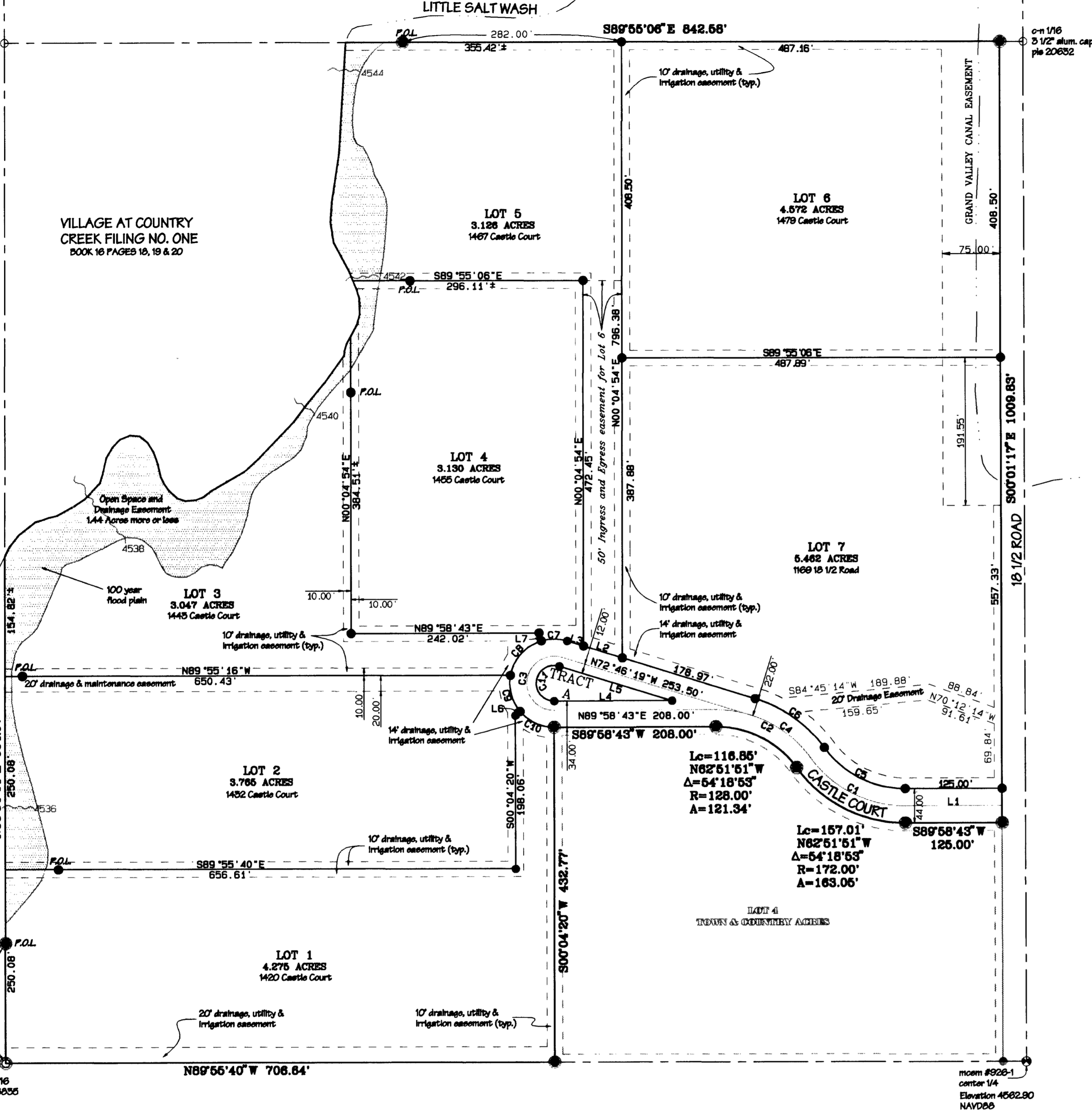


# TOWN & COUNTRY ACRES II

NOTE: the boundary line between the Village at Country Creek Filing No. One and Town & Country Acres is Little Salt Wash. This boundary is subject to movement with the natural changes in the wash. The centerline of Little Salt Wash, as determined in June 1998, 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	142.77
S08°19'26"W	65.16
S04°02'40"W	25.44
S08°38'48"E	27.78
S28°02'25"E	43.77
S21°36'53"E	23.94
S17°10'07"E	10.90
S01°43'38"E	20.24
S16°46'16"W	14.52
S27°57'29"W	28.04
S15°21'00"W	10.07
S06°35'02"W	5.55
S35°45'34"W	42.79
S39°37'44"W	23.37
S36°50'55"W	30.56
S43°42'28"W	62.98
S47°24'21"W	28.19
S69°59'44"W	50.12
S52°07'30"W	11.45
S68°29'26"W	10.94
S85°31'47"W	10.06
N72°07'17"W	17.40
N47°48'56"W	14.46
N36°09'29"W	10.78
N68°33'54"W	9.73
N11°05'37"W	17.40
N18°48'00"W	16.62
N32°39'39"W	15.51
N51°20'25"W	12.86
N85°14'11"W	12.09
S68°27'32"W	13.68
S44°01'44"W	13.97
S31°22'23"W	16.08
S12°43'28"W	21.28
S16°33'25"W	12.92
S42°03'52"W	18.49
S47°10'14"W	10.52
S95°34'47"W	14.59
S61°09'26"W	25.37
S75°46'03"W	10.28
S70°20'02"W	11.24
S76°35'49"W	7.44
S51°55'38"W	25.51
S39°05'38"W	20.70
S26°33'54"W	13.88



**LEGEND**

- FOUND MESA COUNTY SURVEY MARKER BRASS CAP
- FOUND PIN & CAP AS NOTED
- SET #5 REBAR/CAP PLS 18480
- CONCRETE SET AROUND MONUMENT
- BASE FLOOD ELEVATION LINE (IN FEET - NGVD29) FROM FIRM PANEL NUMBER 080194 0001 B

**GRAPHIC SCALE**  
1" = 100'

**BASIS OF BEARINGS**  
The bearings hereon are grid bearings of the Mesa County SIMS/LCS determined by GPS observation on a Mesa County Survey Marker at the center-north sixteenth corner of Section 9 and a MCM 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.

