

LOMA COUNTRY FARMS THREE

BEING A REPLAT OF LOTS 99, 101, 125, 126, AND THE PARTS OF LOTS 124, 131, 132, 133 AND 158 LYING NORTH OF HIGHWAY 6 & 50, ALL IN THE LOMA TOWNSITES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Claudia M. Gray, Terry L. Retherford and Brenda L. Retherford, are the owners of that real property situated in the County of Mesa, State of Colorado and is described in Book 3065 at pages 906-7, and being situated in the NE1/4 Sec. 3, Township 1 North, Range 3 West of the Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat, said property being described as follows:

BEGINNING AT A POINT WHICH LIES N80°00'00"E 651.93 FEET AND S00°00'00"E 30.00 FEET FROM THE E1/16 CORNER ON THE NORTH LINE OF SECTION 3, T1N, R3W OF THE UTE MERIDIAN, THENCE N90°00'00"E 637.08 FEET; THENCE S00°16'59"W 1284.96 FEET; THENCE S00°16'47"W 988.53 FEET; THENCE N57°33'42"W 1832.68 FEET; THENCE N89°37'42"W 474.58 FEET; THENCE N00°31'51"E 735.94 FEET; THENCE S89°59'50"E 6.09 FEET; THENCE N00°16'44"E 317.50 FEET; THENCE S89°59'46"E 644.53 FEET; THENCE S00°16'44"W 634.99 FEET; THENCE N89°59'59"E 667.06 FEET; THENCE N00°16'51"E 634.98 FEET, TO THE POINT OF BEGINNING.

That said owner has caused the said real property to be laid out and surveyed as LOMA COUNTRY FARMS THREE, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as Multi-purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines; together with the right to trim or remove interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

And further dedicates those portions of real property labeled as Utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines; together with the right to trim or remove interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

And further dedicates those portions of real property labeled as Irrigation Easements on the accompanying plat as easements for the installation and maintenance of irrigation lines for the distribution of irrigation water to downstream irrigation water users as well as a private irrigation system to be owned and maintained by the Homeowners Association.

And further dedicates those portions of real property labeled as Drainage Easements on the accompanying plat as easements for the installation and maintenance of drainage facilities for the transportation of storm water runoff;

And further dedicates all Ingress/Egress Easements to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s), their guest(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 14th day of May, A.D. 2002.

Claudia M. Gray, Terry L. Retherford, Brenda L. Retherford
 Claudia M. Gray, Terry L. Retherford, Brenda L. Retherford

STATE OF COLORADO)
) S.S.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th day of May, A.D. 2002, by Claudia M. Gray, Terry L. Retherford and Brenda L. Retherford.

1-24-2006 Margaret M. Benz
 My commission expires: Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) S.S.
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:11 o'clock P.M. this 29th day of May, A.D. 2002, and is duly recorded in Plat Book No. 19, Page 29.

Reception No. 20551676 Drawer No. M.M.I. Fees \$ 10.00

Monika Todd, Sharilyn Howard
 CLERK AND RECORDER DEPUTY

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 22nd day of May, A.D. 2002, Board of County Commissioners of the County of Mesa, Colorado.

Kathryn A. Hall
 Chairman

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the LOMA COUNTRY FARMS THREE Subdivision. Signed this 9th day of May, 2002.

Henry M. Gieske, Jeanine E. Gieske
 by:

