

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1900917 05/06/99 0936AM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$20.00 SURCHG \$1.00

PLAT/CONDO BOOK 17 PAGE 63 & 64

DRAWER NO GG 141

FEE \$ 20⁰⁰ 1⁰⁰

NAME OF PLAT Karger Minor Sub

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Bruce Karger

Linda V. Eads

KARGER MINOR SUBDIVISION (A REPLAT OF LOT 2, ADOBE CREEK RANCH)

A PART OF THE NW1/4 OF SECTION 27, T1N, R2W, U.M. MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRUCE KARGER & LINDA V. EADS, ARE THE OWNERS OF RECORD OF LOT 2, ADOBE CREEK RANCH SUBDIVISION AS OF RECORD WITH THE MESA COUNTY CLERK & RECORDER IN BOOK 2450, PAGE 970.

SAID ADOBE CREEK RANCH SUBDIVISION BEING OF RECORD AT THE MESA COUNTY CLERK & RECORDERS OFFICE IN PLAT BOOK 16, PAGES 54 & 55, RECEPTION NUMBER, 1824778, DRAWER DD166, TOGETHER WITH AN AFFIDAVIT OF CORRECTION RECORDED IN BOOK 2489, PAGE 922. SAID LOT 2 OF ADOBE CREEK RANCH IS LOCATED WITHIN THAT PART OF THE NW1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND PLATTED UNDER THE NAME AND STYLE OF KARGER MINOR SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREIN AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS:

LOT 2, ADOBE CREEK RANCH SUBDIVISION, MESA COUNTY, COLORADO, SITUATED WITHIN THAT PART OF THE NW1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN LYING SOUTHWESTERLY OF INTERSTATE 70. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1 OF THE ADOBE CREEK RANCH SUBDIVISION AS OF RECORD WITH THE MESA COUNTY CLERK & RECORDERS OFFICE IN PLAT BOOK 16, PAGES 54 & 55, RECEPTION NUMBER 1824778, IN DRAWER DD166, WHENCE THE NORTH LINE OF SAID LOT 1 BEARS NORTH 56 DEGREES 38 MINUTES 30 SECONDS WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

- THENCE SOUTH 56 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 610.97 FEET TO THE NORTHWESTERLY CORNER OF LOT 3 OF SAID ADOBE CREEK RANCH SUBDIVISION; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF LOT 3 OF SAID ADOBE CREEK RANCH SUBDIVISION, THE FOLLOWING 4 COURSES AND DISTANCES:
- 1) SOUTH 06 DEGREES 07 MINUTES 30 SECONDS WEST, 36.67 FEET;
 - 2) SOUTH 71 DEGREES 41 MINUTES 17 SECONDS WEST, 153.99 FEET;
 - 3) SOUTH 48 DEGREES 16 MINUTES 38 SECONDS WEST, 96.72 FEET;
 - 4) SOUTH 34 DEGREES 54 MINUTES 14 SECONDS WEST, 215.77 FEET TO THE NORTHERLY LINE OF LOT 1 OF THE ADOBE CREEK RANCH SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 283 & 284.
- RECEPTION NO. 1867828; THENCE NORTH 78 DEGREES 14 MINUTES 04 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1 OF THE ADOBE CREEK RANCH SUBDIVISION, A DISTANCE OF 574.33 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 OF THE ADOBE CREEK RANCH SUBDIVISION; THENCE NORTH 36 DEGREES 48 MINUTES 47 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1 OF THE ADOBE CREEK RANCH SUBDIVISION, A DISTANCE OF 656.34 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 7.00 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS KARGER MINOR SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF FRUITA, MESA COUNTY, COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC UTILITIES THESE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED MULTI-PURPOSE AND UTILITY 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 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 DITCHES 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.

