

# ADOBE VIEW SUBDIVISION

## A REPLAT OF PICKENS SIMPLE LAND DIVISION

### CERTIFICATE OF DEDICATION AND OWNERSHIP

Northwest Plateau Development Corporation, a Colorado Corporation, the sole owner in fee simple of all that real property, recorded in Book 3135 at Page 229 of the Mesa County Real Property Records, described as follows:

Parcels 1 and 2 of Pickens Simple Land Division, Mesa County, Colorado.

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the Adobe View Subdivision in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use all the streets shown hereon, including avenues, drives, courts, places, alleys, and easements shown hereon for the purposes set forth below. We hereby accept the responsibility for the completion of required public improvements for the Adobe View Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. We do hereby dedicate to the City of Fruita for City approved public utilities the utility easements shown hereon and do hereby reserve for and grant to the irrigation users, all irrigation easements shown hereon.

All street roads and rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Fruita for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Utility Easements shown hereon are hereby dedicated to the City of Fruita for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

A 12 foot Temporary Pedestrian Trail Easement is hereby dedicated to the City of Fruita as a perpetual, non-exclusive easement for non-motorized public ingress and egress.

Tract D shown hereon is hereby dedicated to the City of Fruita for a pedestrian and bicycle trail.

All Drainage Easements shown hereon shall be granted and conveyed, by separate instrument, to the Adobe View Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; said easements shall be recorded contemporaneously with this plat by separate instrument.

All Irrigation Easements shown hereon shall be granted and conveyed to the Adobe View Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Said easements shall be recorded contemporaneously with this plat.

Tract C shown hereon is reserved and shall be granted by separate instrument to the Adobe View Homeowners Association for Open Space, irrigation and drainage purposes, subject to the various easements dedicated and granted on this Final Plat. Said instrument shall be recorded contemporaneously with this plat.

Tract A and Tract B are reserved for future development.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

EXECUTED this 1<sup>st</sup> day of Aug, 2003.

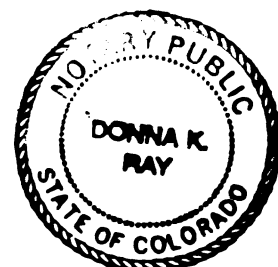
STATE OF COLORADO }  
COUNTY OF MESA } ss Steve Hejl  
Northwest Plateau Development Corporation  
Steve Hejl, president

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2003, by Steve Hejl

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: 12/31/03

Donna K. Ray  
Notary Public



### TITLE CERTIFICATE

J. Ricardo Livingston does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Northwest Plateau Development Inc., free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 1<sup>st</sup> day of August, 2003.

By Richard Livingston  
Attorney #6404

### PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 13 day of May, 2003

[Signature]  
Chairman

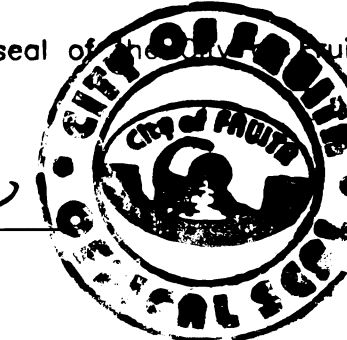
### FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 13 day of August, 2003, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council.

CITY OF FRUITA, COLORADO

By: [Signature]  
Mayor

Witness my hand and seal of the City of Fruita, Colorado



ATTEST:

[Signature]  
City Clerk

### CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 11:21 o'clock at A.M. on the 29<sup>th</sup> day of August, 2003 and is duly recorded in Book 19 at Page 396+397, as Reception No. 2145305 Drawer No. 00-37

MESA COUNTY CLERK AND RECORDER Janice Ward  
By: [Signature]  
Deputy

FEES: 20.00 1.00

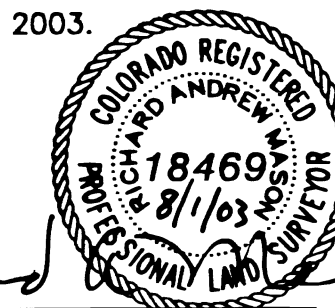
Declarations of Protective Covenants are filed in Book 3469 at Page 470, as Document No. 2145308 at Page \_\_\_\_\_, as Document No. \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the Adobe View 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, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land, including, as it may apply, Title 38-33.3-209 C.R.S.

