PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1878620 12/10/98 0423PM Monika Todd Clk&Rec Mesa County Co RecFee \$10.00 SurChg \$1.00

PLAT/CONDO BOOK /6

PAGE 326

DRAWER NO GG27

FEE \$ 10 00 \$ 1 00

NAME OF PLAT Town + Country Acres

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Maves, David

NOTE: the boundary line between the Village at Country Creek Filing No. One and Town & Country Acres LITTLE SALT WASH is Little Salt Wash. This boundary is subject to movement with the natural changes in the wash n-w 1/16 pts 24820 9'55'06' E 872.58' no 20002 The centerline of Little Salt Wash, at the time of this survey, from field data, aerial photography, SCS topography maps and FEMA hazard maps, is shown along the following courses and distances, from the north boundary to the west boundary S03 *28 * 22 * W 504 °02 ' 40 "W S08 '38 48 E S28 '02 '25 E S21 '36 '53 E S17 '10 07"E S01 '43 38"E YILLAGE AT COUNTRY LOT 1 5.050 ACRES S16 *46 16 "W S27 *57 '29 "W S15 *21 '00 "W S06 *35 02 'W S35 *45 '34 "W S39 *37 44 "W CREEK FILING NO. ONE BOOK 16 PAGES 16, 19 & 20 Boundary line as originally platted on Village at Country Creek Filing No. One plat Revised by Affidavit of Correction recorded in Book 2443 at Page 447 to follow the "flowline of Little Salt Wash". S36 '50 '55" W S43 '42 '28" W S47 '24 21 W S59 '29 44 W S52 *07 '30 'W S68 *29 '26 "W S85 *31 '47 "W N72 *07 ' 17 ' W N47 *48 * 56 " W N36 *09 * 29 " W N26 '33 '54"W N11 '05 ' 37 "W N18 '48 '00 "W N32 *39 *39 *W N51 *20 25 W N85 *14 *11 *W S68 *27 *32 *W GRAND VALLEY MAINLINE CANAL S44 '01 44"W S31 *22 '23 W S12 *43 '28 "W S16 '33 '25 "W 12 92 S42 '03 '52 "W S47 '10 14 "W 526 .19 23 E S55 '34 47"W S61 '09 26"W 26 37 #5 w/cap Hogble () S75 *46 ' 03 "W 10 28 S70 *20 ' 02 "W 11 24 S76 *35 49 "W S51 *55 38 "W S39 *05 '38 "W S26 *33 '54 "W LOT 3 18.806 ACRES #5 w/cap plo 4807 #5 w/cap pio 19567 LOT 4 5.010 ACRES 1165 16 1/2 Road N89'55'40"W 1314.08" TITLE CERTIFICATE SURVEYOR'S STATEMENT I. LARRY YENT CERRIPIAN LAND MILE does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in David Maves, free and clear of all liens, taxes, and encumbrances, I, Kenneth Scott Thompson, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a except as follows: true, correct, and complete plat of the TOWN & COUNTRY ACRES, as laid out. platted, dedicated and shown hereon, that such plat was made from an accurate Any and all unpaid taxes, assessments and unredeemed tax sales, if any. survey of said property by me and under my supervision and correctly shows the location and dimensions of the lighte The right of the proprietor of a vein or lode to extract and remove hes ore therefrom EXECUTED this Znd street COTT 1998. should the same be found to intersect said premises as reserved in United States Patent recorded December 4, 1894, in Book 11 at Page 355 Right of way for Little Salt Wash along the Northwesterly boundary of the subject Right of way for the Grand Valley Mainline Canal throught the Easterly portion

of the subject property.

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.

