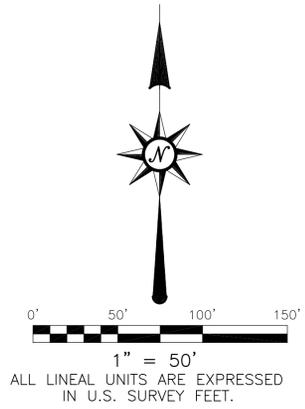


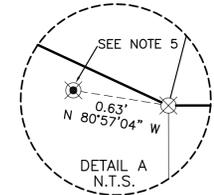
ADOBE VIEW NORTH SUBDIVISION
 BEING A REPLAT OF TRACT B ADOBE VIEW SUBDIVISION AND A SUBDIVISION OF PART OF THE SE 1/4 NE 1/4 SECTION 20, T1N, R2W, U.M.
 CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO.

NOTES IN REFERENCE TO TITLE 38 ARTICLE 33.3:

- There are no structural components being created for common ownership per 38-33.3-201(2).
- There is no portion of this subdivision subject to reservation of Development Rights, per 38-33.3-209(2)(c), nor 38-33.3-209(2)(g.5), nor 38-33.3-209(2)(h) CRS.
- There are no vertical boundaries associated with this subdivision, per 38-33.3-209(2)(f).
- There are no limited common elements.



B.W. KELLEY
 BOOK 3437 PAGE 790



- LEGEND:**
- MESA COUNTY SURVEY MARKER
 - FOUND 5/8 INCH REBAR & CAP PLS-18469
 - FOUND 5/8 INCH REBAR & CAP PLS-14113
 - SET 5/8 INCH REBAR & CAP PLS-38075 0.2' ABOVE GROUND OR AS NOTED.
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - W.C. WITNESS CORNER
 - GJDD GRAND JUNCTION DRAINAGE DISTRICT
 - CALCULATED LOCATION OF LOT CORNER
- ALL EXTERIOR BOUNDARY CORNERS ARE SET IN CONCRETE.

CURVE TABLE FOR RIGHT-OF-WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	122.00'	36.92'	38.78'	S 09°04'56" W	172°02'28"
C2	20.00'	16.06'	15.64'	S 05°15'26" E	46°01'12"
C3	50.00'	57.99'	54.80'	S 04°57'37" W	86°27'18"
C4	50.00'	71.79'	65.78'	S 79°19'14" W	82°15'56"
C5	20.00'	16.06'	15.64'	N 82°33'24" W	46°01'12"
C6	122.00'	6.57'	6.56'	S 75°58'29" W	170°45'59"
C7	122.00'	26.43'	26.37'	S 83°43'18" W	122°43'38"
C8	322.00'	81.55'	81.33'	N 82°49'02" W	14°30'40"
C9	322.00'	70.13'	69.99'	N 69°19'21" W	12°28'44"
C10	878.00'	38.21'	38.21'	S 26°02'13" W	229°37'22"
C11	822.00'	33.22'	33.21'	N 25°40'19" E	203°51'11"
C12	822.00'	24.55'	24.55'	S 73°37'01" W	131°33'33"
C13	278.00'	136.73'	135.36'	S 75°58'37" E	82°10'50"
C14	122.00'	33.29'	33.19'	S 82°15'01" E	15°38'02"
C15	20.00'	5.03'	5.02'	S 81°38'22" E	14°24'45"
C16	20.00'	11.03'	10.89'	N 75°21'02" E	31°56'28"
C17	50.00'	57.04'	54.00'	S 87°46'15" E	85°21'45"
C18	50.00'	33.91'	33.27'	S 35°39'38" E	38°51'37"
C19	50.00'	38.83'	37.86'	S 06°01'06" W	44°29'52"
C20	20.00'	3.61'	3.60'	S 23°06'08" W	10°19'48"
C21	78.00'	123.17'	110.77'	S 44°49'40" E	80°28'44"
C22	78.00'	121.86'	109.84'	S 45°10'10" W	89°30'55"
C23	278.00'	28.96'	28.94'	N 87°05'20" W	9°58'05"
C24	278.00'	99.27'	98.75'	N 73°52'29" W	20°27'36"
C25	322.00'	69.44'	69.31'	S 68°04'05" E	122°12'21"
C26	322.00'	88.91'	88.63'	S 82°09'24" E	15°49'16"

CURVE TABLE FOR CENTERLINE RIGHT-OF-WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CC1	100.00'	79.73'	77.63'	S 23°15'08" W	45°40'53"
CC2	100.00'	76.50'	74.65'	S 68°00'36" W	43°50'03"
CC3	300.00'	148.98'	147.45'	N 75°50'48" W	28°27'10"
CC4	300.00'	148.95'	147.42'	S 75°50'37" E	28°26'49"
CC5	100.00'	76.75'	74.88'	S 68°04'48" E	43°58'27"
CC6	100.00'	78.58'	76.57'	S 23°34'53" W	45°01'24"
CC7	100.00'	2.59'	2.59'	S 00°19'44" E	1°28'53"