EXECUTED this 1 day of August, 2003.

[Signature]  
Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



### AREA SUMMARY

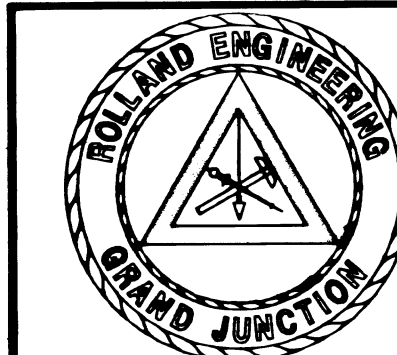
DESC:	ACRES	PERCENT
LOTS	11.28	58.00%
TRACT A	0.58	2.98%
TRACT B	4.02	20.67%
TRACT C	0.29	1.49%
TRACT D	0.72	3.70%
DEDICATED R.O.W. (MESA COUNTY)	2.56	13.16%
TOTAL	19.45	100.00%

### GENERAL NOTES:

- Title information from Mesa County real property records and from Meridian Land Title LLC, Policy No. 75106 10760, effective date August 19, 2002.
- Elevation based on N65 BM KMO231 Elevation = 4517.36 (NAVD 88)
- Basis of Bearings between Mesa County Survey Markers for the E1/4 Corner of Section 20 which is N00°24'42"E 1319.56 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.
- Property annexed to City of Fruita by Ordinance No. 2003-01, adopted on January 7, 2003 at Book 3257 Page 134.
- At the common lot line for Lots 1 and 2, Block 1; for Lots 3 and 4, Block 1; for Lots 8 and 9, Block 2; and for Lots 10 and 11, Block 2; shall have access to the public street by a common driveway cut. This common driveway cut does not constitute an easement nor is purported to be an easement for common ingress and egress on the affected lots.

### NOTES REQUIRED BY CITY OF FRUITA

- Tract A and Tract B are reserved for future development. As such, no structure may be constructed on Tract A or Tract B until further review and approval by the City of Fruita.
- Common interest community, in respect to this plat, comprises of Tract C. This tract does not have horizontal boundaries as defined by 38-33.3-103(16.5) C.R.S. There are no structures on this site and no encroachments except as shown. There are no limited common elements within this tract.



ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jet, CO 81503  
(970) 243-8300

File Name: D:\2058\2058PLAT.DWG

ADOBE VIEW SUBDIVISION  
FINAL PLAT  
IN THE SE1/4 NE1/4 SECTION 20  
T1N, R2W, OF THE UTE MERIDIAN  
MESA COUNTY, COLORADO

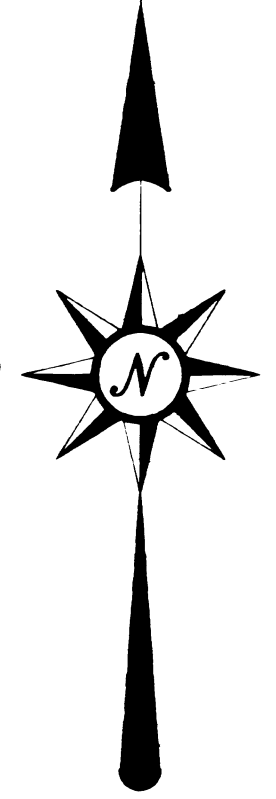
Designed	Checked	RAM	Proj#	2058	Sheet	1
Drawn	RAM	Date	7/25/03	Rv:		Of 2

# ADOBE VIEW SUBDIVISION

## A REPLAT OF PICKENS SIMPLE LAND DIVISION

MCSM #254  
N.E. CORNER  
SECTION 20  
T1N, R2W, U.M.

MCSM #1131 (N1/16)  
N.E. CORNER  
SE1/4 NE1/4  
SECTION 20  
T1N, R2W, U.M.



