

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1824778 12/18/97 0842AM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REC FEE \$20.00 SURCHG \$1.00

PLAT/CONDO BOOK .16 PAGE 54 & 55

DRAWER NO DD 166

FEE \$ 20<sup>00</sup> 1<sup>00</sup>

NAME OF PLAT Adobe Creek Ranch

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Jack Bruce  
Louise Forster

DEDICATION **ADOBE CREEK RANCH**

KNOW ALL MEN BY THESE PRESENTS that Jack Treece and Louise Forster are the owners of record of that part of the NW 1/4 of Section 27, Township 1 North, Range 2 West of the Ute Meridian except those parcels conveyed to the Department of Highways, State of Colorado as of record in the Mesa County Clerk and Recorders office in Book 917, Page 171 and except those parcels as described in Book 1731, Page 965, BOOK 229, PAGE 24 & BOOK 2, PAGE 356 in the records of the Mesa County Clerk and Recorders office. Said owners have caused said real property to be laid out and platted under the name and style of ADOBE CREEK RANCH, in accordance with the plat shown hereon and which is more fully described as follows:

That part of the NW 1/4 of Section 27, Township 1 North, Range 2 West, Ute Meridian lying southwesterly of Interstate 70 and southeasterly of Adobe Creek. Said parcel being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of Section 27, Township 1 North, Range 2 West of the Ute Meridian, whence the Southwest corner of the NW 1/4 NW 1/4 of said Section 27 bears North 00 degrees 00 minutes 00 seconds East (BASIS OF BEARINGS);

Thence South 89 degrees 45 minutes 56 seconds East, along the South line of the NW 1/4 of said Section 27, a distance of 16.50 feet to the POINT OF BEGINNING OF THE PARCEL DESCRIBED AS FOLLOWS:

Thence North 00 degrees 00 minutes 00 seconds East, a distance of 1308.26 feet;

Thence North 00 degrees 00 minutes 44 seconds East, a distance of 4.13 feet to the southeasterly line of the strip as described in Book 229, Page 24 in the records of the Mesa County Clerk and Recorders office;

Thence North 34 degrees 48 minutes 51 seconds East, along said southeasterly line, a distance of 1595.60 feet to the North line of the NW1/4 of said Section 27;

Thence North 89 degrees 38 minutes 11 seconds East, along the North line of the NW1/4 of said Section 27, a distance of 65.27 feet to the southwesterly Right-Of-Way line of Interstate 70 as described in Book 971, Page 171;

Thence South 56 degrees 38 minutes 30 seconds East, along said Right-Of-Way line, a distance of 1981.12 feet to the East line of the NW1/4 of said Section 27;

Thence South 00 degrees 04 minutes 48 seconds East along the East line of the NW 1/4 of said Section 27, a distance of 1182.28 feet;

Thence South 75 degrees 47 minutes 45 seconds West, a distance of 188.71 feet;

Thence South 59 degrees 01 minutes 13 seconds West, a distance of 120.86 feet;

Thence South 51 degrees 04 minutes 23 seconds West, a distance of 399.33 feet to the South line of the NW 1/4 of said Section 27;

Thence North 89 degrees 45 minutes 56 seconds West along the South line of the NW 1/4 of said Section 27, a distance of 2035.33 feet to the Point of Beginning.

Said parcel containing 121.38 acres as described.

That said owners have caused the said real property to be laid out and surveyed as ADOBE CREEK RANCH, a subdivision within the City of Fruita, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all roads as shown on the accompanying plat to the use of the public forever. That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipelines. All Irrigation Easements to the owners (Property/Homeowners Association) of the lots hereby platted as well as for the benefit of the adjoining property(ies) which have historically been served by said irrigation ditch and easements. the irrigation easements are perpetual easements for the installation, operation, maintenance and repair of private irrigation systems: Together with the right to trim interfering trees and brush; with non-exclusive users right of ingress and egress for the maintenance of historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

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 guests, and invitees, and also for use by public services, including but not limited to, postal services, trash collection, fire, police, emergency vehicles. A maintenance agreement shall be signed by each lot owner and recorded by the City acknowledging that the City does not maintain the road.

