

ADOBE CREEK RANCH II (A REPLAT OF LOT 1 ADOBE CREEK RANCH I)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JACK TREECE AND LOUISE FORSTER ARE THE OWNERS OF RECORD OF LOT 1 OF ADOBE CREEK RANCH I, AS OF RECORD WITH THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK 16, PAGE 283 & 284, RECEPTION NO 1867828, SAID LOT 1 OF ADOBE CREEK RANCH I IS LOCATED WITHIN THAT PART OF THE NW 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO LYING SOUTHERLY OF THE I-70 FRONTAGE ROAD SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND PLATTED UNDER THE NAME AND STYLE OF ADOBE CREEK RANCH II, IN ACCORDANCE WITH THE PLAT SHOWN HEREIN AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS

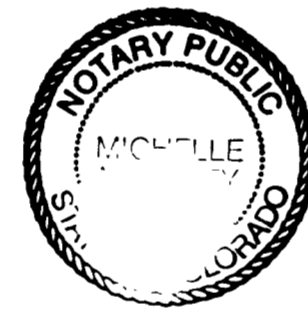
COMMENCING AT THE SW CORNER NW 1/4 SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, WHENCE THE WEST LINE OF THE SW 1/4 NW 1/4 OF SAID SECTION 27 BEARS N00°00'00" E WITH ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO,
 THENCE S 89°45'56" E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,
 THENCE N 00°00'00" E ALONG THE WESTERLY LINE OF THE AFORE REFERENCED ADOBE CREEK RANCH I, A DISTANCE OF 1258.33 FEET,
 THENCE NORTHEASTERLY, EASTERLY AND NORTHERLY ALONG THE SOUTHERLY AND EASTERLY LINE OF LOT 2 OF SAID ADOBE CREEK RANCH I, THE FOLLOWING THREE COURSES
 1) N 57°45'41" E, A DISTANCE OF 99.29 FEET
 2) N 87°58'35" E A DISTANCE OF 535.67 FEET
 3) N 00°42'32" E, A DISTANCE OF 623.98 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 OF THE FRANCIS SUBDIVISION AS RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK 17, PAGE 111, RECEPTION NO 1909385,
 THENCE S 76°14'04" E ALONG THE SOUTHERLY LINE OF LOT 2 OF THE AFORE REFERENCED FRANCIS SUBDIVISION AND ALONG THE SOUTHERLY LINE OF LOT 2 OF THE KARGER MINOR SUBDIVISION AS RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK 17, PAGES 63 & 64, RECEPTION NO 1900917, A DISTANCE OF 831.80 FEET, THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 3 OF THE ADOBE CREEK RANCH I SUBDIVISION, THE FOLLOWING SIX COURSES
 1) S 14°40'35" E, A DISTANCE OF 49.24 FEET,
 2) S 09°22'27" W, A DISTANCE OF 191.76 FEET,
 3) S 48°15'21" E, A DISTANCE OF 99.22 FEET,
 4) S 59°25'51" E, A DISTANCE OF 227.68 FEET,
 5) S 67°34'25" E, A DISTANCE OF 261.94 FEET,
 6) N 85°47'26" E, A DISTANCE OF 55.46 FEET TO THE WESTERLY LINE OF LOT 4 OF ADOBE CREEK RANCH, AS OF RECORD WITH THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK 16, PAGE 54 & 55, RECEPTION NNO 1824778, THENCE SOUTHERLY, EASTERLY AND NORTHEASTERLY ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINE OF SAID LOT 4, ADOBE CREEK RANCH THE FOLLOWING FOUR COURSES
 1) S 06°01'04" W, A DISTANCE OF 314.34 FEET,
 2) S 56°45'01" E, A DISTANCE OF 145.76 FEET,
 3) S 79°45'45" E, A DISTANCE OF 392.03 FEET,
 4) N 15°45'12" E, A DISTANCE OF 483.95 FEET TO THE WESTERLY LINE OF THE 25 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF ADOBE CREEK RANCH I, THENCE S 00°04'48" E, A DISTANCE OF 900.40 FEET,
 THENCE S 75°47'45" W, A DISTANCE OF 162.99 FEET,
 THENCE S 59°01'13" W, A DISTANCE OF 120.86 FEET,
 THENCE S 51°04'23" W, A DISTANCE OF 399.33 FEET TO THE SOUTHERLY LINE OF THE NW 1/4 OF SAID SECTION 27,
 THENCE N 89°45'56" W ALONG THE SOUTHERLY LINE OF THE NW 1/4 OF SAID SECTION 27 A DISTANCE OF 2018.82 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINING .79 02 ACRES AS DESCRIBED