0' 60' 120' 180'  
1" = 60'

### LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
- ⊗ SET 5/8 INCH REBAR WITH ALUMINUM
- ⊙ FOUND 5/8 INCH REBAR WITH CAP, STAMPED PE, PLS 14113

NOTE: LOT CORNERS SHALL BE MONUMENTED BY A COLORADO REGISTERED SURVEYOR PRIOR TO SALE OF ANY LOTS WITHIN A BLOCK.

### AREA SUMMARY

DESC:	ACRES	PERCENT
LOTS	11.28	58.00%
TRACT A	0.58	2.98%
TRACT B	4.02	20.67%
TRACT C	0.29	1.49%
TRACT D	0.72	3.70%
DEDICATED R.O.W. (MESA COUNTY)	2.56	13.16%
<b>TOTAL</b>	<b>19.45</b>	<b>100.00%</b>

### LINE TABLE FOR EXISTING DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L1	S 88°10'42" W	460.45'
L2	S 87°50'10" W	507.22'
L3	S 86°44'13" W	137.20'
L4	S 32°27'46" E	54.52'
L5	S 89°55'37" W	86.96'
L6	S 32°42'53" W	96.80'
L7	S 25°16'59" W	111.55'
L8	S 32°05'05" W	45.75'
L9	S 00°18'43" W	438.98'
L10	N 89°55'17" E	19.57'
L11	N 07°41'57" E	117.29'
L12	N 00°50'49" E	209.56'
L13	N 13°45'55" E	59.75'
L14	N 28°29'46" E	180.29'
L15	N 88°00'24" E	848.43'
L16	N 89°12'34" E	301.32'
L17	N 00°24'42" E	79.82'

### LINE TABLE FOR CENTERLINE ROAD

LINE	BEARING	DISTANCE
CL1	N 00°04'43" W	239.80'
CL2	S 89°55'37" W	526.29'
CL3	N 65°12'36" W	31.87'
CL4	N 00°04'43" W	154.94'
CL5	N 24°47'24" E	79.82'

### CURVE TABLE FOR CENTERLINE ROAD

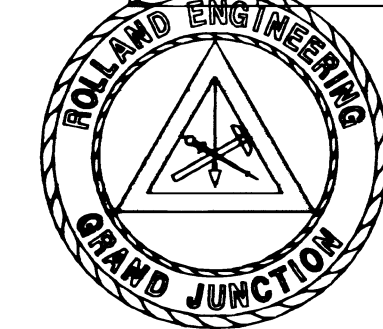
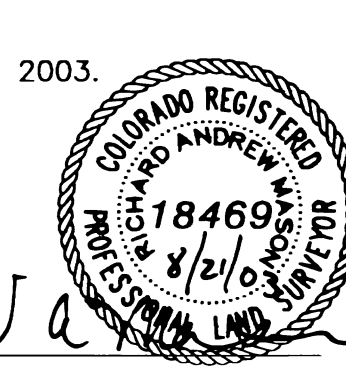
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CC1	100.00'	157.07'	141.41'	N 45°04'33" W	239.80°
CC2	300.00'	130.18'	129.16'	N 77°38'29" W	24°51'46"
CC3	300.00'	21.02'	215.32'	N 12°21'20" E	24°52'07"

### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the Adobe View 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, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land, including, as it may apply, Title 38-33.3-209 C.R.S.

EXECUTED this 21 day of August, 2003.

Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



ROLLAND ENGINEERING  
405 Ridge Blvd  
Grand Jct., CO 81503  
(970) 243-8300

File Name: D:\2058\2058PLAT.DWG

## ADOBE VIEW SUBDIVISION

### FINAL PLAT

IN THE SE1/4 NE1/4 SECTION 20  
T1N, R2W, OF THE UTE MERIDIAN  
MESA COUNTY, COLORADO

Designed	Checked	Proj#	Sheet
Drawn	Date	Rev.	Of
RAM	7/25/03	2058	2
			2

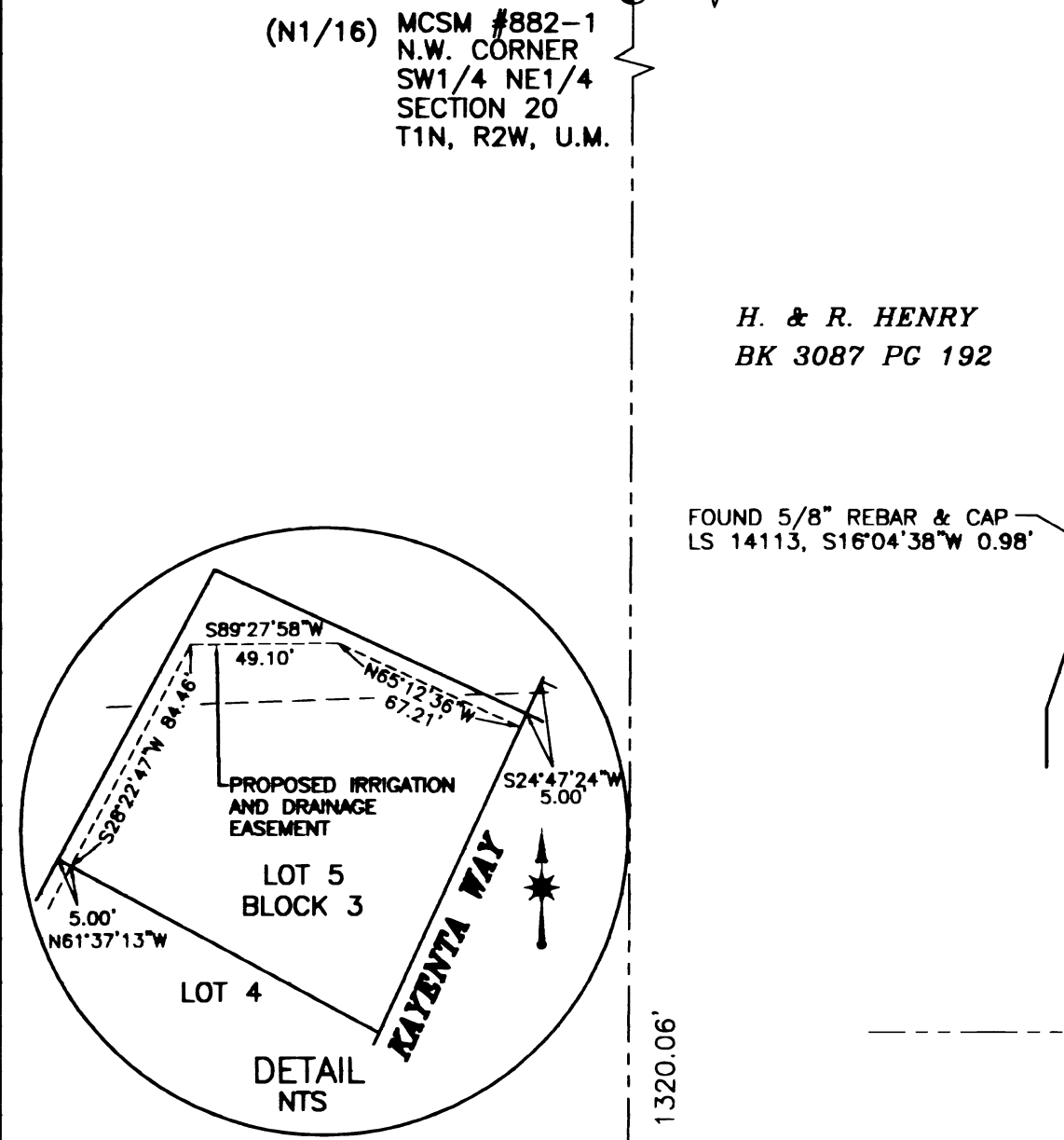
### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	78.00'	122.51'	110.30'	N 45°04'33" W	89°59'39"
C2	322.00'	128.28'	127.43'	N 78°39'38" W	22°49'30"
C3	322.00'	43.81'	43.78'	N 86°10'30" W	07°47'45"
C4	322.00'	84.46'	84.22'	N 74°45'45" W	15°01'44"
C5	478.00'	180.72'	179.64'	S 10°45'08" W	21°39'43"
C6	478.00'	165.66'	164.83'	S 11°39'18" W	19°51'24"
C7	478.00'	15.06'	15.06'	S 00°49'26" W	01°48'19"
C8	522.00'	226.57'	224.79'	N 12°21'20" E	24°52'07"
C9	522.00'	90.08'	89.97'	N 04°51'54" E	09°53'15"
C10	522.00'	103.84'	103.67'	N 15°30'27" E	11°23'50"
C11	522.00'	32.85'	32.85'	N 22°59'53" E	03°55'02"
C12	278.00'	108.39'	107.70'	S 78°54'13" W	22°20'20"
C13	122.00'	29.26'	29.19'	S 83°12'05" E	13°44'35"
C14	30.00'	21.86'	21.38'	N 82°47'29" E	41°45'27"
C15	50.00'	125.22'	94.97'	S 46°20'28" E	143°29'34"
C16	50.00'	39.25'	38.25'	N 84°24'11" E	44°58'52"
C17	50.00'	46.12'	44.50'	S 46°40'55" E	52°50'56"
C18	50.00'	39.85'	38.80'	S 02°34'26" W	45°39'46"
C19	30.00'	21.86'	21.38'	S 04°31'35" W	41°45'27"
C20	122.00'	34.65'	34.53'	S 08°12'56" E	16°16'25"
C21	122.00'	19.41'	19.39'	S 11°47'40" E	09°06'57"
C22	122.00'	15.24'	15.23'	S 03°39'27" E	07°09'28"

