

RANCHO DE FRANCO SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Alvin L. Thorpe and Catherine Thorpe, are the owners of the real property as described in Book 2521 at Page 962 of the records of the Mesa County Clerk and Recorder's Office, being a parcel of land situated in the W1/2 NE1/4 NE1/4 and N1/2 NW1/4 NE1/4 of Section 15, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at N1/4 corner of said Section 15, being a found Mesa County survey marker, the basis of bearing being S00°00'00"W along the west line of the NE1/4 of said Section 15 to the C-N1/16 corner, being another said found Mesa County survey marker; thence S00°00'00"W along said west line a distance of 30.00 feet to the Point of Beginning; thence N89°43'00"E a distance of 1318.31 feet to a set # 5 rebar with a 2" aluminum cap stamped DH SURVEY LS 20677; thence N89°42'35"E a distance of 658.98 feet to another said set rebar and cap; thence S00°03'28"E along the east line of said W1/2 NE1/4 NE1/4 a distance of 1284.59 feet to another said set rebar and cap; thence N89°57'22"W along the south line of said W1/2 NE1/4 NE1/4 a distance of 659.49 feet to the NE1/16 corner of said Section 15, being a found #6 rebar with a 2.5" alum. cap stamped GED SURVEYING LS 16413; thence N00°02'26"W along the west line of said W1/2 NE1/4 NE1/4 a distance of 327.93 feet to another said set rebar and cap; thence N89°56'59"E a distance of 8.60 feet to a found # 5 rebar with a 1.5" plastic cap stamped GED LS 16413; thence N00°00'00"E a distance of 335.74 feet to another said found rebar and cap; thence S89°56'59"W a distance of 1327.45 feet; thence N00°00'00"E a distance of 611.72 feet to the Point of Beginning; Said parcel contains 37.94 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as RANCHO DE FRANCO SUBDIVISION, a land division of a part of the County of Mesa, in the state of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever. All irrigation and access easements designated by use on this plat shall be reserved for the use of the owners of said lots as perpetual easements and subject to only those uses so designated.

All Multi-purpose Easements to the County of Mesa for the use of County approved; utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities.

All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

That all expenses for street paving or the installation of utilities referred to the above, shall be furnished by the seller or the purchaser not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to hereunto subscribed this 14th day of December A.D., 2000.

Alvin L. Thorpe
Alvin L. Thorpe

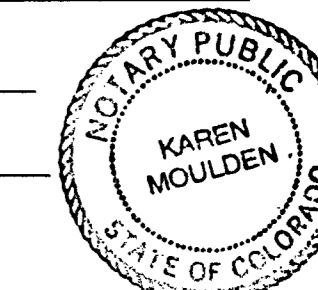
Catherine Thorpe
Catherine Thorpe

STATE OF COLORADO
COUNTY OF MESA }⁵⁵

The foregoing instrument was acknowledged before me this 14th day of December A.D., 2000 by Alvin L. Thorpe and Catherine Thorpe

