

RHONE RANCH SUBDIVISION

A Replat of Lot 17 and a portion of Lot 28 ORCHARD SUBDIVISION TO RHONE

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned Bradford P. Jefferson and Karen Ann Jefferson are the owners of record of that real property situated in the SW1/4 SE1/4 NW1/4 of Section 26, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Number 1714645 in Book 2139 at Page 582 and Reception Number 1714646 in Book 2139 at Page 583 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows: Commencing at the W1/4 corner of Section 26, Township 1 North, Range 2 West of the Ute Meridian and when aligned with the W1/4 of said Section 26 is recorded as bearing S89°55'00"E and all bearings contained herein to be relative thereto; thence S89°55'00"E 660.99 feet; thence N00°05'48"W along the East line of Lot 28 in Orchard Subdivision to Rhone, 133.88 feet to the point of beginning; also being the North line of the Independent Ranchmen's Ditch as recorded in Book 1292 at Page 615 in the Mesa County Clerk and Recorder's Office; thence continuing N00°05'48"W 1159.79 feet to the South right-of-way of H 3/4 Road; thence along said right-of-way N89°52'57"W 631.35 feet to the East right-of-way of 20 1/4 Road; thence along said right-of-way, S00°06'45"E 865.57 feet to said North line of the Independent Ranchmen's Ditch; thence along said North line, S41°38'56"E 87.40 feet; thence S58°54'15"E 77.68 feet; thence S70°47'50"E 132.62 feet; thence S72°01'02"E 236.44 feet; thence S65°53'42"E 66.59 feet; thence S59°13'57"E 60.31 feet to the point of beginning. Said real property contains 14.95 acres more or less.

Said owner has caused the described real property to be subdivided and to be publicly known as: RHONE RANCH SUBDIVISION.

Said owner does hereby offer the streets and roads shown hereon as a dedication to the public in fee simple interest for any and all road purposes. The cost of any pavement or other improvements within these rights-of-way shall not be the responsibility of Mesa County. Easements designated on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses designated. 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 perpetual right of ingress and egress to the easement.

Said owner hereby acknowledges that all liensholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe here under this 19th day of May, 2000

Bradford P. Jefferson Karen Ann Jefferson
Bradford P. Jefferson Karen Ann Jefferson

NOTARY STATEMENT

STATE OF COLORADO) ss

COUNTY OF MESA)

This plat was acknowledged before me by Bradford P. Jefferson on this 19 day of

May, 2000

My commission expires 1-23-02

Witness my hand and seal Shonda J. Jennings

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss

COUNTY OF MESA)

I certify that this instrument was filed in my office at 11:30 o'clock A. M. on the 30th day of

May, 2000 A.D. and was recorded in Plat Book 17, Page No. 329

Reception No. 1951575, Drawer No. II102, Fees \$10.00

By: Monika Todd Elvio Saaba

Clerk and Recorder

Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

Approved this 26 day of May, 2000 A.D. by the

Board of County Commissioners of the County of Mesa, State of Colorado.

Joshua B. Genova

Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE:

Approved this ___ day of _____, A.D. by the

County Planning Commission of the County of Mesa, State of Colorado.

Chairperson

LIENHOLDER APPROVAL

Dee Dee Schrimsher
By: Dee Dee Schrimsher, Assn. V.P.

NOTARY STATEMENT

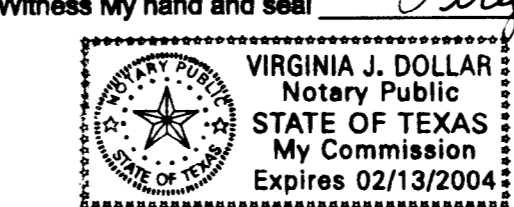
STATE OF Texas) ss

COUNTY OF McLennan)

