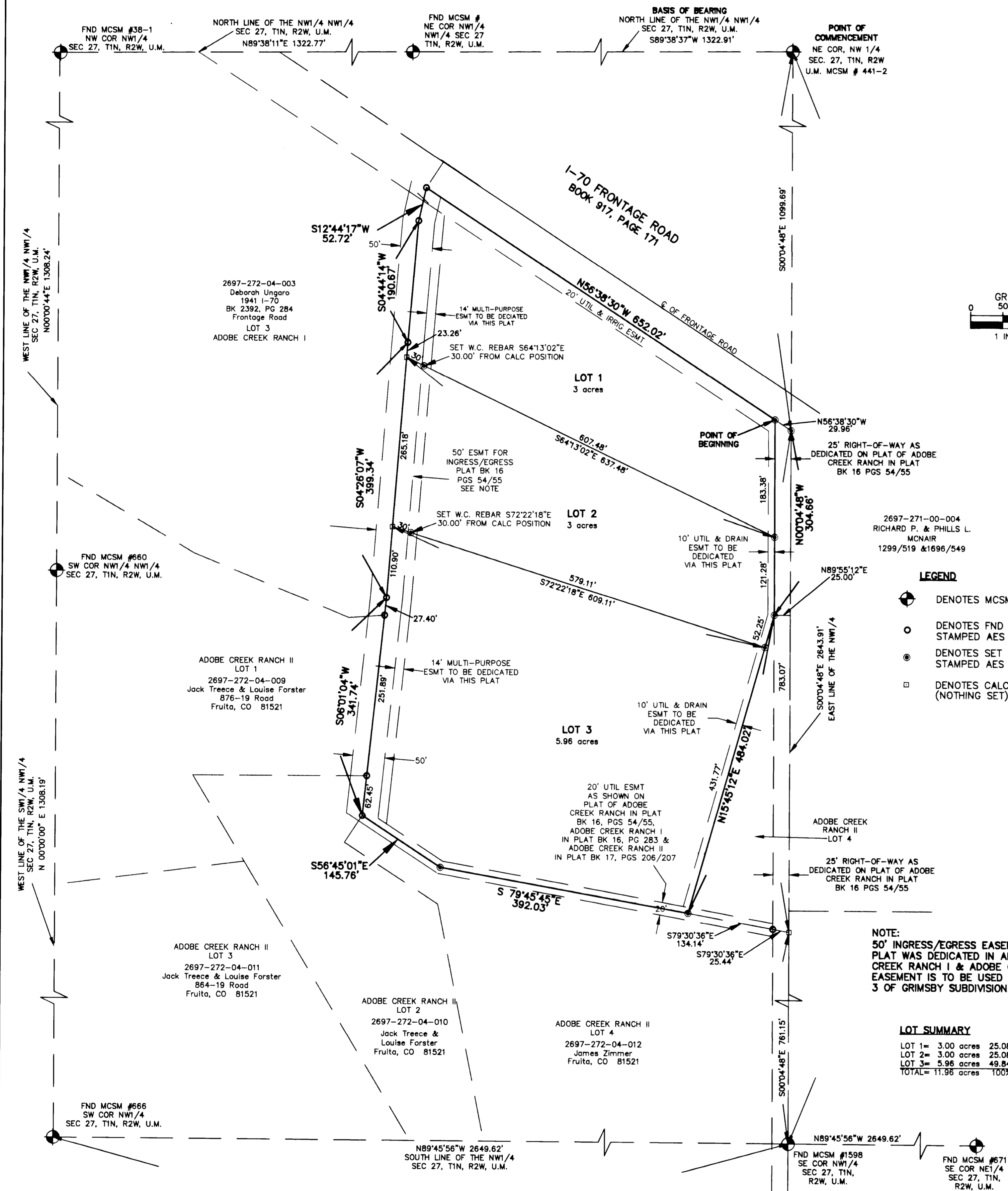


GRIMSBY SUBDIVISION

(A REPLAT OF LOT 4 ADOBE CREEK RANCH) PART OF THE NW1/4 SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO



BASIS OF BEARING:
 THE NORTH LINE OF THE NW1/4 NW1/4 SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN ASSUMED TO BEAR N89°38'37"E AS PER PLAT BOOK 16 IN PAGES 54 & 55.
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.

SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING SITE PLAN OF GRIMSBY SUBDIVISION HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE 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
 DATE: 10/02/00

- LEGEND**
- ⊕ DENOTES MCSM FOUND
 - DENOTES FND NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320
 - DENOTES SET NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320
 - DENOTES CALCULATED POSITION (NOTHING SET)

LOT SUMMARY

LOT 1 =	3.00 acres	25.08%
LOT 2 =	3.00 acres	25.08%
LOT 3 =	5.96 acres	49.84%
TOTAL =	11.96 acres	100%