TOWN & COUNTRY ACRES

GRAPHIC SCALE
1"=100'

BASIS OF BEARINGS
The bearings hereon are grid bearings of the Mesa County SIMSLCS
determined by GPS observation on a Mesa County Survey Marker at
the center-north sixteenth corner of Section 9 and a MCSM
brass cap for the center quarter corner of Section 9, Township 2
North, Range 2 West of the Ute Meridian The bearing of this line
is South 00°11'17" East

LEGEND

- FOUND MESA COUNTY SURVEY MARKER BRASS CAP
- O FOUND PIN & CAP AS NOTED
- SET #5 PEBAR/CAP PLS 18480
- O CONCRETE SET AROUND MONUMENT

NOTES (required due to the fact that the referenced improvements were not made at the time of platting; as written by the City of Fruita):

- . At this point in time it appears that the driveway for Lots 2 & 3 has no other access to the general street system until and if the proposed right-of-way is constructed. Access is acceptable on 18 1/2 Road provided that access will continue until such time that other reasonable access to a lower functional street is available and permitted. Back out driveways will not be allowed for Lots 1, 2 or 4. The driveways for Lots 2 & 4 shall be located a minimum of 100 feet from the proposed flowline or edge of pavement of the "proposed" intersecting street when measured from the edge of the driveway nearest the intersecting street. Access to Lot 1 shall be a minimum of 300 feet from the driveway access to Lot 2. Since it does not appear that private driveway access onto this collector can be maintained than it appears that the ingress/egress into Lot 3 must be built.
- 2. All driveways accessing the single family lots shall have a minimum surface width of 18 feet at the edge of pavement and taper to a minimum surface width of 12 feet at a distance of 6 feet from the edge of road and maintain this surface width to the edge of the City road right-of-way
- 3. All driveways and approaches shall be so constructed that they shall not interfere with the drainage system of the street. Drainage structure shall become an integral part of the existing drainage system.
- 4. The horizontal axis of an approach to the 18 1/2 Road shall be perpendicular to the centerline of the highway and extend a minimum of 40 feet beyond the travel way.

AREA SUMMARY

 Roads
 0.908 acres
 02.7%

 Lots
 33.326 acres
 97.3%

 Total
 34.234 acres
 100%

"APPROVAL OF THIS PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-68-103, C.R.S."

DEDICATION

I. David Maves, the sole owner in fee simple of that real property described in Book 2393 at Page 504 of the records of the Mesa County Clerk and Recorder, situated in the southeast quarter of the northwest quarter of Section 9, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, being more particularly described as follows:

All that part of the southeast quarter of the northwest quarter of Section 9, Township 1 North, Range 2 West of the Ute Meridian, lying south and east of Little Salt Wash, Mesa County, Colorado

Have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same TOWN & COUNTRY ACRES, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use the portion of 18 1/2 Road shown hereon; the 100 year flood plain to the City of Fruita for their maintenance; the utility, drainage and irrigation easements shown hereon to the City of Fruita and the owners of the lots hereon platted for utility, drainage and irrigation purposes only; the Grand Valley Canal easement to the Grand Valley Irrigation Company for the operation and maintenance of the existing Grand Valley Mainline Canal:

I hereby accept the responsibility for the completion of all required public improvements for TOWN & COUNTRY ACRES Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this 8 day of Dec , 1998 A.D.

David Mayes

State of Colorado)
ss.
County of Mesa)

The foregoing Certificate of Dedication and Ownership was acknowledged Defore me this 8 day of _____ day of _____ , 19____, by Device Naves & _____

Witness my hand and official seal.

My Commission expires: 3-29-99

Notary Public

Magantanhan

CITY OF FRUITA PLANNING COMMISSION

Chairman Kavary

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council, Colorado, this _____day of _____, 19____, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets of easements dedicated to the public except as specifically agreed to by the Fruita City Council. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council.

CITY OF FRUITA, COLORADO

Lyle Baldwin, Mayor

Witness my hand and seal of the City of Fruita



STEELMAN

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 4:23 o'clock at 1. M., on the 10 day of Occomber, 1998, and is duly recorded in Book 16 at Page 326, as Reception No. 1878 620 Fees 10.00 + \$1.00 MESA COUNTY CLERK & RECORDER

Orawer 6627

Elicio Laabs Deputy

TOWN & COUNTRY ACRES

CITY OF FRUITA

SECTION:SE/4 NW/4 S.9 TWNSHP·1 North RNGE: 2 West MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210

 Grand Junction CO 81505
 (970) 243-6067

 Designed by: kst
 Checked by: drs
 Job No. DMAV001

 dmav001.pro
 Date: Dec 2, 1998
 Sheet 1 of 1