

ADOBE CREEK FALLS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, THOMAS A. GROVES AND MARY S. GROVES, are owners of the following real property located in the Southeast Quarter of the SE1/4 SE1/4 of said Section 15, Township 1 North, Range 2 West, Ute P.M., Mesa County, Colorado, and where the property ownership is recorded in Book 2021 at Page 997 in the County Clerk and Recorders Office of Mesa County, Colorado, being more particularly described as follows:

Beginning at the East 1/16 corner on the South line of Section 15, T.1 N., R.2 W., Ute P.M., and considering the South line of the SE1/4 SE1/4 of said Section 15 to bear N 89°42'39"E from the said E1/16 corner to the SE corner of said Section 15 and with all bearings contained herein relative thereto, thence N 00°30'56"W 1,322.92 feet along West line of the SE1/4 SE1/4 of said Section 15 to the SE1/6 corner of said Sec. 15, thence N 89°38'00"E 1,317.28 feet along the North line of the SE1/4 SE1/4 of said Sec. 15 to the S1/16 corner on the East line of said Sec. 15, thence S 00°29'51"E 1,324.70 feet along East line of the SE1/4 SE1/4 of said Sec. 15 to the SE corner of Sec. 15, thence S 89°42'39"W 1,316.87 feet to the P.D.B. at the E1/16 corner of said Sec. 15, containing 40.02 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as the ADOBE CREEK FALLS SUBDIVISION, a subdivision of Mesa County, State of Colorado.

That said owners do hereby reserve to public utilities all property labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are reserved to the public utilities.

All Irrigation Easements to the property owners of the Lots hereby platted as perpetual easements for the installation, operation, maintenance and repair of private Irrigation systems.

ALL DRAINAGE EASEMENTS to the Grand Junction Drainage District on the accompanying plat as perpetual easements for the installation and maintenance of drainage facilities.

All Ingress/Egress Easements to the owners of lots specifically identified on the Plat as perpetual easements for Ingress and Egress purposes for the use by said lot owners, their guest, and invitees, and also for use by public services, including but not limited to postal service, trash collection, fire, police emergency vehicles.

That said owners do hereby dedicate and set apart all of those portions of said real property which are labeled as "J ROAD and 20 ROAD" on the accompanying plat as Road Right-of-Way for the use of the public forever.

That said owners do hereby acknowledge and affirm that there are no lien holders or other adverse claimants that could affect the validity of this dedication.

IN WITNESS WHEREOF, said owners THOMAS A. GROVES AND MARY S. GROVES, have caused their names to be hereunto subscribed this 6th day of MAY, 2002.

Thomas A. Groves THOMAS A. GROVES
Mary S. Groves MARY S. GROVES

STATE OF COLORADO)
) SS
COUNTY OF MESA)

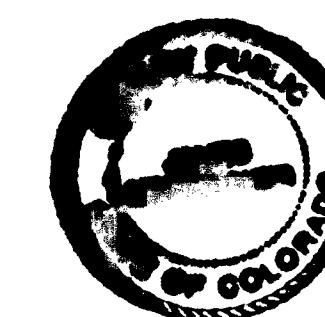
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

6th DAY OF MAY, A.D., 2002.

MY COMMISSION EXPIRES 8/9/03

WITNESS MY HAND AND SEAL

James Hinderaker
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

AT 3:03 O'CLOCK P. M., DECEMBER 18, A.D., 2002.

AND IS DULY RECORDED IN PLAT BOOK NO. 19 PAGE 196

RECEPTION NO. 2093835, DRAWER NO. N.N-24, FEES \$10.00 & \$1.00

BY: *Maria Todd* CLERK and RECORDER
Ginny Baughman DEPUTY

BOARD OF COMMISSIONERS CERTIFICATE

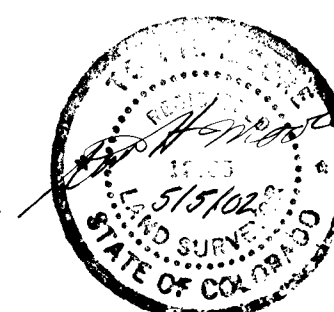
APPROVED THIS 17th DAY OF December, A.D., 2002.