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ADOBE CREEK RANCH II, A SUBDIVISION WITHIN THE CITY OF FRUITA, MESA COUNTY, COLORADO THAT SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED UTILITY EASEMENT 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 AND MAINTENANCE 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 IMPROVEMENTS OF LAND USE

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 EASEMENT, 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

IN WITNESS WHEREOF said owner Louise Forster, has caused her name to be hereunto subscribed this 15th day of Oct, A.D., 1999.

Louise Forster
By Louise Forster



NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Louise Forster this 15th day of October, A.D., 1999.

Witness my hand and official seal Michelle McCarty

My commission expires 03-06-2002

IN WITNESS WHEREOF said owner Jack Treece, has caused his name to be hereunto subscribed this 5th day of October, A.D., 1999.

Jack Treece
By Jack Treece



NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 15th day of October, A.D., 1999.

Witness my hand and official seal Michelle McCarty

My commission expires 03-06-2002

CITY OF FRUITA PLANNING COMMISSION

Approved this 16th day of November, A.D., 1999. By the Planning Commission of the City of Fruita, State of Colorado

David Mann
Chairperson

FRUITA CITY COUNCIL

Approved this 15th day of Nov, A.D. 1999. By the Fruita City Council, State of Colorado

John N. Ballis
Mayor

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN

BOOK 2652, PAGE 953, AT THE MESA COUNTY CLERK AND RECORDERS OFFICE

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this plat of ADOBE CREEK RANCH II, was filed for record in the office of the County Clerk and Recorder of Mesa County at 9:01 A.M. on the 17th day of NOVEMBER, 1999.

in Plat Book 17, Page 206+207, Reception Number 1928069, Drawer II 6, Fee 20.00

Monika Todd Deputy
Mesa County Clerk and Recorder MONIKA TODD Deputy *Lucille McElroy*

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF ADOBE CREEK RANCH II

SIGNED THIS 15th DAY OF Oct, 1999

Louise Forster
BY LOUISE FORSTER

Jack Treece
BY JACK TREECE

NOTARY PUBLIC CERTIFICATE

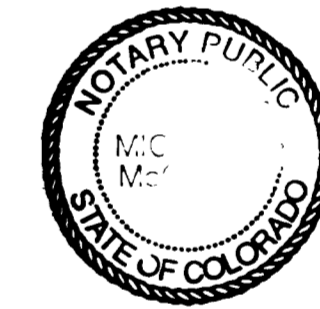
STATE OF COLORADO }
COUNTY OF MESA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LOUISE FORSTER AND JACK TREECE

THIS 15th DAY OF October, 1999

WITNESS MY HAND AND OFFICAL SEAL Michelle McCarty

MY COMMISSION EXPIRES 03-06-2002



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF ADOBE CREEK RANCH II

SIGNED THIS _____ DAY OF _____, 19____

BY DEBORAH L UNGARO

NOTARY PUBLIC CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DEBORAH L UNGARO