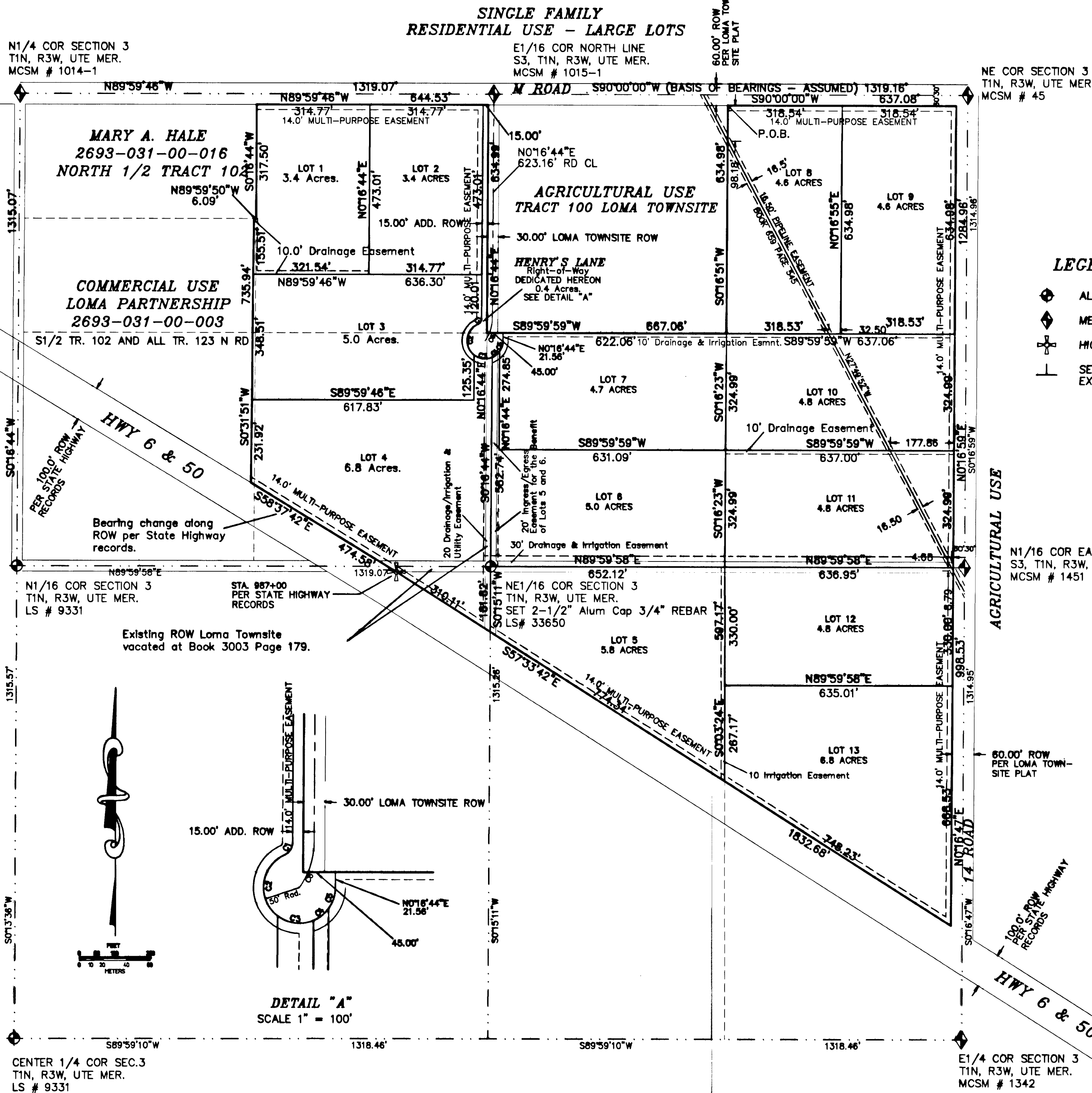
STATE OF COLORADO)
) S.S.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of May, A.D. 2002, by: Henry M. Gieske and Jeanine E. Gieske.

1-24-2006 Margaret M. Benz
 My commission expires: Notary Public

LEGEND

- ALUM. CAP AS NOTED
- MESA COUNTY SURVEY MONUMENTS
- HIGHWAY RIGHT OF WAY MARKERS
- SET NO. 5 REBAR W/CAP LS # 33650 EXTERIOR IN CONCRETE.



PLAT NOTES:

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 Loma Country Farms Three Subdivision and shall result in a vested right for a period of three year(s) from May 17, 2002.

RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-1 01 et seq.

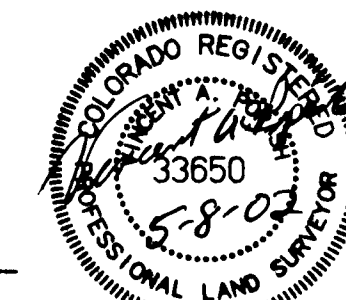
No further subdivision can occur of these lots for a period of 10 years or until such time that the lots are within one mile of an Urban Growth Boundary.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°37'23"	22.56'	20.00'	N32°35'26"E	21.38'
C2	117°45'11"	102.76'	50.00'	S6°01'31"W	85.51'
C3	60°28'53"	52.75'	50.00'	S83°04'31"E	50.34'
C4	31°30'23"	27.49'	50.00'	N50°56'51"E	27.15'
C5	34°54'54"	30.47'	50.00'	N17°44'11"E	30.00'
C6	35°05'48"	67.38'	110.00'	N17°49'38"E	66.33'

BASIS OF BEARINGS STATEMENT
 BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NE1/4 NE1/4 SECTION 3, T1N, R3W, UTE MERIDIAN BEARS S90°00'00"W.

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of LOMA COUNTRY FARMS THREE, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.
 Vincent A. Popish
 Vincent A. Popish, Independent Surveyor
 Colorado Professional Land Surveyor L.S. 33650



RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

LOMA COUNTRY FARMS THREE

FINAL PLAT

IN THE NE1/4 SEC. 3, TOWNSHIP 1 N, RANGE 3 W, UTE MERIDIAN	Client: Claudia Gray
INDEPENDENT SURVEY, INC.	Date: 04/29/2002
Scale: 1" = 200'	Drawn by: vap
Checked by: PWC	File No.: 200352
133 N. 8th Street Fax (970)257-1263 Ph (970)257-7532 Grand Junction, Colorado 81501 Cell (970)261-1409	File Name: lomafarm3

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, OR NO POINT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.