

HIGH POINT RANCH TWO SUBDIVISION

A REPLAT OF LOTS FOUR AND FIVE OF HIGH POINT RANCH SUBDIVISION, IN GLO LOT 1 AND THE SE1/4 NE1/4 OF SECTION 4, T1N, R2W OF THE UTE MERIDIAN

DEDICATION AND OWNERSHIP STATEMENT

Jerry L. Orth and Karen Orth, are the sole owners of those certain tracts of land lying in GLO Lot 1 and the SE1/4 NE1/4 of Section 4, Township One North, Range Two West of the Ute Meridian, Mesa County, Colorado, said tracts being recorded in Plat Book 18, at Page 194 of the Mesa County real property records, said tracts being more particularly described as follows:

Lot 4 and Lot 5 of High Point Ranch Subdivision, as recorded in Plat Book 18 at Page 194 of the Mesa County real property records.

[32.05 Acres]

That said owners have caused the said real property to be laid out and surveyed as High Point Ranch Two Subdivision, a subdivision in Mesa County, Colorado.

That said owners do hereby reserve or grant for the uses specified the following:

All drainage easements reserved for the benefit of the property owners / homeowners association as perpetual easements for the conveyance and detaining of runoff water which originates within the area platted or from upstream areas, through natural or man-made facilities above or below ground.

All easements include the right of ingress and egress on, along, over, under, through and across by the grantee, its successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided, however, that the grantee/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Declaration of Covenants, Conditions, and Restrictions recorded in Book 2863, Pages 101-117.

Said owners have caused their name to be hereunto subscribed this

1st day of April, A.D. 2003.

Jerry L. Orth Karen Orth
Jerry L. Orth Karen Orth

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 1st day of April, A.D. 2003, by Jerry L. Orth and Karen Orth.

My commission expires: 10-04-2006

WITNESS MY HAND AND OFFICIAL SEAL.

Shelby R. Collee
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 4:30 o'clock P. M., this 2nd day of April, A.D. 2003 and is duly recorded as Reception

Number 2118894 in Plat Book 19, Page 295

Drawer No. NN 84

Clerk and Recorder James Ward Deputy 10 Fees 5.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

Approved this 2nd day of April, A.D. 2003, Board of County Commissioners of Mesa County, Colorado.

James R. Baughman
Chairman

LIENHOLDER CERTIFICATE (For Lot 4A)

IN WITNESS WHEREOF, THE LIENHOLDER, Grand Valley National Bank has caused its names to be hereunto subscribed this

1st day of April, A.D., 2003

Jeff Hilde President

Grand Valley National Bank

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 1st day of April, A.D., 2003

My commission expires: August 04, 2005

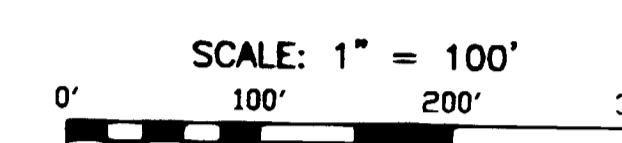
WITNESS MY HAND AND OFFICIAL SEAL.

Janet Littlejohn
Notary Public

There is August 4, 2005 for Lot 4A.

There is no lienholder for Lot 4A

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION



LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ⊙ FOUND REBAR & ALLOY CAP LS-24331
- ⊗ SET REBAR & CAP LS-18469

NOTE: ALL LOT CORNERS MUST BE MONUMENTED PRIOR TO THE SALE OF ANY LOTS, ACCORDING TO COLORADO STATUTE.
NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.

AREA SUMMARY		
DESC:	ACRES	PERCENT
LOT 4A	3.85	12.01%
LOT 5A	28.21	87.99%
TOTAL	32.06	100.00%

NOTES REQUIRED BY MESA COUNTY PLANNING DEPARTMENT:

Any lots in the HIGH POINT RANCH TWO SUBDIVISION may require an engineered Individual Sewage Disposal System (ISDS) in order to meet the requirements of the Mesa County Health Department.

Pursuant to C.R.S. 24-68-101 et seq. and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for High Point Ranch Two Subdivision.

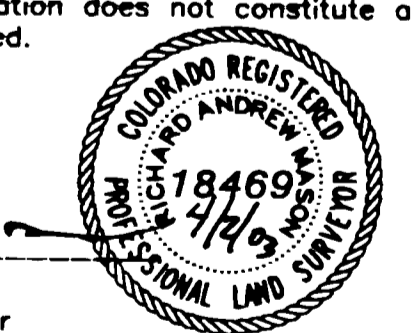
RIGHT-TO-FARM

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.

Property Survey Certification

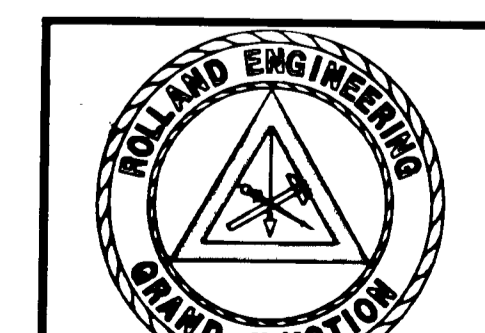
I, Richard A. Mason, do hereby certify that the accompanying plat of High Point Ranch Two Subdivision, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, to the best of my knowledge, information and belief. This certification does not constitute a warranty or guaranty, either express or implied.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



GENERAL NOTES

- Title information from Mesa County real property records and from the following:
 - Stewart Title of Western Colorado, inc., order no. 20010E20B, effective date 8/22/01.
 - Stewart Title of Western Colorado, inc., order no. 00905083 C, effective date 2/05/01.
- Basis of bearings for this Subdivision is based upon the line between a found Mesa County Survey Marker for the West 1/4 Corner of Section 4, Township 1 North, Range 2 West of the Ute Meridian and a found Mesa County Survey Marker for the North 1/16 Corner, East boundary of said Section 4, bearing N00°08'42"E as is shown on the plat of High Point Ranch Subdivision, which may be found in the Land Records of the Mesa county Clerk and Recorder in Plat Book 18 at Page 194.
- A twenty foot wide irrigation easement and a ten foot wide drainage easement adjacent to the original common lines for Lot 4 and Lot 5 of High Point Ranch Subdivision, as shown on the record plat, were never granted to other interests and are voided by this replat and superceded by the easement shown adjacent to the common line between Lot 4A and Lot 5A, as shown hereon.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: D:\2014\2014PLAT.DWG			
HIGH POINT RANCH TWO SUBDIVISION			
IN GLO LOT 1 AND THE SE1/4 NE1/4 OF SECTION 4, T1N, R2W, OF THE UTE MERIDIAN			
Designed	Checked	Prof'd	Sheet
Drawn	Date	Rev	Of
	4/01/03	2014	1
			1

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 the certification shown hereon.