THIS _____ DAY OF _____, 19____

WITNESS MY HAND AND OFFICAL SEAL _____

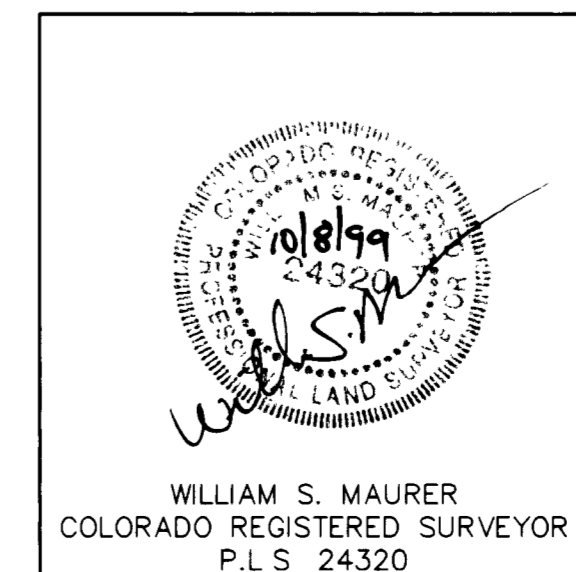
MY COMMISSION EXPIRES _____

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 CERTIFICATION SHOWN HEREON

I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF ADOBE CREEK RANCH II, 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 OCT. 8, 1999 DATE



ADOBE CREEK RANCH II			
A REPLAT OF LOT 1, ADOBE CREEK RANCH I, PART OF THE NW1/4, SECTION 27, T1N, R2W, U.M., MESA COUNTY, COLORADO			
Applied Earth Sciences, Inc. PROFESSIONAL LAND SURVEYORS			
734 Main Street Grand Junction, CO. 81501 Ph: (970) 248-3559 Fax: (970) 248-9069			
DATE: 6/99	SURVEYED BY: WSM,RLB,GPN	CHECKED BY: WSM	
REVISION:	JOB NO.: 98215	SCALE 1"=200'	SHEET 1 OF 2

ADOBE CREEK RANCH II (A REPLAT OF LOT 1 ADOBE CREEK RANCH I)

6 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

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

8 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

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

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

11 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.)

