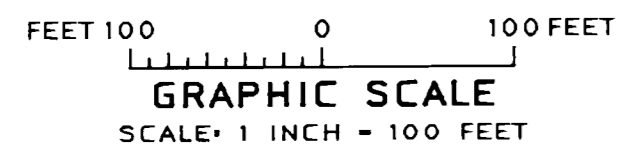
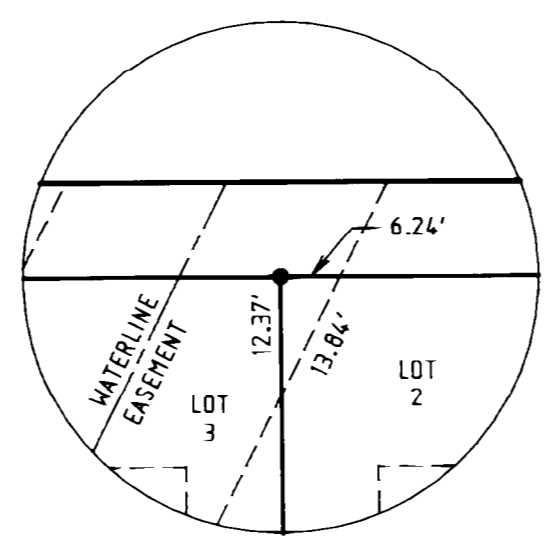


PLAT OF COUNTRY LIVING ACRES SUBDIVISION LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T.1 N., R.2 W., U.M., FRUITA, MESA COUNTY, COLORADO



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC. 20632
  - ⊕ MESA COUNTY SURVEY MONUMENT
  - SET THIS SURVEY, 2" ALUMINUM PIPE WITH 3" DIA. ALUMINUM CAP MARKED NE 1/16 SEC. 9, BANNER, INC. 20632 (FOUND DESTROYED, REBAR WITH 1 1/2" ALUMINUM CAP MARKED 11441)
  - SET THIS SURVEY, 2" ALUMINUM PIPE WITH 3" DIA. ALUMINUM CAP MARKED CM 1/16 SEC. 9, BANNER, INC. 20632 (FOUND PK NAIL WITH PLASTIC DISK UNREADABLE)



**DETAIL D**  
SCALE: 1" = 20'

**CITY OF FRUITA PLANNING COMMISSION CERTIFICATE**  
Approved this 20<sup>th</sup> day of May, A.D. 1991. By the Planning Commission of the City of Fruita, County of Mesa.  
*Ch. C. Burnett*  
Chairman

**FRUITA CITY COUNCIL CERTIFICATE**  
Approved this 28<sup>th</sup> day of May, A.D. 1991. By the Fruita City Council of the City of Fruita, County of Mesa.  
*Janell Beard*  
Chairman

**FRUITA CITY ENGINEER'S APPROVAL**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1991. By the Fruita City Engineer of the City of Fruita, County of Mesa.

**COUNTY CLERK AND RECORDER'S CERTIFICATE**  
State of Colorado )  
                          ) ss  
County of Mesa    )

I hereby certify that this plat of Country Living Acres Subdivision was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:40 A.M. on the 24<sup>th</sup> day of July, A.D. 1991.  
In Book 13, Page 529, Reception Number 1576521  
Monika Todd  
Mesa County Clerk and Recorder

By: *Jarvis W. Miller*  
Deputy

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS that David Maves and Walt Castle are the owners of record of the NW 1/4 of the NE 1/4, Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, as described by Deed Book 1692, Page 781 of the records of Mesa County Clerk and Recorder, and have caused said real property to be laid out and platted under the name and style of Country Living Acres Subdivision in accordance with the plat shown hereon and which is more fully described as follows:

**LEGAL DESCRIPTION OF COUNTRY LIVING ACRES SUBDIVISION**  
A tract of land located in the NW 1/4 of the NE 1/4 of Section 9, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado more fully described as follows:

- Beginning at the northwest corner of said Country Living Subdivision, which is a point on the southern right-of-way of "L" Road, also being a point on the easterly right-of-way of 18 1/2 Road, whence the N 1/4, Section 9, T.1 N., R.2 W., Ute Meridian, bears N 47° 46' 19" W, 44.64 feet:
1. Thence East, along the southerly right-of-way of "L" Road, a distance of 1276.95 feet;
  2. Thence S 00° 10' 38" E, along the easterly line of the NW 1/4 of the NE 1/4, Section 9, a distance of 1288.53 feet;
  3. Thence S 89° 59' 58" W, along the southerly line of the NW 1/4 of the NE 1/4, Section 9, a distance of 1291.69 feet;
  4. Thence along the easterly right-of-way of 18 1/2 Road the following five (5) courses and distances:
    - A. N 00° 05' 59" W, a distance of 965.80 feet;
    - B. N 89° 54' 01" E, a distance of 30.00 feet;
    - C. N 00° 05' 59" W, a distance of 100.00 feet;
    - D. S 89° 54' 01" W, a distance of 17.00 feet;
    - E. N 00° 05' 59" W, a distance of 222.71 feet to the Point of Beginning.
- The Subdivision as described above contains 38.048 acres more or less.

THE ADDITIONAL RIGHT-OF-WAY ALONG "L" ROAD AND 18 1/2 ROAD IS DEDICATED TO THE PUBLIC FOR USE AS A ROAD.

THE 20' AND 30' IRRIGATION EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR INSTALLATION AND MAINTENANCE OF IRRIGATION AND DRAINAGE FACILITIES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE MANNER.

IN WITNESS WHEREOF, I hereunto set my hand this 4 day of July, A.D. 1991.  
*David Maves*  
David Maves

IN WITNESS WHEREOF, I hereunto set my hand this 10<sup>th</sup> day of July, A.D. 1991.  
*Walt Castle*  
Walt Castle

**ACKNOWLEDGEMENT OF OWNER**  
State of Colorado )  
                          ) ss  
County of Mesa    )

On this 9<sup>th</sup> day of July, A.D. 1991, before me the undersigned officer, personally appeared David Maves and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 3-29-95.  
*Margaret Stuckman*  
Notary Public

**ACKNOWLEDGEMENT OF OWNER**  
State of Colorado )  
                          ) ss  
County of Mesa    )

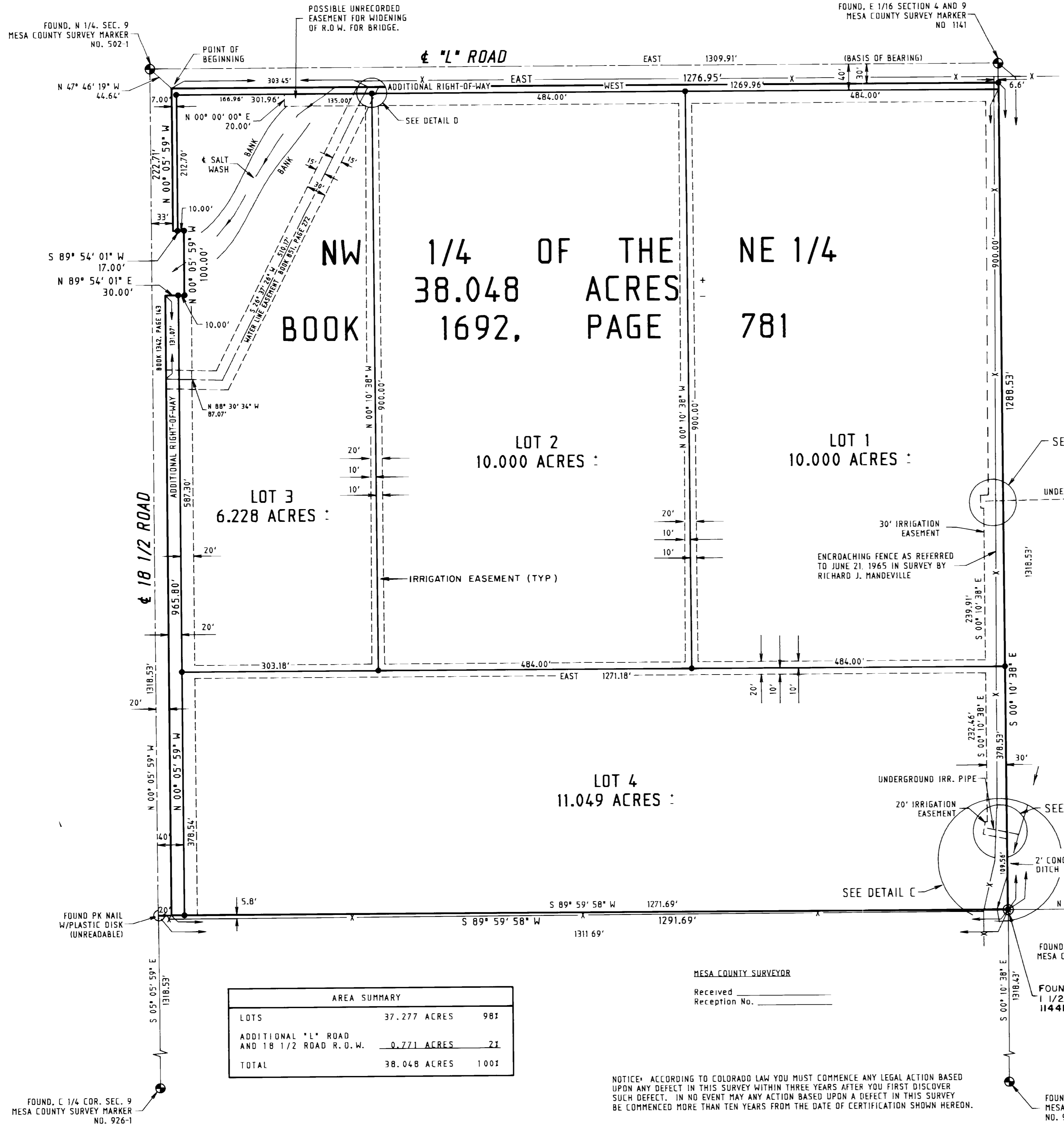
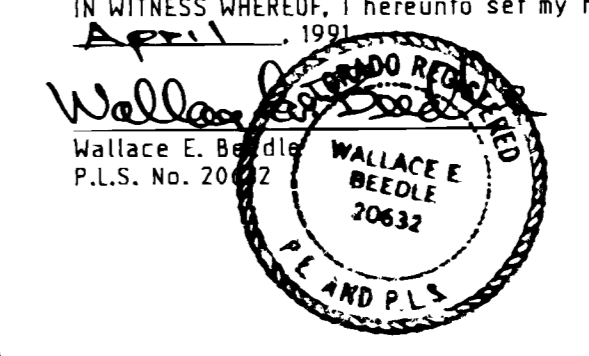
On this 10<sup>th</sup> day of July, A.D. 1991, before me the undersigned officer, personally appeared Walt Castle and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 3-29-95.  
*Margaret Stuckman*  
Notary Public