All easements include the right of ingress and egress on, along, over, under, and 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, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots hereby platted shall not burden nor overburden said easements by erection or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easements.

LIENHOLDERS RATIFICATION OF PLAT  
THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBERANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF ADOBE CREEK RANCH.

SIGNED THIS 15th DAY OF December 1997.

BY: Earld M. Bruck Administrative Vice Pres.  
JEARLD BRUCK, FARM CREDIT SERVICE

NOTARY PUBLIC CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF MESA }  
3ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JEARLD BRUCK OF FARM CREDIT SERVICE

THIS 15th DAY OF December A.D. 1997 BY

WITNESS MY HAND AND OFFICIAL SEAL Patricia A. Maurer

MY COMMISSION EXPIRES 9-27-99

COUNTY CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF MESA }  
3ss

I hereby certify that this plat of ADOBE CREEK RANCH was filed for record in the office of the County

Clerk and Recorder of Mesa County at 8:42 A.M. on the Dec 18 day of A.D. 1997

In Plat Book 16 Page 54-55 Reception Number 1824778 Drawer DD 166 Fee 20-1

Monika Todd  
Mesa County Clerk and Recorder

Shirley Howard  
Deputy

IN WITNESS WHEREOF said owner Louise Forster, has caused her name to be hereunto subscribed

this 15th day of Dec, A.D. 1997

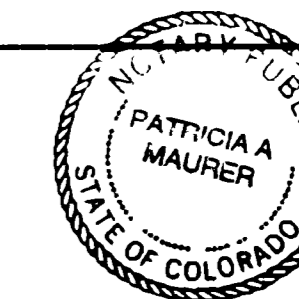
By: Louise Forster  
Louise Forster

NOTARY PUBLIC CERTIFICATION  
STATE OF COLORADO }  
COUNTY OF MESA }  
3ss

The foregoing instrument was acknowledged before me by Louise Forster this 15th day of December A.D. 1997.

Witness my had and official seal Patricia A. Maurer

My commission expires 2-4-98



IN WITNESS WHEREOF said owner Jack Treece, has caused his name to be hereunto subscribed

this 15th day of December, A.D. 1997

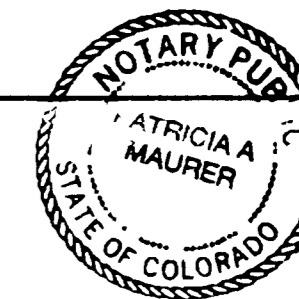
By: Jack Treece  
Jack Treece

NOTARY PUBLIC CERTIFICATION  
STATE OF COLORADO }  
COUNTY OF MESA }  
3ss

The foregoing instrument was acknowledged before me by Jack Treece this 15th day of December A.D. 1997

Witness my had and official seal Patricia A. Maurer

My commission expires 2-4-98



CITY OF FRUITA PLANNING COMMISSION

Approved this 17th day of December, A.D. 1997 By the Planning

Commission of the City of Fruita, County of Mesa, State of Colorado.

Dave Coff  
Chairperson

FRUITA CITY COUNCIL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1997. By the Fruita  
City Council, County of Mesa, State of Colorado,

John A. Ball  
Mayor

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN BOOK 2385, PAGE 986, AT THE MESA COUNTY CLERK AND RECORDERS OFFICE

I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF ADOBE CREEK RANCH HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THAT THIS SURVEY AND PLAT WERE MADE ACCORDING TO THE LAWS OF THE STATE OF COLORADO. TO THE BEST OF MY KNOWLEDGE.