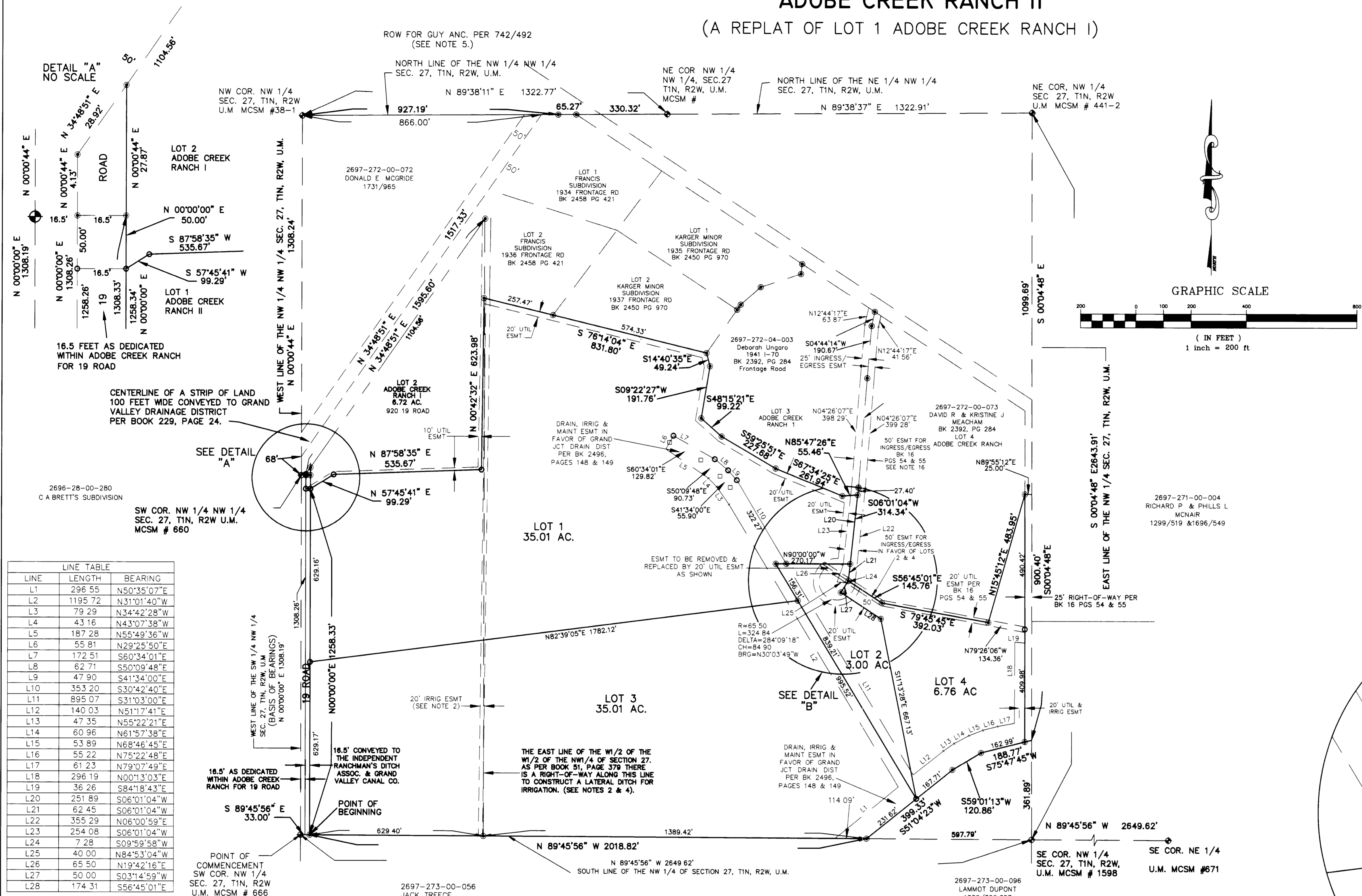
12 THE HORIZONTAL AXIS OF BOTH INGRESS-EGRESS APPROACHES TO THE FRONTAGE ROAD SHALL BE AT A PERPENDICULAR ANGLE TO THE CENTERLINE OF THE FRONTAGE ROAD AND EXTEND A MINIMUM OF 40 FEET FROM THE EDGE OF EXISTING PAVEMENT THE MINIMUM SECTION DEPTH OF THIS ACCESS SHALL BE 2 INCHES OF HBP WITH 6 INCHES OF 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 TO ADEQUATELY HANDLE THE FLOW IN THE FRONTAGE DRAINAGE DITCH THE SAME CRITERIA PERTAINS TO 19 ROAD ACCESS FOR LOTS 1 & 2

13 THE MAINTENANCE EASEMENT IN FAVOR OF GRAND JUNCTION DRAINAGE DISTRICT AS SHOWN IS FOR MAINTENANCE INGRESS & EGRESS TO OR ALONG THE EASEMENT AND SHALL BE RESTRICTED TO THE LAND OWNER AND THE DITCH COMPANY ONLY

14 AS PER AFFIDAVIT OF CORRECTION RECORDED IN BOOK 2487, PAGE 123 AND AMENDED AFFIDAVIT OF CORRECTION RECORDED IN BOOK 2489 PAGE 922 WITH THE MESA COUNTY CLERK & RECORDERS

15 EXISTING UTILITY EASEMENT AS PLATTED IN ADOBE CREEK RANCH I TO BE MOVED EXISTING UNDERGROUND UTILITY MUST BE MOVED PRIOR TO ROAD CONSTRUCTION

16 50 FOOT INGRESS/EGRESS EASEMENT AS SHOWN IS IN FAVOR OF LOT 4 ADOBE CREEK RANCH, LOT 3 ADOBE CREEK RANCH I AND LOTS 1, 2 & 4 ADOBE CREEK RANCH II