Covenants: Book 2583, PAGE 395

IN WITNESS WHEREOF said owner Bruce Karger, has caused his name to be hereunto subscribed this 9 day of Jan, A.D. 1998

By: Bruce Karger

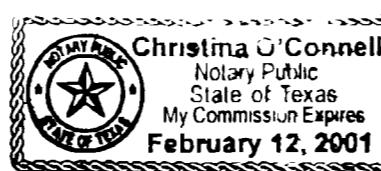
NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Bruce Karger this 9th day of Jan, A.D. 1998

My commission expires 02-12-01

Witness my hand and official seal

Christina O'Connell



IN WITNESS WHEREOF said owner Linda V. Eads, has caused her name to be hereunto subscribed

this 9 day of Jan, A.D. 1998

By: Linda V. Eads

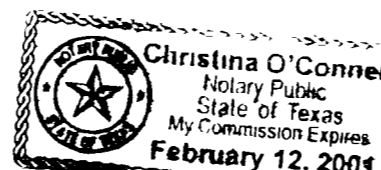
NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Linda V. Eads, this 9th day of Jan, A.D. 1998

My commission expires 02-12-01

Witness my hand and official seal

Christina O'Connell



SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING MAY 1998, 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 14th DAY OF December, 1998

CITY OF FRUITA PLANNING COMMISSION:

Approved this 22 day of April, A.D. 1998 By the Planning Commission of the City of Fruita, County of Mesa, State of Colorado.

David Krasney
Chairperson

FRUITA CITY COUNCIL:

Approved this 20th day of April, A.D. 1998 By the Fruita City Council, County of Mesa, State of Colorado.

John A. Bellin
Chairperson Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this plat of KARGER MINOR SUBDIVISION, was filed for record in the office of the County

Clerk and Recorder of Mesa County at 9:26 A.M. on the 6th day of May, A.D. 1998

In Plat Book 17, Page 63464, Reception Number 1900917, Drawer GG 141, Fee 20.15

Monika Todd
Mesa County Clerk and Recorder

Shirley Howard
Deputy

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBERANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF KARGER MINOR SUBDIVISION.

SIGNED THIS Jan 6 DAY OF _____, 1998

BY: Jack Treece

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA } ss

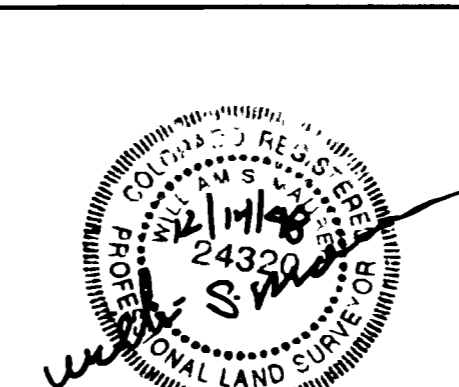
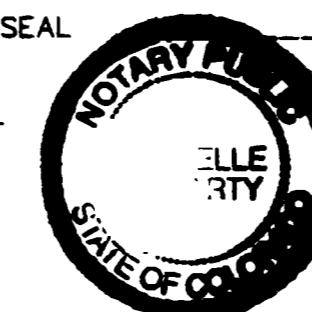
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: Louise Forster