NOTE:
 50' INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT WAS DEDICATED IN ADOBE CREEK RANCH, ADOBE CREEK RANCH I & ADOBE CREEK RANCH II. THIS EASEMENT IS TO BE USED AS ACCESS TO LOTS 1, 2 & 3 OF GRIMSBY SUBDIVISION.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TIMOTHY GRIMSBY AND SUSAN GRIMSBY ARE THE OWNERS OF RECORD OF LOT 4 OF ADOBE CREEK RANCH AS RECORDED AT MESA COUNTY CLERK & RECORDER'S OFFICE IN BOOK 2628 AT PAGE 659. SAID PLAT OF ADOBE CREEK RANCH BEING OF RECORD WITH THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK 16, PAGES 54 & 55, RECEPTION NO. 1824778. SAID LOT 4 OF ADOBE CREEK RANCH 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 GRIMSBY SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREIN AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE 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 S89°38'37"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
 THENCE S00°04'48"E ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 7, A DISTANCE OF 1099.69' FEET;
 THENCE N56°38'30"W, A DISTANCE OF 29.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;
 THENCE N56°38'30"W, A DISTANCE OF 52.02 FEET;
 THENCE S12°44'17"W, A DISTANCE OF 52.72 FEET;
 THENCE S04°44'14"W, A DISTANCE OF 190.67 FEET;
 THENCE S04°26'07"W, A DISTANCE OF 399.34 FEET;
 THENCE S06°01'04"W, A DISTANCE OF 341.74 FEET;
 THENCE S56°45'01"E, A DISTANCE OF 145.76 FEET;
 THENCE S79°45'45"E, A DISTANCE OF 392.03 FEET;
 THENCE N15°45'12"E, A DISTANCE OF 484.02 FEET;
 THENCE N00°04'48"W, A DISTANCE OF 304.66 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINING 11.96 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS GRIMSBY 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 LINES, POLES AND CABLES, STORM AND 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.

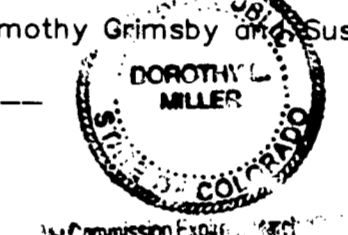
IN WITNESS WHEREOF said owners Timothy Grimsby and Susan Grimsby have caused their names to be hereunto subscribed this 18th day of OCT, A.D., 2000

NOTARY PUBLIC CERTIFICATION *Timothy Grimsby Susan Grimsby*

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Timothy Grimsby and Susan Grimsby this 18th day of October, A.D., 2000

Witness my hand and official seal *Dorothy J. Miller*



My commission expires: 3/31/01
 CITY OF FRUITA PLANNING COMMISSION

Approved this 8th day of August, A.D., 2000 By the Planning Commission of the City of Fruita, State of Colorado.

Deborah H. Johnson
 Chairperson

FRUITA CITY COUNCIL

Approved this 5th day of Sept, A.D. 2000 By the Fruita City Council, State of Colorado.

Doug Hall
 Mayor

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN BOOK 2605 PAGE 49-60 7/1/99 AND BOOK 2167 PAGE 55-58 AT THE MESA COUNTY CLERK AND RECORDER'S OFFICE. 11/17/99 BOOK 2176 PAGE 18 AT THE MESA COUNTY CLERK AND RECORDER'S OFFICE

STATE OF COLORADO }
 COUNTY OF MESA }

I hereby certify that this plat of GRIMSBY SUBDIVISION, was filed for record in the office of the County Clerk and Recorder of Mesa County at 1:42 P.M. on the 9th day of November, A.D. 2000

in Plat Book 18, Page 46, Reception Number 1972177, Drawer 31-30, Fee 10⁰⁰

Monte Todd
 Mesa County Clerk and Recorder

Shirley Howard
 Deputy

LIENHOLDERS RATIFICATION OF PLAT THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF GRIMSBY SUBDIVISION

SIGNED THIS _____ DAY OF _____ 20__

BY: _____
 NOTARY PUBLIC CERTIFICATE

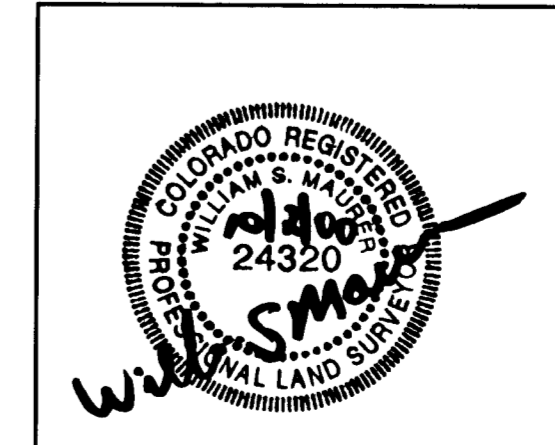
STATE OF COLORADO }
 COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TIMOTHY GRIMSBY AND SUSAN GRIMSBY.

THIS _____ DAY OF _____ 20__

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____



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

GRIMSBY SUBDIVISION

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

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

DATE: 5/00	SURVEYED BY: JW, MB	CHECKED BY: WSM
REVISION:	JOB NO.: 20023	SCALE: 1"=100' SHEET 1 OF 1