LINE	LENGTH	BEARING
L1	296.55	N50°35'07"E
L2	1195.72	N31°01'40"W
L3	79.29	N34°42'28"W
L4	43.16	N43°07'38"W
L5	187.28	N55°49'36"W
L6	55.81	N29°25'50"E
L7	172.51	S60°34'01"E
L8	62.71	S50°09'48"E
L9	47.90	S41°34'00"E
L10	353.20	S30°42'40"E
L11	895.07	S31°03'00"E
L12	140.03	N51°17'41"E
L13	47.35	N55°22'21"E
L14	60.96	N61°57'38"E
L15	53.89	N68°46'45"E
L16	55.22	N75°22'48"E
L17	61.23	N79°07'49"E
L18	296.19	N00°13'03"E
L19	36.26	S84°18'43"E
L20	251.89	S06°01'04"W
L21	62.45	S06°01'04"W
L22	355.29	N06°00'59"E
L23	254.08	S06°01'04"W
L24	7.28	S09°59'58"W
L25	40.00	N84°53'04"W
L26	65.50	N19°42'16"E
L27	50.00	S03°14'59"W
L28	174.31	S56°45'01"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20'	17.45'	49°59'41"	16.90'	N61°48'38"E
C2	50'	60.65'	69°30'00"	57.00'	N52°03'28"E
C3	50'	61.52'	70°29'41"	57.71'	N17°56'22"W
C4	50'	81.55'	93°27'17"	72.81'	N80°05'08"E
C5	50'	40.61'	46°32'24"	39.51'	N10°05'18"E
C6	20'	17.45'	49°59'42"	16.90'	N11°48'56"E

LEGEND

- ◆ DENOTES MCSM FOUND
- DENOTES NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320 FOUND AND ACCEPTED
- DENOTES NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320 SET IN CONCRETE
- DENOTES CALCULATED POSITION (NOTHING SET)

LOT SUMMARY
ADOBE CREEK RANCH

LOT 1	= 35.01 ACRES	43.89%
LOT 2	= 3.00 ACRES	3.76%
LOT 3	= 35.01 ACRES	43.89%
LOT 4	= 6.76 ACRES	8.46%
TOTAL	= 79.76 ACRES	100%

BASIS OF BEARING
ASSUME THE WEST LINE OF THE SW1/4 NW1/4 SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN TO BEAR N00°00'00" E