BOARD OF COMMISSIONERS FOR THE COUNTY OF MESA, COLORADO.

Kathryn A. Hall
CHAIRPERSON

NO Declaration of Covenants

SURVEYOR'S CERTIFICATE



I Thomas H. Moore, do hereby certify that the accompanying PLAT OF ADOBE CREEK FALLS SUBDIVISION, has been prepared under my direct supervision and accurately represents a field survey of the same.

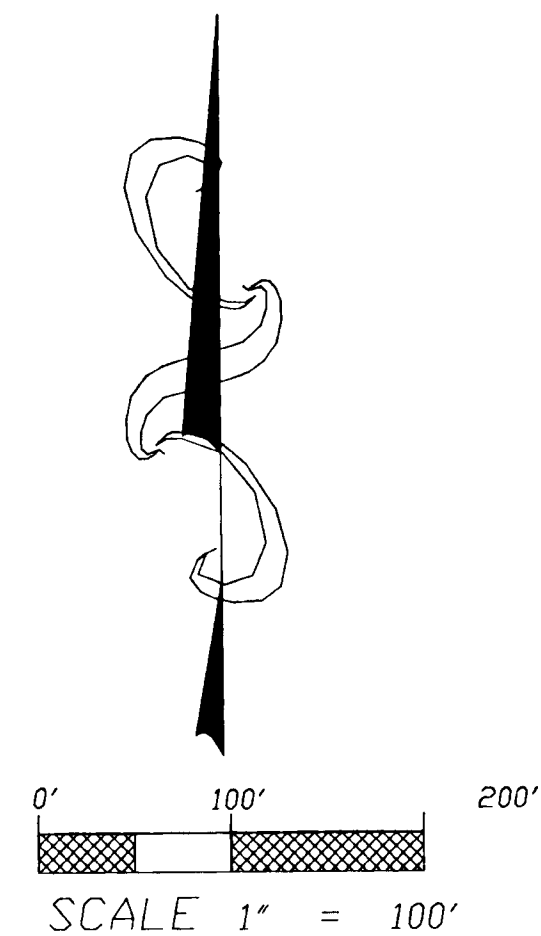
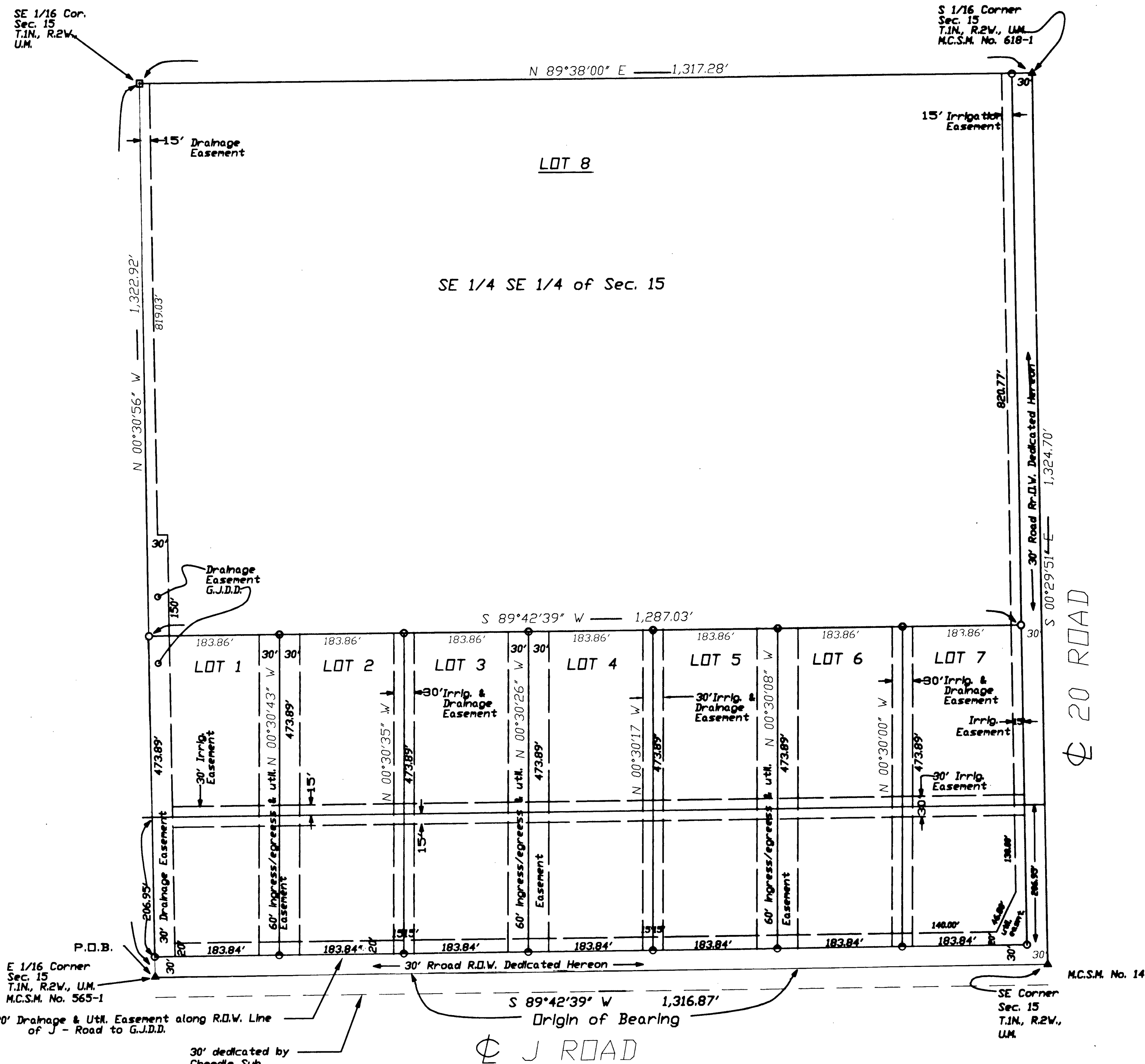
Thomas H. Moore date MAY 5, 2002