Witness my hand and official seal: *Karen Moulden*
Notary Public

Address 2452 E Rd Ste 101 Grand Jet.
My commission expires: 6-30-2003



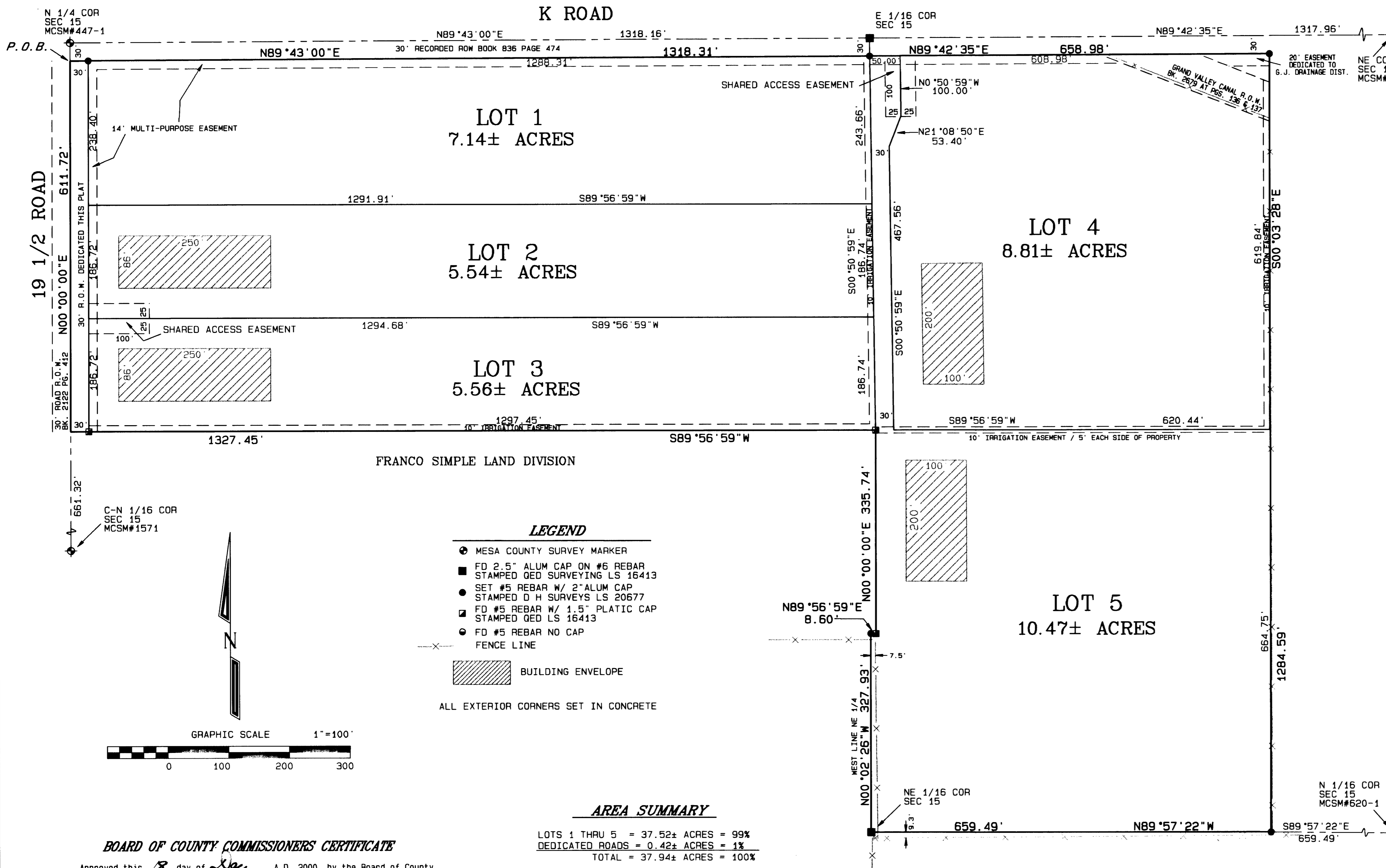
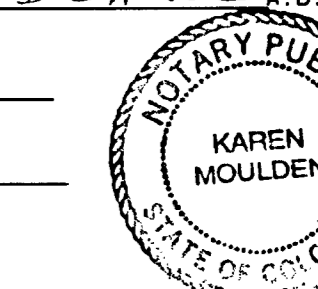
LIENHOLDER: *Sheryl L. Vacker*
Sheryl L. Vacker, Grand Jet Landcare
Farm Credit Bank of Wichita NKA Farm Credit Services of the
245 North Waco
Wichita, KS., 67201

STATE OF COLORADO
COUNTY OF MESA }⁵⁵

The foregoing instrument was acknowledged before me this 14th day of December A.D., 2000 by Sheryl L. Vacker

Witness my hand and official seal: *Karen Moulden*
Notary Public

Address 2452 E Rd Ste 101 Grand Jet
My commission expires: 6-30-2003



LEGEND

- MESA COUNTY SURVEY MARKER
 - FD 2.5" ALUM CAP ON #6 REBAR STAMPED GED SURVEYING LS 16413
 - SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 20677
 - FD #5 REBAR W/ 1.5" PLATIC CAP STAMPED GED LS 16413
 - FD #5 REBAR NO CAP
 - - - FENCE LINE
 - ▨ BUILDING ENVELOPE
- ALL EXTERIOR CORNERS SET IN CONCRETE

AREA SUMMARY

LOTS 1 THRU 5 = 37.52± ACRES = 99%
DEDICATED ROADS = 0.42± ACRES = 1%
TOTAL = 37.94± ACRES = 100%

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18th day of December A.D., 2000, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Soulan B. Romero
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of December A.D., 2000 by the County Planning Commission of the County of Mesa, State of Colorado

Michael W. Drissel
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 02:55 o'clock P.M., this 28th day of December A.D. 2000, and is duly recorded in Plat Book No. 18 at page 74. Reception No. 1778328 Fees 10.00 Drawer No. JJ-52

Elisio Saaba
Deputy

Monika Told
Clerk and Recorder

SURVEYOR'S STATEMENT

I, Michael W Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown hereon.

Michael W Drissel
Michael W Drissel, PLS 20677
Date 12-04-00

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.

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

RANCHO DE FRANCO SUBDIVISION		
LOCATED IN THE		
NE 1/4, SEC 15, T1N, R2W, U.M.		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By	A. V.P.	Checked By
Drawn By	TMODEL	Date
		NOVEMBER 2000
Job No.	412-99-02	Sheet
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