

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1912984 07/26/99 0414PM
MONIKA TOOD CLK&REC MESA COUNTY CO
REC FEE \$10.00

PLAT/CONDO BOOK 17

PAGE 130

DRAWER NO HH 11

FEE \$ 10.00

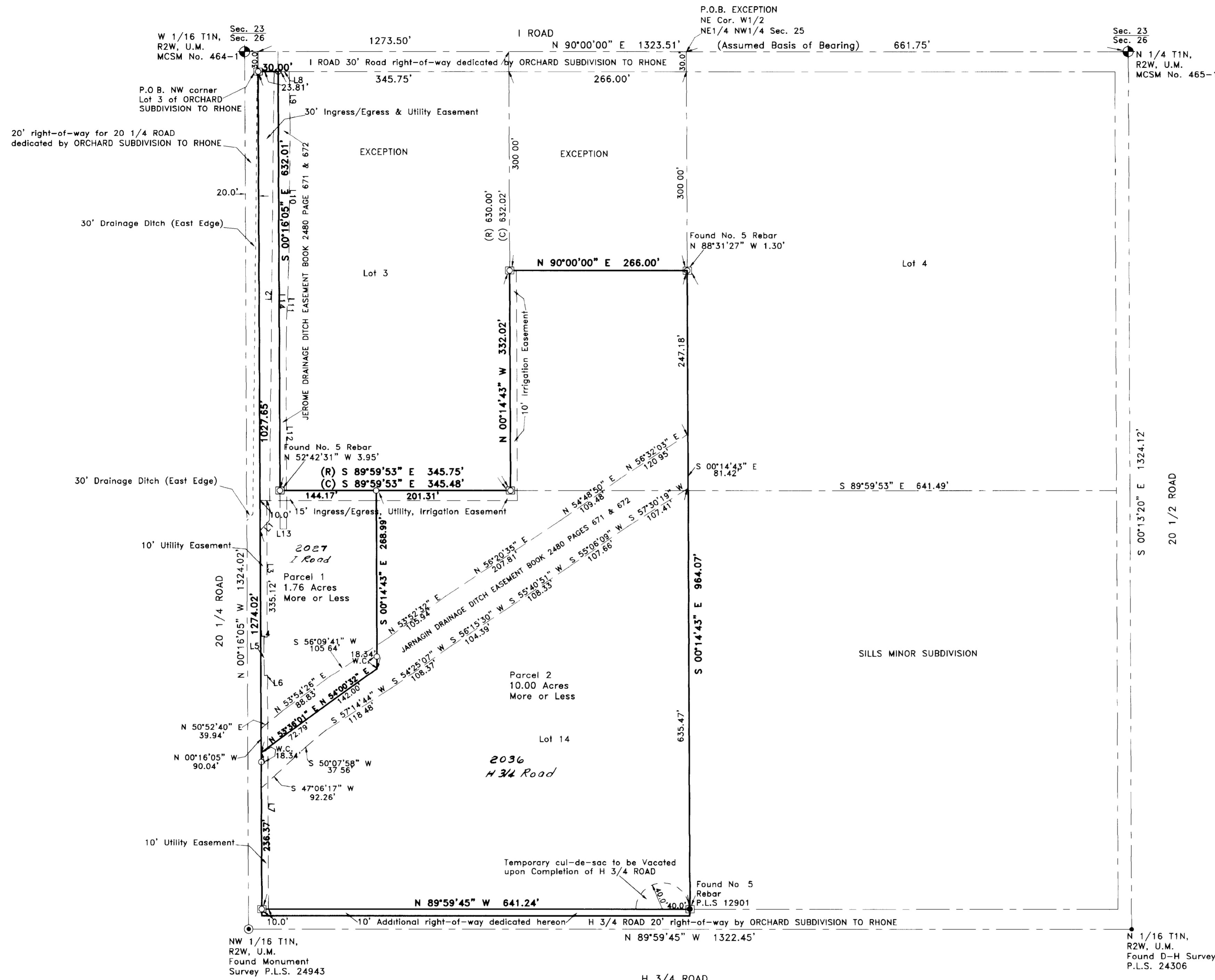
NAME OF PLAT

Kruckenbergs Minor Sub

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Jeffrey J. Kruckenbergs

KRUCKENBERG MINOR SUBDIVISION



LINE TABLE FOR 30' INGRESS EGRESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N 41°58'13\"	20.97'
L2	N 00°33'15\"	678.24'

LINE TABLE FOR 10' UTILITY EASEMENT

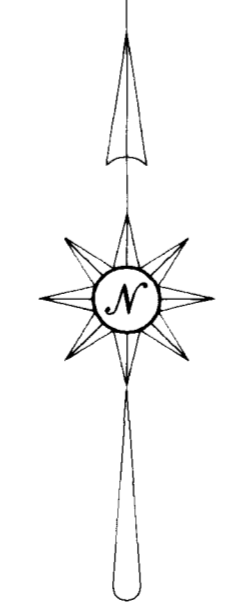
LINE	BEARING	DISTANCE
L3	S 00°16'05\"	206.20'
L4	S 88°19'33\"	5.00'
L5	S 00°16'05\"	58.22'
L6	N 88°19'33\"	5.00'
L7	S 00°16'05\"	352.59'