This plat was acknowledged before me by Dee Dee Schrimsher

On this 23 day of May, 2000. My Commission expires: 2-13-04

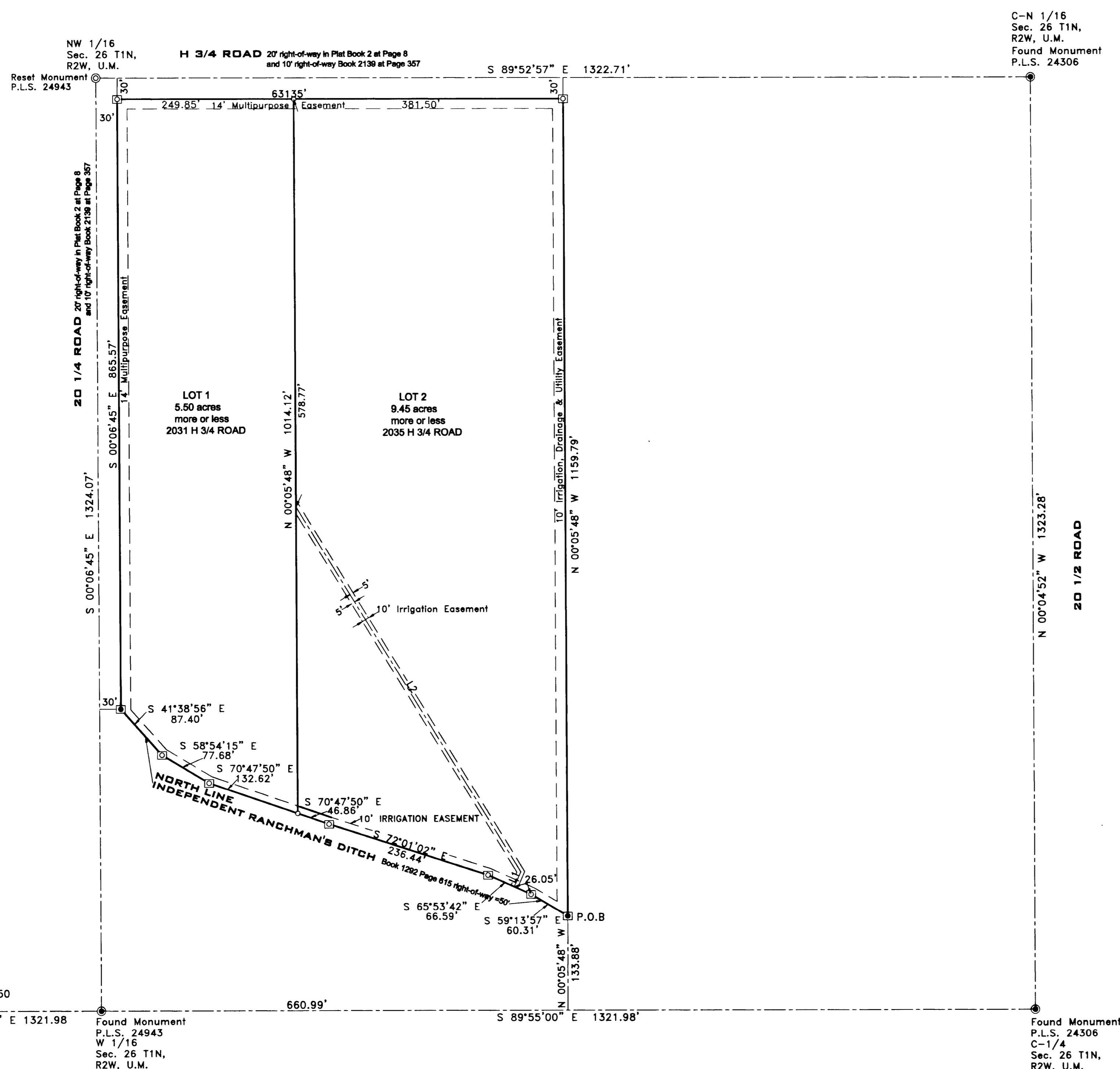
Witness My hand and seal Virginia J. Dollar



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.

RHONE RANCH SUBDIVISION
A Replat of Lots 17 and a portion of Lot 28 ORCHARD SUBDIVISION TO RHONE Located in the Northwest Quarter of Section 26, Township 1 North, Range 2 West, of the Ute Meridian.

DESIGNED _____ FIELD APPROVAL _____ BKH
DRAWN RM TECHNICAL APPROVAL _____
CHECKED CDC APPROVED 5/18/00
PREPARED FOR: Brad Jefferson JOB NO. 00-13



AREA SUMMARY

Parcels 14.95 acres = 100%
Dedicated R.O.W. 0.0 acres = 0%
Total 14.95 acres = 100%

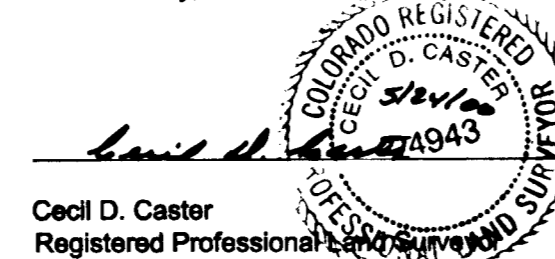
- LEGEND**
- ⊕ = Found Mesa County Survey Marker
 - = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
 - = Set Monument in Concrete
 - = Found No. 5 Rebar as noted
 - ⊙ = Found 3" Aluminum Cap in Monument Box
 - ⊗ = Set #6 Rebar and Aluminum Cap P.L.S. 24943

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 23°56'15" E	23.20'
L2	S 31°21'15" E	607.87'

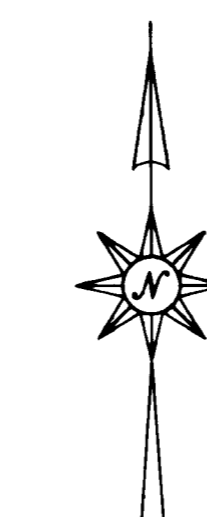
SURVEYORS CERTIFICATION

I Cecil D. Caster, do hereby certify that the accompanying plat of RHONE RANCH 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 Surveyor
P.L.S. No. 24943

Basis of Bearing: A bearing of S89°55'00"E has been recorded in Book 1628 at Page 750 in the Mesa County Clerk and Recorder's Office between the W1/4 corner and W1/16 corner of Section 26, Township 1 North, Range 2 West of the Ute Meridian and used as the Basis of Bearing.



0' 100' 200'
Scale 1"=100'

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