BY: Jack Treece

THIS 6 DAY OF January, A.D. 1998 BY: Michelle McCarty

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 03-06-2002



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

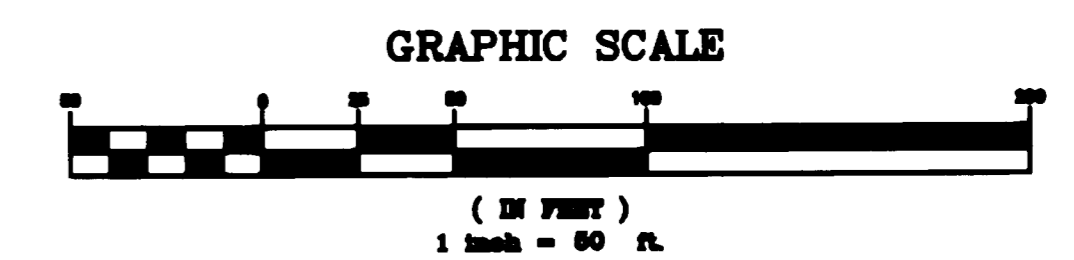
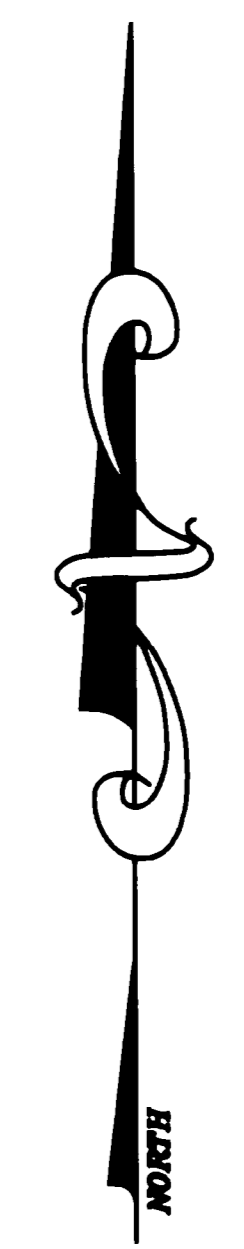
KARGER MINOR SUBDIVISION
A REPLAT OF LOT 2, ADOBE CREEK RANCH.
A PART OF THE NORTHWEST 1/4 OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M.
MESA COUNTY, COLORADO.



737 Horizon Drive, Suite 204
Grand Junction, CO. 81506
Ph. (970) 248-3559
Fax (970) 248-9069

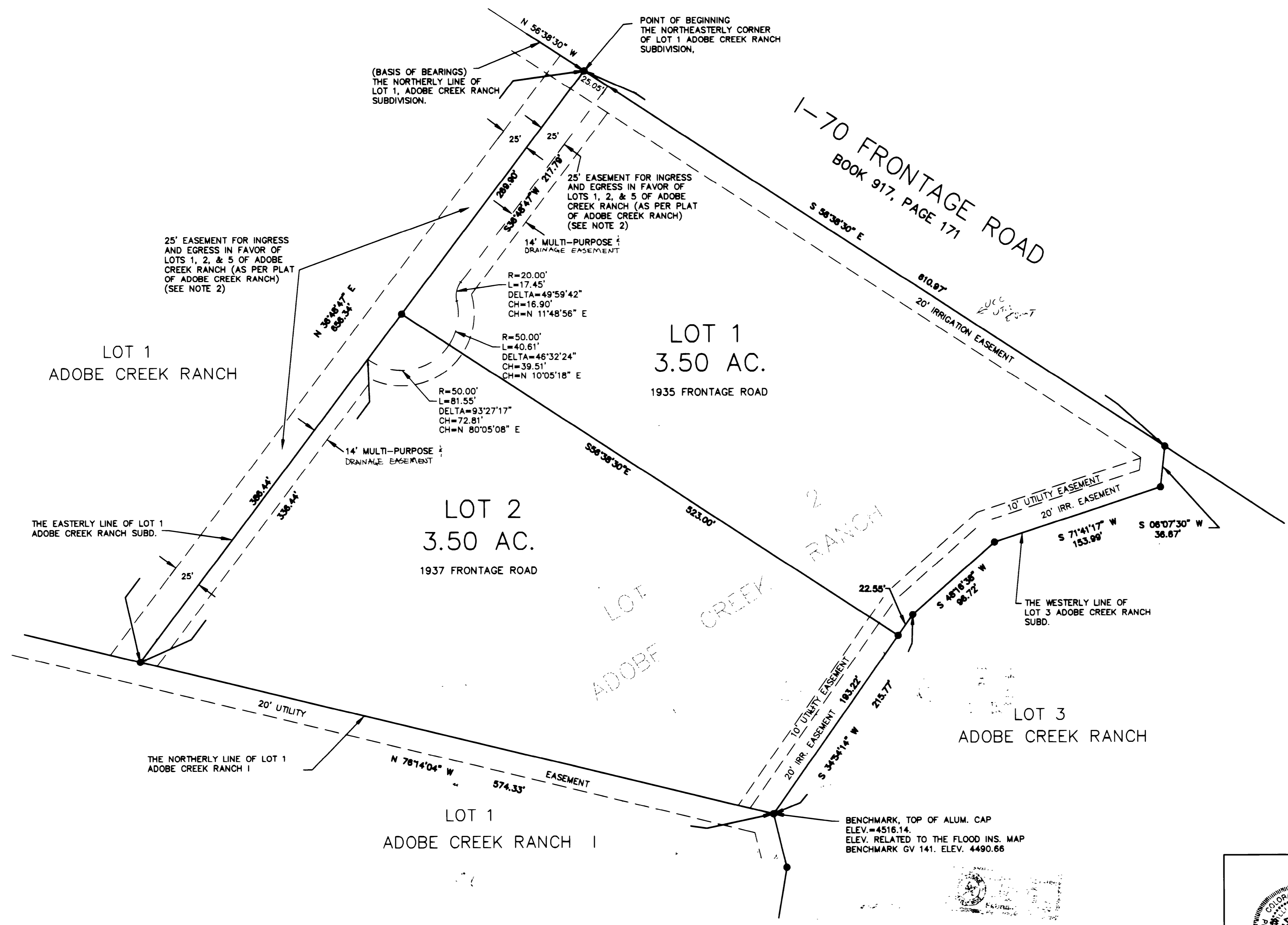
DATE: MAY, 1998 SURVEYED BY: WSM CHECKED BY: WSM
REVISION: JOB NO.: 98093 SCALE: 1"=100' SHEET 1 OF 2

