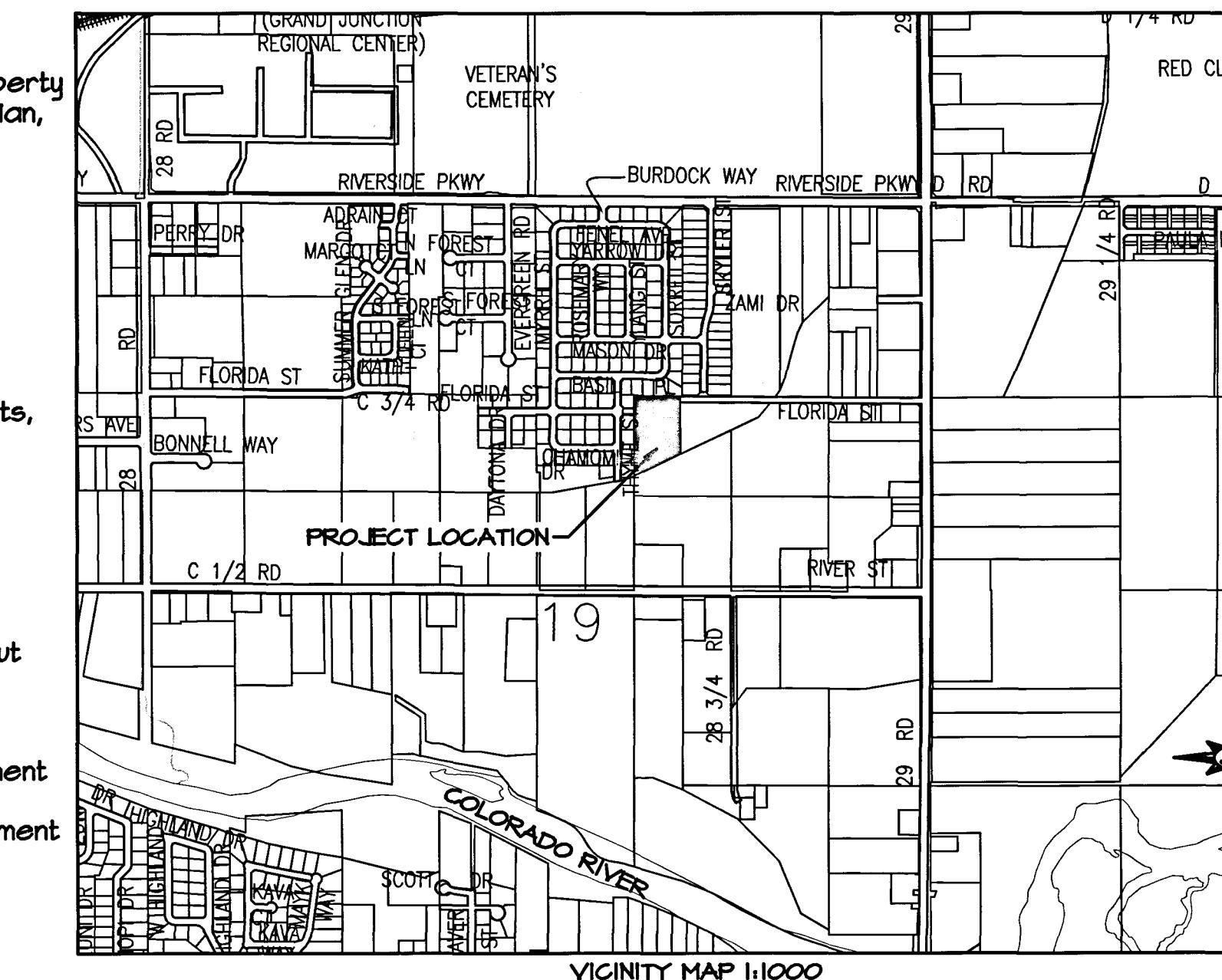
Witness my hand and seal 
Tracy A. Stiles
Notary Public

My commission expires 11/06/2026



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.



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 herein 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

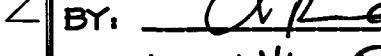
BY:  Karen A. Crespin, LICE EXAMINER
NAME AND TITLE: KAREN A. CRESPIN

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,

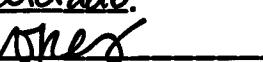
This 20th day of August, 2025

BY:  Chris Rundell

(TITLE) Vice President

STATE OF COLORADO)
; ss
COUNTY OF MESA)

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: 

NOTARY PUBLIC

ADDRESS: 1101 19th Street Ste. 130 Denver, CO 80202

MY COMMISSION EXPIRES: 4-17-2028

Notary ID: 20044001328

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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
; ss
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

DRAFTER NO. K3-17
AND FEES 40+3

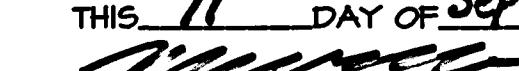
Bobbie Gross

CLERK AND RECORDER


Kim Charles
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. AD. 2025


Kim Charles
CITY MANAGER


John Kennedy
PRESIDENT OF COUNCIL

This survey plat does not constitute a title search by the undersigned surveyor on 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, 65051010-6, 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 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.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT		
A ₁	ARC LENGTH OF CURVE	
C ₁	CENTER	
CCR:	COVENANT CONDITIONS & RESTRICTIONS	
E ₁	EAST	
N ₁	NORTH	
NO:	NUMBER	
PLS:	PROFESSIONAL LAND SURVEYOR	
MCSM:	MESA COUNTY SURVEY MARKER	
MPE:	MULTI-PURPOSE EASEMENT	
PLS1:	PROFESSIONAL LAND SURVEYOR	
CH:	CHORD LENGTH	
BRG:	CHORD BEARING	
L ₁	ARC LENGTH	
Δ ₁	CENTRAL ANGLE DELTA	
R ₁	RADIUS	
REC:	RECEPTION	
ROW:	RIGHT OF WAY	
S ₁	SOUTH	
T ₁	TOWNSHIP	
UM:	UTE MERIDIAN	
W ₁	WEST	
SEC:	SECTION	
DOI:	DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT	

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 guarantee, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274




RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841

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: SLS Drawn: AKT Checked: TPF
Printing name: RIVERCITY2025 Date: 08/19/2025 Job No: 1744-004 Subdivision Platting