**SURVEYOR'S CERTIFICATE**  
I, Wallace E. Beedle, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the accompanying Plat of Country Living Acres Subdivision, has been prepared under my direct supervision and accurately represents a field survey conducted under my direct supervision to the best of my knowledge and belief.

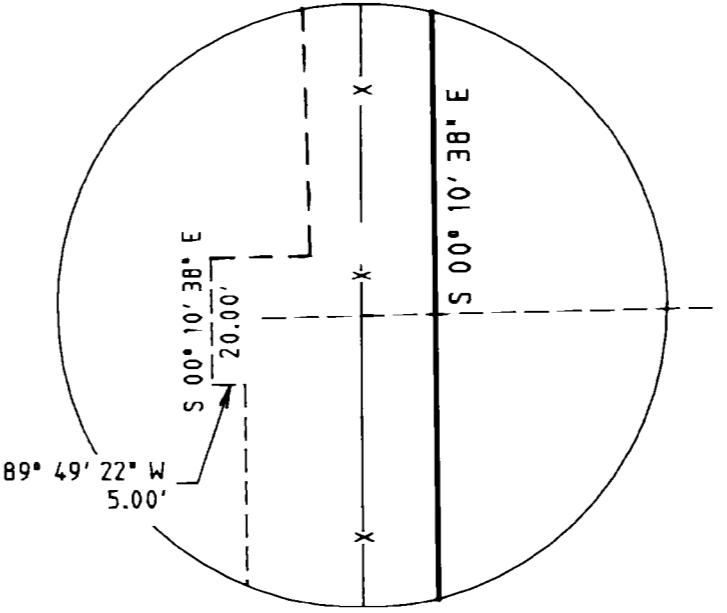
IN WITNESS WHEREOF, I hereunto set my hand and seal this 23<sup>rd</sup> day of April, 1991.  
*Wallace E. Beedle*  
Wallace E. Beedle  
P.L.S. No. 20632