William S. Maurer 12/15/97  
WILLIAM S. MAURER PLS 24320

ADOBE CREEK RANCH

PART OF THE NORTHWEST 1/4 OF SECTION 27  
TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M.  
FRUITA, COLORADO

DATE SURVEYED. SEPT. 1997 Checked By WSM

Revisions: DWL.FORSO SHEET 1 OF 2

PREPARED BY  
APPLIED EARTH SCIENCES  
737 HORIZON DR. #204  
970-248-3559

# ADOBE CREEK RANCH

## LEGEND

- ◆ DENOTES MCSM FOUND
- DENOTES NO. 5 REBAR W/ALUM CAP STAMPED AES PLS24350 SET IN CONCRETE
- ⊙ DENOTES MCSM SET

5 PER BOOK 742, PAGE 492 THERE IS A RIGHT-OF-WAY TO CONSTRUCT GUY ANCHORS ON THE NORTH BNDY OF THE NW1/4 NW1/4 OF SEC. 27, AT 55 FEET EAST & 922.8 FEET EAST OF THE NW COR. OF SEC. 27. IN FAVOR OF PUBLIC SERVICES.

6 THERE IS AN EXISTING UTE WATER LINE IN THE AREA OF THE EXISTING DRIVE FROM I-70 FRONTAGE ROAD TO THE EXISTING TRAILER HOME.

7. AS PER BOOK 229, PAGE 24. STRIP OF LAND 100 FEET WIDE THE CENTERLINE DESCRIBED AS BEG. AT A POINT 68 FEET NORTH OF THE SW COR. OF THE NW1/4 NW1/4 OF SEC. 27, THENCE N 34°35' E, 1525.2 FEET TO A POINT 866 FEET EAST OF THE NW COR. OF THE NW1/4 OF SEC. 27.

