

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1909385 07/01/99 0842AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00

PLAT/CONDO BOOK 17

PAGE 111

DRAWER NO GG 180

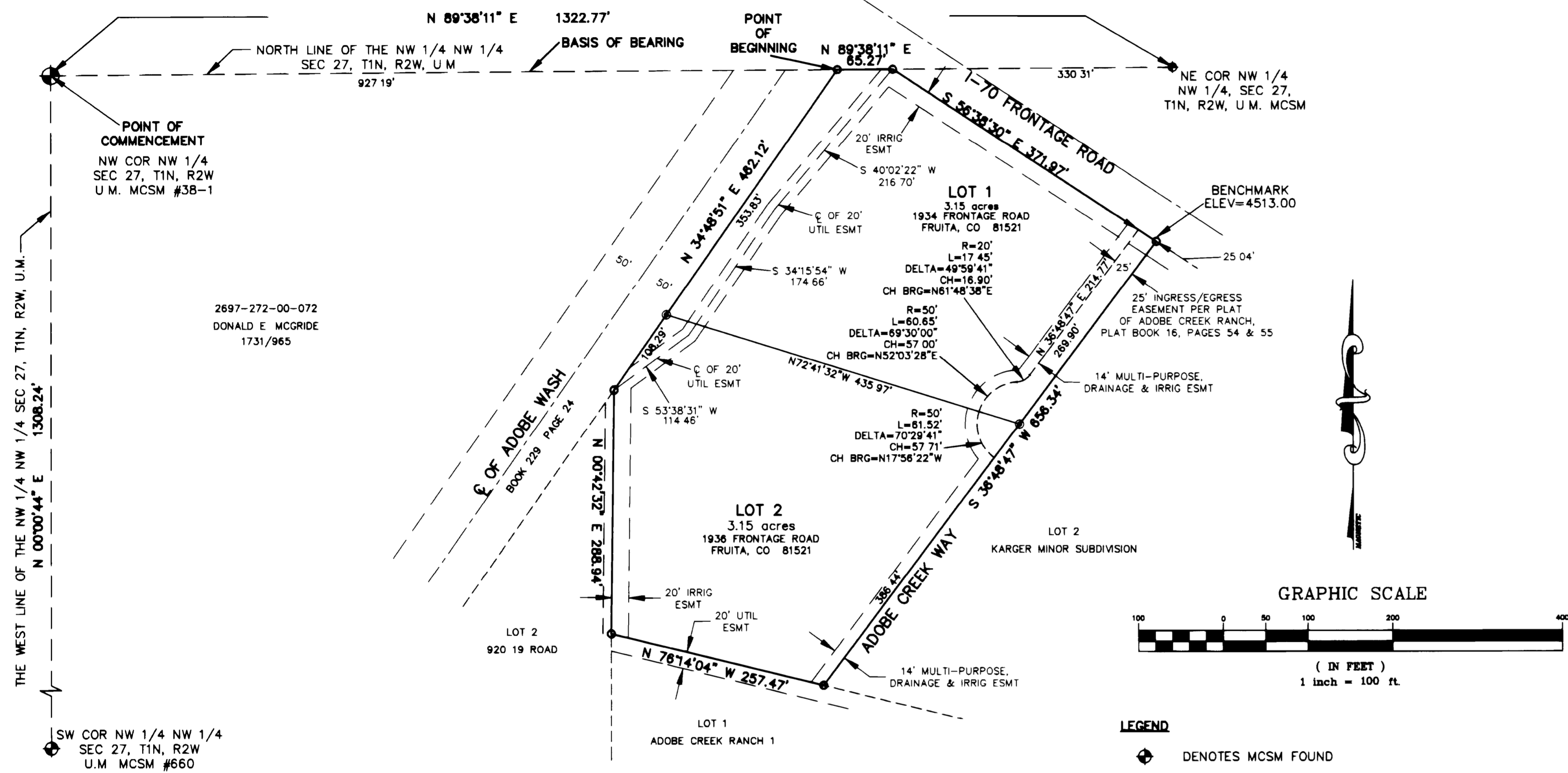
FEE \$ 10<sup>00</sup>

NAME OF PLAT Francis Sub.

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Gary Francis  
Lindy Francis  
Phillip Mohman  
Dail Mohman