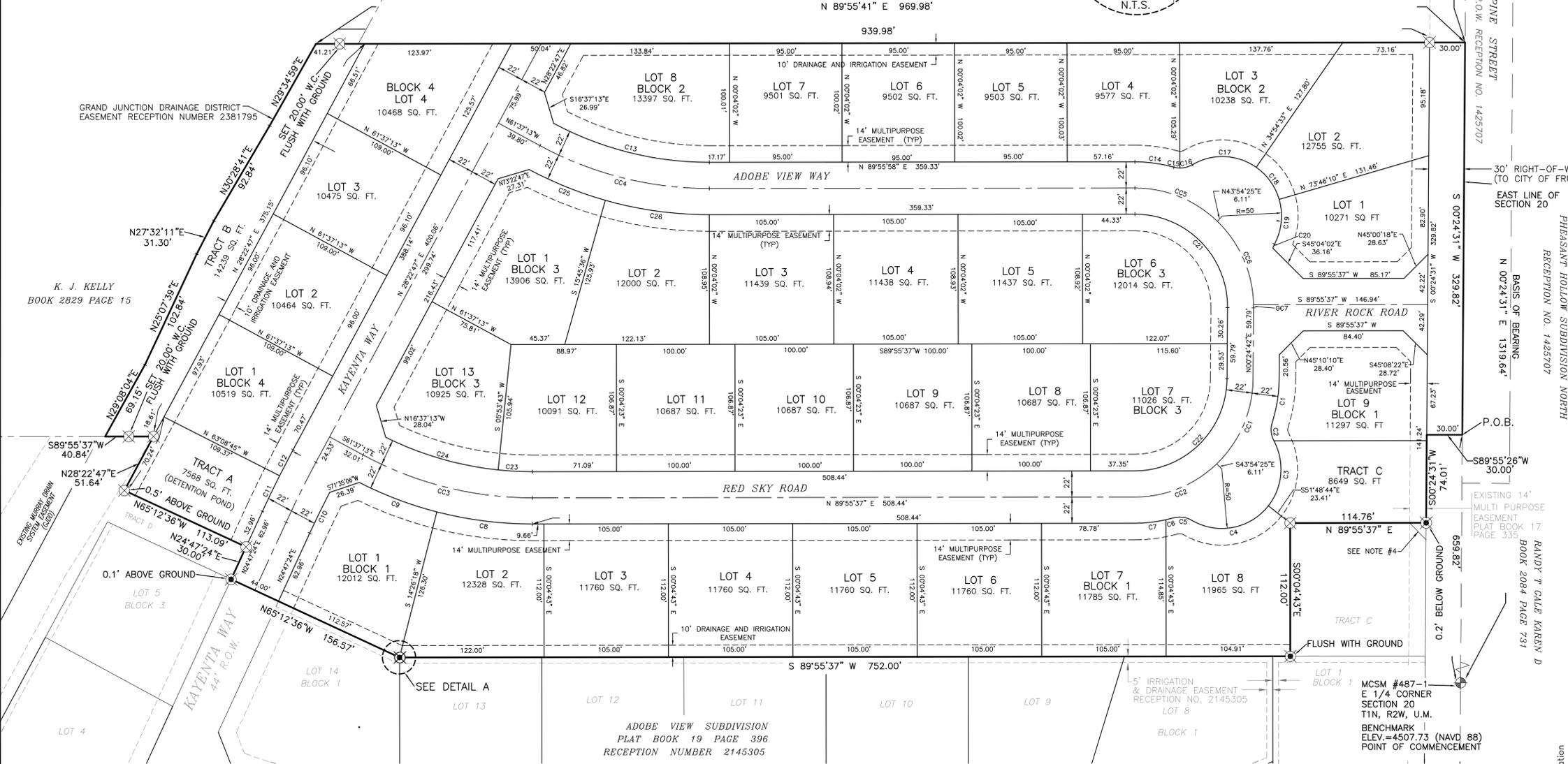
SURVEYOR'S CERTIFICATE

I, Jodie L. Grein, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a correct and complete Plat, to the best of my knowledge, information and belief, of the Adobe View North Subdivision, 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 supervision and correctly shows the location and dimensions of the lots in compliance with the Title 38, Article 51, C.R.S., as amended. I further certify that this Plat contains all of the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, as it may apply. This statement and certification 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. It is not a guaranty or warranty, either expressed or implied.

EXECUTED this _____ day of _____ 20____



Jodie L. Grein
 Registered Professional Land Surveyor
 P.L.S. No. 38075



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.

According to Section 38-51-105 (1)(a) CRS, only the external boundaries of this subdivision have been monumented on the ground. Further, according to 38-51-105(3), prior to the sale of any lots within a block, lot corners must be marked with monuments.

AREA SUMMARY

DESCRIPTION:	ACRES	PERCENT
LOTS (34 Single Family Residential)	8.726	72.42%
TRACT A (Open Space)	0.174	1.44%
TRACT B (Open Space)	0.327	2.71%
TRACT C (Open Space)	0.199	1.65%
DEDICATED R.O.W. (CITY OF FRUITA)	2.624	21.78%
TOTAL	12.050	100.00%

GENERAL NOTES:

- Title information from Mesa County real property records and from Abstract and Title Inc., Policy No. 00919147 C, effective date December 17, 2007.
- Elevation based on N65 BM KMO231 Elevation = 4517.36 (NAVD 88)
- Basis of Bearings between Mesa County Survey Markers for the N 1/16 Corner on the east line of Section 20 and the E 1/4 Corner of Section 20 which is N00°24'31"E 1319.64 feet and is based on GPS observations relative to the Mesa Co LCS. Previous plat of Pickens Simple Land Division (Plat Book 17 Page 335) shows this line as N00°12'54"E 1319.67 feet.
- Future site line easement to be granted by separate instrument. (Not part of this subdivision).
- LS18469 Pin was not accepted because it is set in same concrete as fence post, and is out of position. It appears the pin was most likely removed and reset near post by fence builder.

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 Fax: (970) 241-1273
 www.rcegi.com

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Drawn	LC	Designed	JLG	Checked	JLG	Proj	A6216	Rev		Sheet	2
File Name:	C:\PROJECTS\A6216\A6216PLAT.DWG						Date	7/28/16			

Ownership and Dedication
 1 - 1 - 2 Lot Geometry