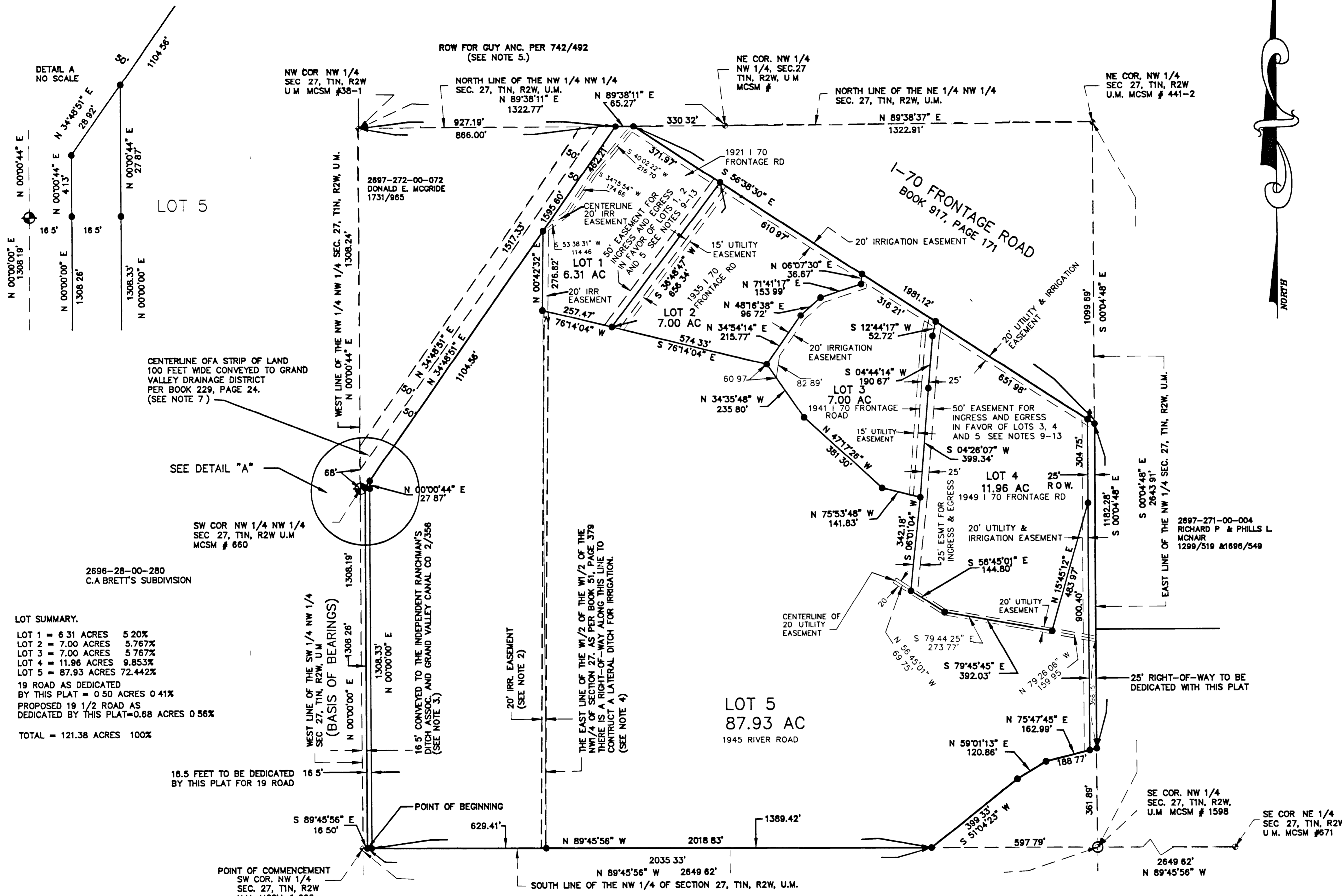
9. BOTH INGRESS AND EGRESS EASEMENTS MUST BE AN ALL WEATHER SURFACE AND THE ROAD STANDARD FOR THIS COMMON ACCESS EASEMENT SHALL HAVE A MINIMUM ROADWAY WIDTH OF 20 FEET WITH A 2% CROSS SLOPE AND ADEQUATE DRAINAGE SHALL BE PROVIDED. THE MAXIMUM GRADE OF THE ROAD SHALL BE 10% AND THE ALIGNMENT WITH BOTH HORIZONTAL AND VERTICAL CURVE DATA SHALL BE SUBMITTED FOR REVIEW. ROAD CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPROVED ROAD PLANS BASED UPON THE CITY OF FRUITA DESIGN STANDARDS FOR STREET CONSTRUCTION EXCEPTING THAT NO CURB AND GUTTER IS REQUIRED THE STREETS SHALL BE DESIGNED TO PROVIDE SURFACE DRAINAGE AND DIRECTED INTO DRAINAGE COURSES. THE DRAINAGE REPORT SHALL BE UPDATED TO ADDRESS THIS STREET DRAINAGE.

10 A MAINTENANCE AGREEMENT SHALL BE SIGNED BY EACH LOT OWNER AND RECORDED BY THE CITY ACKNOWLEDGING THAT THE CITY DOES NOT MAINTAIN THE ROAD.

11. ACCESS PERMITS ISSUED BY EITHER MESA COUNTY AND/OR CDOT SHALL BE REQUIRED

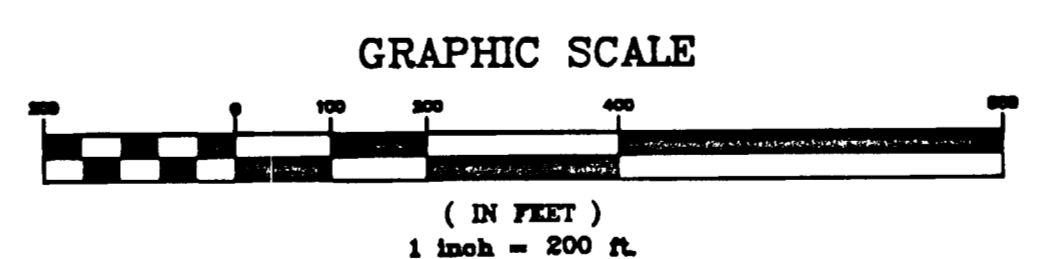
12 A REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT ROAD IMPROVEMENTS ARE CONSTRUCTED WITHIN LEGALLY DOCUMENTED ACCESS AND CONFORMS TO THE APPROVED PLANS AND ARE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS, (CITY CONSTRUCTION SPECIFICATIONS FOR STREETS)