### GENERAL NOTES:

- Title information from Mesa County real property records and from Meridian Land Title LLC, Policy No. 75106 10760, effective date August 19, 2002.
- Elevation based on NGS BM KMO231 Elevation = 4517.36 (NAVD 88)
- Basis of Bearings between Mesa County Survey Markers for the E1/4 Corner of Section 20 which is N00°24'42"E 1319.56 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.
- Property annexed to City of Fruita by Ordinance No. 2003-01, adopted on January 7, 2003 at Book 3257 Page 134.
- At the common lot line for Lots 1 and 2, Block 1; for Lots 3 and 4, Block 1; for Lots 8 and 9, Block 2; and for Lots 10 and 11, Block 2; shall have access to the public street by a common driveway cut. This common driveway cut does not constitute an easement nor is purported to be an easement for common ingress and egress on the affected lots.

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.



(N1/16) MCSM #882-1  
N.W. CORNER  
SW1/4 NE1/4  
SECTION 20  
T1N, R2W, U.M.

N.W. CORNER (NE1/16)  
SE1/4 NE1/4  
SECTION 20  
T1N, R2W, U.M.  
(CALC. POSITION)

H. & R. HENRY  
BK 3087 PG 192

K. KELLY  
BK 2829 PG 15

E. & P. RALEY  
BK 2853 PG 749

FOUND 5/8" REBAR & CAP  
LS 14113, S16°04'38" W 0.98'

N 00°12'44" E 1320.06'

A. KARP  
BK 1758 PG 317

(E1/16) S.W. CORNER  
SE1/4 NE1/4  
SECTION 20  
T1N, R2W, U.M.

50' W.C.  
MCSM #1104  
CTR 1/4 CORNER  
SECTION 20  
T1N, R2W, U.M.

A. KARP  
BK 1758 PG 317

FOUND REBAR & CAP  
LS 14113 N61°26' W 0.90'

N 89°55'58" E 1315.99'

N 89°55'37" E 1284.85'

N 89°55'37" E 526.29'

1283.70'  
S 89°55'17" W 1313.70'

A. ARCUBY  
BK 2921 PG 917

(PICKENS SIMPLE LAND DIVISION  
BASIS OF BEARING  
= N00°12'54"E)

PHEASANT HOLLOW SUB  
PLAT BOOK 15 PAGE 942

MCSM #487-1  
S.W. CORNER  
SECTION 20  
T1N, R2W, U.M.

BENCHMARK  
ELEV. = 4507.73  
(SEE NOTE #2)