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

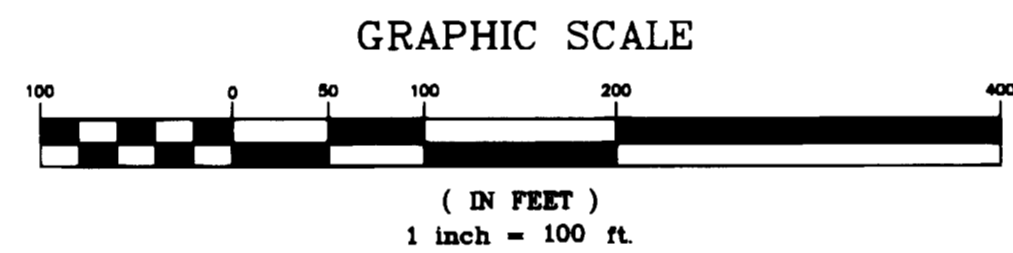


**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT LARRY FRANCIS AND CINDY FRANCIS AND PHILLIP MOHRMAN AND GAIL MOHRMAN ARE THE OWNERS OF RECORD OF CERTAIN PARCELS OF LAND AS DESCRIBED IN BOOK 2458 AT PAGE 421 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY, COLORADO. SAID PARCEL, SITUATED WITHIN THE NW 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN AND BEING LOT 1 OF THE ADOBE CREEK RANCH SUBDIVISION, SAID PROPERTY TO BE LAID OUT AND PLATTED UNDER THE NAME AND STYLE OF FRANCIS SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREIN AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER NW 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY COLORADO, WHENCE THE NORTH LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 27 BEARS N 89°38'11" E WITH ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO:  
 THENCE N 89°38'11" E ALONG THE NORTH LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 27, A DISTANCE OF 927.19 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED:  
 THENCE N 89°38'11" E ALONG THE NORTH LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 27, A DISTANCE OF 65.27 FEET, THENCE S 56°38'30" E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE 1-70 FRONTAGE ROAD, A DISTANCE OF 371.97 FEET, THENCE S 36°48'47" W ALONG THE EASTERLY LINE OF LOTS 1 & 2 OF SAID FRANCIS SUBDIVISION, A DISTANCE OF 656.34 FEET; THENCE N 76°14'04" W ALONG THE SOUTHERLY LINE OF LOT 2 OF SAID FRANCIS SUBDIVISION, A DISTANCE OF 257.47 FEET, THENCE N 00°42'32" E ALONG THE WESTERLY LINE OF LOT 2 OF SAID FRANCIS SUBDIVISION, A DISTANCE OF 288.94 FEET, THENCE N 34°48'51" E ALONG THE WESTERLY LINE OF LOT 1 OF SAID FRANCIS SUBDIVISION, A DISTANCE OF 462.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6.30 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS FRANCIS SUBDIVISION, 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 LINE, POLES AND CABLES, STORM AND SANITARY SEWER MAINS AND 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 SURVEYED 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 UTILIZED 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.



**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**

LOT 1 =	3.15 ACRES	50%
LOT 2 =	3.15 ACRES	50%
TOTAL	6.30 ACRES	100%

IN WITNESS WHEREOF said owners, Larry Francis and Carrie Francis and Phillip Mohrman and Gail Mohrman, have caused their names to be hereunto subscribed this 29 day of May, A.D., 1999.

By: Larry Francis  
 By: Cindy Francis  
 By: Phillip Mohrman  
 By: Gail Mohrman

NOTARY PUBLIC CERTIFICATION  
 STATE OF COLORADO } ss  
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Larry Francis and Cindy Francis this 29 day of May, A.D., 1999.

Witness my hand and official seal  
 My commission expires: 3/22/2002

NOTARY PUBLIC CERTIFICATION  
 STATE OF COLORADO } ss  
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Phillip Mohrman and Gail Mohrman this 29 day of May, A.D., 1999.

Witness my hand and official seal  
 My commission expires: 3/22/2002

**SURVEYOR'S CERTIFICATION**

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING JAN. 1999, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED THIS 23<sup>RD</sup> DAY OF APRIL, 1999

CITY OF FRUITA PLANNING COMMISSION  
 Approved this 16<sup>th</sup> day of June, A.D., 1999. By the Planning Commission of the City of Fruita, State of Colorado.

Chairperson: David Huang

FRUITA CITY COUNCIL  
 Approved this 16<sup>th</sup> day of June, A.D. 1999. By the Fruita City Council, State of Colorado.

Mayor: Stephen A. Baldwin

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN  
 BOOK 2605 PAGE 49-60 AT THE MESA COUNTY CLERK AND RECORDERS OFFICE.

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

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 8:42 A.M. on the July 1<sup>st</sup> day of A.D. 1999 in Plat Book 17, Page 111, Reception Number 1909285, Drawer GG 180, Feep 10.  
 Monica Jell  
 Mesa County Clerk and Recorder  
 Deputy: Shirley Howard

**BASIS OF BEARING:**  
 THE NORTH LINE OF THE NW 1/4 NW 1/4 SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO IS ASSUMED TO BEAR N 89°38'11" E.

**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.

<b>FRANCIS SUBDIVISION</b>			
A REPLAT OF LOT 1, ADOBE CREEK RANCH A PART OF THE NW1/4 OF SEC 27, T1N, R2W U.M. MESA COUNTY, COLORADO			
WILLIAM S. MAURER COLORADO REGISTERED SURVEYOR P.L.S. 24320		737 Horizon Drive, Suite 204 Grand Junction, CO. 81506 Ph (970) 248-3559 Fax (970) 248-9069	
DATE: JAN 1999	SURVEYED BY: JS, EG	CHECKED BY: WSM	
REVISION:	JOB NO.: 99003	SCALE 1"=100'	SHEET 1 OF 1