13 THE HORIZONTAL AXIS OF BOTH INGRESS-EGRESS APPROACHES TO THE FRONTAGE ROAD SHALL BE AT A PERPENDICULAR ANGLE TO THE CENTERLINE OF THE FRONTAGE ROAD AND EXTEND A MINIMUM OF 40 FEET FROM THE EDGE OF EXISTING PAVEMENT. THE MINIMUM SECTION DEPTH OF THIS ACCESS SHALL BE 2 INCHES OF HBP WITH 6 INCHES OF ABC. THE ACCESS DRIVEWAYS SHALL BE CONSTRUCTED SUCH THAT THEY WILL NOT INTERFERE WITH THE DRAINAGE SYSTEM OF THE FRONTAGE ROAD. A DRAINAGE STRUCTURE CONSISTING OF A RCP CULVERT SHALL BE DESIGNED ADEQUATELY HANDLE THE FLOW IN THE FRONTAGE DRAINAGE DITCH.



**LOT SUMMARY.**  
 LOT 1 = 6.31 ACRES 5.20%  
 LOT 2 = 7.00 ACRES 5.767%  
 LOT 3 = 7.00 ACRES 5.767%  
 LOT 4 = 11.96 ACRES 9.853%  
 LOT 5 = 87.93 ACRES 72.442%  
 19 ROAD AS DEDICATED BY THIS PLAT = 0.50 ACRES 0.41%  
 PROPOSED 1 1/2 ROAD AS DEDICATED BY THIS PLAT = 0.68 ACRES 0.56%  
 TOTAL = 121.38 ACRES 100%

- NOTES:**
- 50 FOOT EASEMENTS FOR INGRESS & EGRESS ARE TO BE FOR SHARED DRIVEWAYS AS STIPULATED ON THIS PLAT. THE CENTERLINE OF THE 50 FOOT EASEMENT IS TO RUN WITH THE LOT LINE.
  - THE CENTERLINE OF THE 20' IRRIGATION EASEMENT IS TO FOLLOW THE CENTERLINE OF THE EXISTING IRRIGATION DITCH. THE CENTERLINE OF THE EXISTING IRRIGATION DITCH DOES NOT NECESSARILY FOLLOW THE EAST LINE OF THE W1/2 NW1/4 OF SEC. 27.
  - PER BOOK 2 PAGE 356 THE RANCHMAN'S DITCH ASSOC. AND GRAND VALLEY CANAL CO MAINTAIN A 16.5 FOOT STRIP FOR DITCH. THE CENTERLINE OF SAID DITCH BEING THE WEST LINE OF THE NW 1/4.
  - PER BOOK 51, PAGE 379 THERE IS A RIGHT-OF-WAY THROUGH THE CENTER OF THE W 1/2 NW 1/4 OF SEC. 27 FROM NORTH TO SOUTH TO CONSTRUCT A LATERAL DITCH TO IRRIGATE LANDS.



I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF ADOBE CREEK RANCH HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THAT THIS SURVEY AND PLAT WERE MADE ACCORDING TO THE LAWS OF THE STATE OF COLORADO TO THE BEST OF MY KNOWLEDGE.

*William S. Maurer*  
 WILLIAM S. MAURER PLS 24320  
 DATE 12/15/97

<b>ADOBE CREEK RANCH</b>		
PART OF THE NORTHWEST 1/4, SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST UTE MERIDIAN, FRUITA, COLORADO.		
DATE SURVEYED: SEPT. 1997	Drawn by WSM/RLB/DFM	Checked by WSM
Scale 1" = 200'	DWG. FORST200	SHEET 2 OF 2
PREPARED BY: APPLIED EARTH SCIENCES, INC. 737 HORIZON DRIVE #204 GRAND JUNCTION, CO. 81506 970-248-3559		