SUBJECT TO COVENANTS & RESTRICTIONS PER BOOK _____ PAGE _____

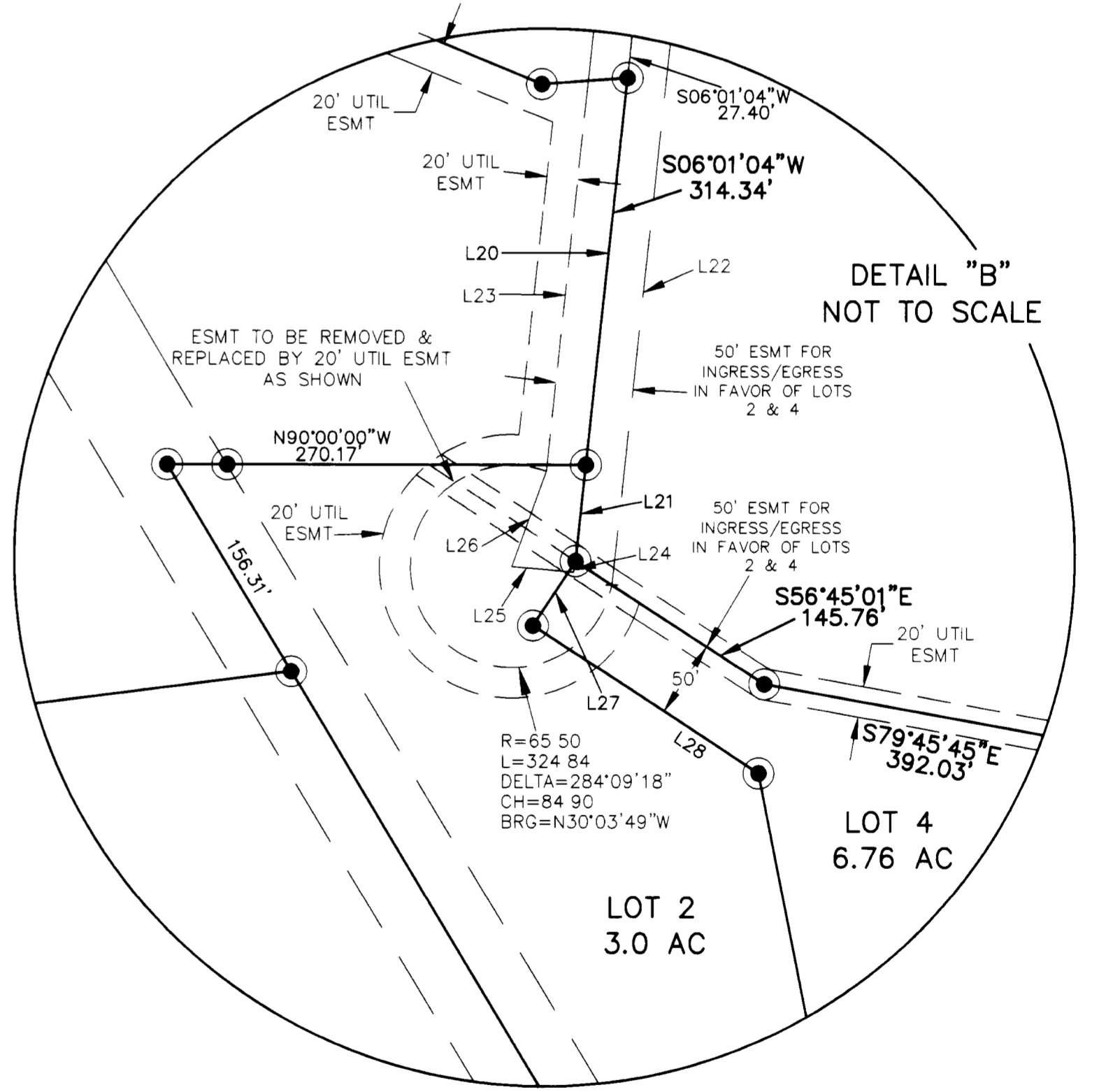
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William S. Maurer
WILLIAM S MAURER PLS 24320
OCT. 8, 1999
DATE

NOTICE ACCORDING TO THE 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 DEFECTS IN THIS SURVEY BE COMMENCED MORE THAN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON

NOTES

- 50 FOOT EASEMENTS FOR INGRESS & EGRESS ARE TO BE FOR SHARED DRIVEWAYS AS STIPULATED ON THIS PLAT
- THE CENTERLINE OF THE 20' IRRIG EASEMENT IS TO FOLLOW THE CENTERLINE OF THE EXISTING IRR DITCH THE CENTERLINE OF THE EXISTING IRRIG DITCH DOES NOT NECESSARILY FOLLOW THE EAST LINE OF THE W 1/2 NW 1/4 OF SEC 27
- PER BK 2, PG 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 BK 51, PG 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



ADOBE CREEK RANCH II

A REPLAT OF LOT 1, ADOBE CREEK RANCH I, PART OF THE NW1/4, SECTION 27, T1N, R2W, U.M., MESA COUNTY, COLORADO

WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. 24320

734 Main Street
Grand Junction, CO 81501
Ph. (970) 248-3559
Fax. (970) 248-9069

DATE: 6/99	SURVEYED BY: WSM,RLB,GPN	CHECKED BY: WSM
REVISION:	JOB NO.: 98215	SCALE 1"=200'
		SHEET 2 OF 2