LINE TABLE FOR JEROME DRAINAGE DITCH EASEMENT

LINE	BEARING	DISTANCE
L8	N 90°00'00\"	16.56'
L9	S 00°59'10\"	83.22'
L10	S 00°31'58\"	212.21'
L11	S 02°05'57\"	107.30'
L12	S 00°10'17\"	287.34'
L13	S 89°43'55\"	9.72'
L14	N 00°16'05\"	690.03'

LEGEND
 ○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
 □ = Set Monument in Concrete

AREA SUMMARY
 Parcels 11.76 acres = 99%
 Streets 0.15 acres = 1%
 Total 11.91 acres = 100%

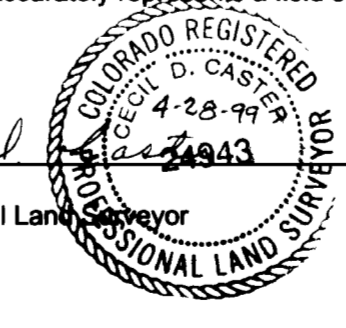


Scale 1"=100'

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of KRUCKENBERG MINOR 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.

Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943



BASIS OF BEARING

A bearing of N90°00'00"E was assumed between the W 1/16 corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian and the N1/4 corner of said Section 26.

NOTICE: RIGHT TO FARM ACT

This property 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 C.R.S. 35-3.5-101.

DEDICATION:

KNOW ALL MEN THESE PRESENTS:
 That Jeffrey J. Kruckenberg is the owner of that real property as recorded in Book 2358 at Pages 575 in the Mesa County Clerk and Recorder's office. Said real property being described as follows: Lot 3 and 14 of ORCHARD SUBDIVISION TO RHONE, Except that tract of land described as follows: Beginning at the Northeast corner of the West half of the Northeast Quarter of the Northwest Quarter of Section 26, Township 1 North, Range 2 West of the Ute Meridian, thence West 266 feet, thence South 330 feet, thence East 266 feet, thence North 330 feet to the point of beginning, And Also Except a tract of land located in Lot 3 of ORCHARD SUBDIVISION TO RHONE, being more particularly described as follows: Beginning at a point on the North line of said Section 26 from which the North 1/4 corner bears East a distance of 1273.5 feet; thence South a distance of 660.00 feet to the South line of said Lot 3, thence East a distance of 345.75 feet, thence North a distance of 660.00 feet to the North line of said Section 26, thence West a distance of 345.75 feet to the point of beginning, Mesa County, Colorado.
 Being more particularly described by metes and bounds as: A tract or parcel of land situated in Lots 3 and 14 of Orchard Subdivision to Rhone and being more particularly described as follows: Beginning at the NW corner of Lot 3 of said Orchard Subdivision to Rhone whose North line is assumed to bear N 90°00'00" E and all bearings contained here in to relative thereto; thence N 90°00'00" E 30.00 feet; thence S 00°16'05" E 632.01 feet to the South line of said lot 3; thence S 89°59'53" E along said south line of lot 3 345.48 feet; thence leaving said South line of lot 3 N 00°14'43" W 332.02 feet, thence N 90°00'00" E 266.00 feet; thence S 00°14'43" E 964.07' along the East line of said lot 3 & 14 to the South line of said lot 14; thence N 89°59'45" W 641.24 feet to the SW lot 14 corner of said lot 14, thence N 00°16'05" W 1274.02 feet along the West line of said lots 3 & 14 to the point of beginning said Tract or Parcel contains 11.91 acres more or less.

That said owner has caused that real property to be laid out and surveyed as the KRUCKENBERG MINOR SUBDIVISION.

That said owner does hereby dedicate and set apart all streets and roads to the County of Mesa and to the use of the public forever and hereby dedicates all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances, thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All ingress and egress easements to the owner's lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also for public services, including but not limited to, postal services, trash collection, fire, police, and emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, and in drainage and detention/retention easements, the right to dredge, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement

IN WITNESS said OWNER has caused their names to be hereunto subscribed

this 14 day of Oct. AD 1998

STATE OF COLORADO)
 COUNTY OF MESA)

Jeffrey J. Kruckenberg



STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th day of Oct. AD 1998

My commission expires Sept 21, 2000

Margaret I. Simonson
 Notary Public

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:14 o'clock P.M. this 26th day of July AD 1998 and is duly recorded in

Plat Book 17 at Page No. 130, Reception No. 1912984

Drawer No. HH 11 Fees 10.00

Monika Todd Clerk and Recorder
 Stephen Henderson Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 22nd day of June A.D. 1998

by the Board of County Commissioners of the County of Mesa, State of Colorado.
 Kathryn Hall
 Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18 day of May 1999 A.D. by the County Planning

Commission of the County of Mesa, State of Colorado.

Thomas A. Benton
 Chairperson

LIENHOLDER APPROVAL

Marie Klasa
 Representative MARIE KLASA VICE PRESIDENT
 DELTA FINANCIAL CORPORATION

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day

of February AD 1998

IRENE BELLOS Notary Public, State of New York
 No. 41-487900
 Qualified in Queens County
 Commission Expires March 23, 2001

Notary Public

KRUCKENBERG MINOR SUBDIVISION
 Located in the NW 1/4 of Section 26,
 Township 1 North, Range 2 West, of the
 Ute Meridian.

Monument Surveying Co
 741 Road Ave.
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4874

DESIGNED _____ FIELD APPROVAL _____
 DRAWN RM & CDC TECHNICAL APPROVAL _____
 CHECKED CDC APPROVED _____
 PREPARED FOR Jeff Kruckenberg JOB NO. 98-30