Thomas H. Moore, RLS No. 12085

ADOBE CREEK FALLS SUBDIVISION

Surveyed for Tom & Mary S. Groves,
1049 20 Rd., Fruita, CO 81521,
Property Located in SE 1/4 SE 1/4 Sec. 15,
Township 1 North, Range 2 West, Ute
Meridian, Mesa County, Colorado.

May 2002



THIS SUBDIVISION IS IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL USES MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.

LEGEND

- ▲ Found M.C.S.M. In Asphalt Monument Box
 - Found Rebar w/Plastic Cap L.S. 11645
 - Set 5/8" Rebar w/Alum. Cap in Conc. L.S. 12085
 - Set 5/8" Rebar w/Alum. Ccap for Lot Corner L.S. 12085
- Easement Line

BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE1/4 SE1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE P.M. TO BEAR S 89°42'39" W FROM A M.C.S.M. AT THE EAST 1/16 CORNER ON THE SOUTH LINE OF SE 1/4 OF SAID SEC. 15 TO A M.C.S.M. AT THE SE CORNER OF SAID SEC. 15. THIS VALUE USED WAS TAKEN FROM THE CHEEDLE SUBDIVISION PLAT.

SUMMARY OF ACRES

LOTS	ACRES	PERCENT
1	2.0	5
2	2.0	5
3	2.0	5
4	2.0	5
5	2.0	5
6	2.0	5
7	2.0	5
8	24.22	60
ROAD	1.8	5
TOTAL	40.02	100

NOTICE: According to Colorado Law, you must commence any legalaction based upon any defect in this survey within three years after you 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 certification shown hereon.