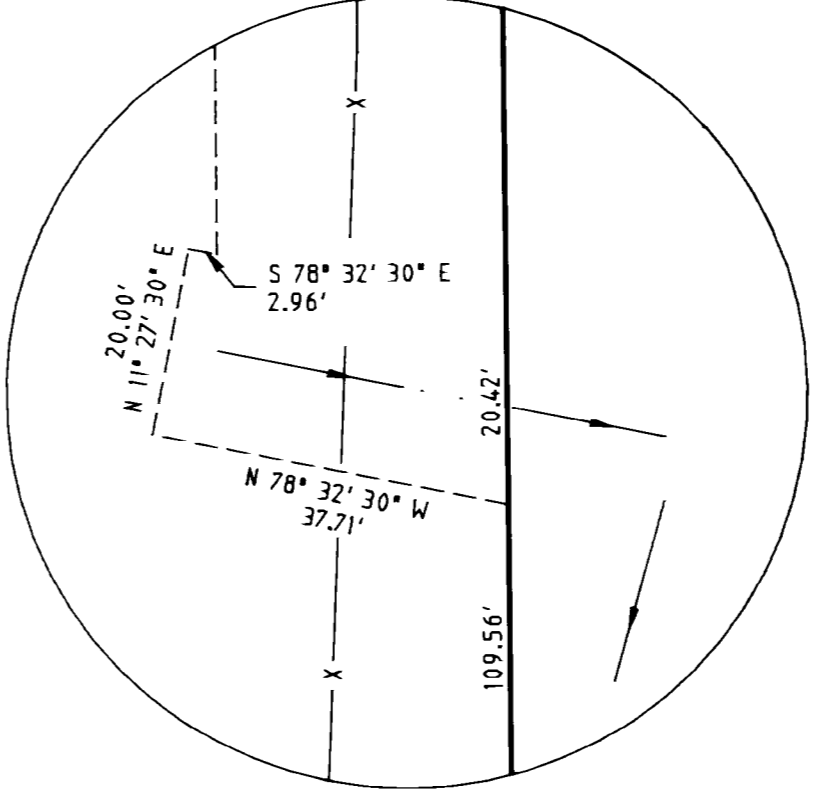
AREA SUMMARY		
LOTS	37.277 ACRES	981
ADDITIONAL "L" ROAD AND 18 1/2 ROAD R.O.W.	0.771 ACRES	21
TOTAL	38.048 ACRES	1001

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 A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

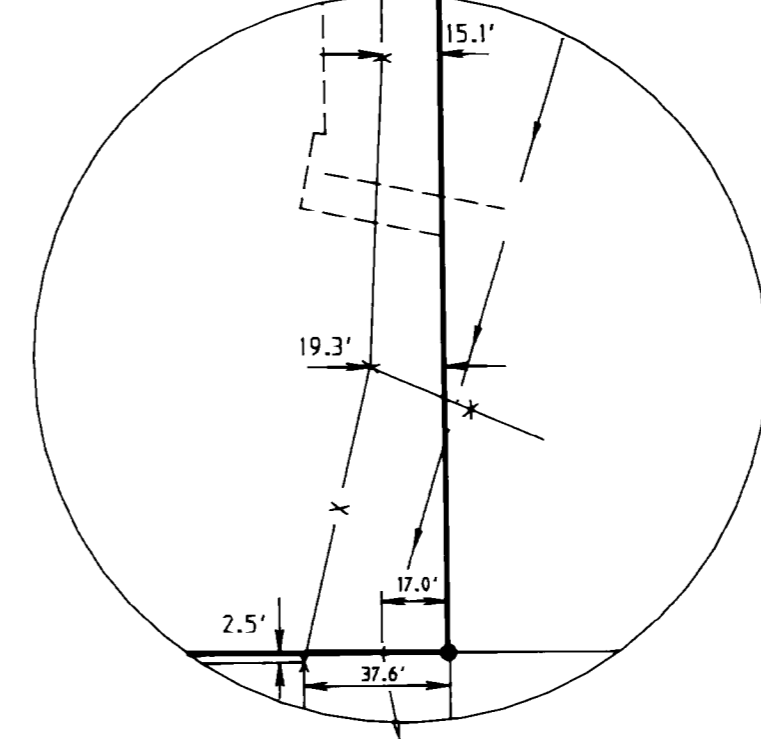
MESA COUNTY SURVEYOR  
Received \_\_\_\_\_  
Reception No. \_\_\_\_\_



**DETAIL B**  
SCALE: 1" = 30'



**DETAIL A**  
SCALE: 1" = 20'



**DETAIL C**  
SCALE: 1" = 50'

**PLAT OF COUNTRY LIVING ACRES SUBDIVISION LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T.1 N., R.2 W., U.M., FRUITA, MESA COUNTY, COLORADO**

BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 100'	JOB NO: 8017-59	DATE: 4-22-91	SHEET NO: 1 OF 1
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