KARGER MINOR SUBDIVISION (A REPLAT OF LOT 2, ADOBE CREEK RANCH) A PART OF THE NW1/4 OF SECTION 27, T1N, R2W, U.M. MESA COUNTY, COLORADO



● DENOTES FOUND NO. 5 REBAR IN CONC. W/ALUM. CAP STAMPED AES PLS 24320.

NOTES:
1. BASIS OF BEARINGS. THE NORTH LINE OF LOT 1, ADOBE CREEK RANCH AS PER THE PLAT OF ADOBE CREEK RANCH SUBDIVISION AS OF RECORD WITH THE MESA COUNTY CLERK AND RECORDERS OFFICE IN PLAT BOOK 16, PAGES 54 & 55, RECEPTION NO. 1822778, DRAWER DD166, HAS A BEARING OF N 56°38'30" W.
2. THE INGRESS & EGRESS EASEMENT AS SHOWN WAS PLATTED SHALL BE IN FAVOR OF LOT 1 ADOBE CREEK RANCH, LOT 1 OF ADOBE CREEK RANCH I AND LOTS 1 & 2 OF KARGER MINOR SUBDIVISION (A REPLAT OF LOT 2, ADOBE CREEK RANCH).



LOT SUMMARY

LOT 1 = 3.50 ACRES OR 50%
LOT 2 = 3.50 ACRES OR 50%
TOTAL AREA = 7.00 ACRES OR 100%

SURVEYOR'S CERTIFICATION
I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING MAY 1998, 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 14TH DAY OF DECEMBER, 1998

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.

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

KARGER MINOR SUBDIVISION			
A REPLAT OF LOT 2, ADOBE CREEK RANCH. A PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M. MESA COUNTY, COLORADO.			
		737 Horizon Drive, Suite 204 Grand Junction, CO. 81506 Ph: (970) 248-3559 Fax: (970) 248-9059	
DATE: MAY, 1998	SURVEYED BY: WSM	CHECKED BY: WSM	
REVISION:	JOB NO.: 98093	SCALE: 1"=50'	SHEET 2 OF 2