**LINE / CURVE TABLE**

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	125.00			S89°58'43"W	125.00
C1	142.20	150.00	54°18'53"	N62°51'51"W	136.93
C2	142.20	150.00	54°18'53"	N62°51'51"W	136.93
C3	120.49	35.00	197°14'58"	S08°36'12"W	69.21
C4	97.04	150.00	37°03'54"	N54°14'21"W	95.35
C5	121.34	128.00	54°18'53"	N62°51'51"W	116.85
C6	111.27	172.00	37°03'54"	N54°14'21"W	109.34
L2	52.33			N72°46'19"W	52.33
L3	22.21			N72°46'19"W	22.21
L4	33.47	57.00	33°38'54"	N89°35'46"W	33.00
C8	62.76	57.00	63°04'56"	S42°02'19"W	59.63
C9	50.00	57.00	50°15'34"	S14°37'56"E	48.41
C10	50.00	57.00	50°15'34"	S64°53'30"E	48.41
L4	151.64			S89°58'43"W	151.64
L5	151.64			S72°46'19"E	151.64
C11	79.18	23.00	197°14'58"	N08°36'12"E	45.48
L6	7.99			S50°14'17"W	7.99
L7	10.76			N16°25'13"W	10.76

NOTE: No building may be constructed with a finish floor elevation less than 2 feet above the adjacent 100-year flood plain elevation.

Notes: (as required and written by the City of Fruita)

The 50 foot easement for Lot 6 needs to be an all weather surface and the road standard for this common access easement shall have a minimum roadway width of 20 feet with a 2% cross slope and adequate drainage shall be provided. The maximum grade of the road shall be 10% and the alignment with both horizontal and vertical curve data shall be submitted for review. Road construction shall be in accordance with approved road plans based upon City of Fruita design standards except that no curb and gutter is required. The roadway shall be designed to provide surface drainage and directed into drainage courses.

A maintenance agreement shall be signed by each lot owner and recorded by the City acknowledging that the City does not maintain the road.

A registered professional engineer shall certify that road improvements for the 50 foot ingress-egress easement are constructed within legally documented access and conforms to the approved plans and are constructed in accordance with applicable specifications. (City Construction Specifications for Streets).

The horizontal axis of the ingress-egress approaches to Castle Court shall be at a perpendicular angle to the centerline of the street and extend a minimum of 40 feet from the edge of the existing pavement. The minimum section of this access shall be 2 inches of HRP with 6 inches of ABC. The access driveways shall be constructed such that they will not interfere with the drainage system of Castle Court. A drainage structure consisting of a RCP culvert shall be designed to adequately handle the flow in the Castle Court drainage ditch. The same criteria pertains to Castle Court access for Lots 1, 2, 3, 4, and 7.

**AREA SUMMARY**

LOTS	27.377 acres	96.7 %
ROAD	0.825 acres	2.9 %
TRACT	0.101 acres	0.4 %
TOTAL	28.314 acres	100 %

**DEDICATION**

1. 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:

LOTS 1, 2, AND 3 OF TOWN AND COUNTRY ACRES  
Town of Fruita  
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 II, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado; and do hereby make the following dedications and grants:

- All streets shown hereon are hereby dedicated to the City of Fruita for the use of the public forever, and for drainage and underground utility purposes.
- A perpetual, non-exclusive easement over the Open Space and Drainage Easement, to the City of Fruita for the purpose of maintaining the flood plain.
- Perpetual, non-exclusive easements over the entirety of Tract A and all drainage, utility and irrigation easements as shown hereon are hereby granted to the City of Fruita, the Homeowners Association, and reserved to the undersigned owner for the installation, operation, maintenance, repair and replacement of underground utilities and irrigation water lines.
- A perpetual, non-exclusive easement over the Grand Valley Canal Easement is hereby granted to the Grand Valley Irrigation Company for the operation and maintenance of the existing Grand Valley Mainline Canal; and to the Homeowners Association and reserved to the undersigned owner for the installation, operation, maintenance, repair and replacement of irrigation water lines and structures.
- Tract A is to be conveyed to the Town & Country Acres Homeowners Association subject to an easement dedicated hereon and for landscaping purposes;
- The 50' ingress and egress easement shown on Lot 5 is to be granted to the owners of Lot 6 for vehicular and pedestrian purposes.

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 26 day of JANUARY, 2000.

David Maves

State of Colorado }  
County of Mesa }



The foregoing Certificate of Dedication and Ownership was acknowledged before me this 26th day of JANUARY, 2000, by David Maves.

Witness my hand and official seal,  
My Commission expires: 02/17/02

Notary Public Lanette K. Garnett

**CITY OF FRUITA PLANNING COMMISSION**  
This plat approved by the City of Fruita Planning Commission the 31 day of JANUARY, 2000.

David Maves  
Chairman

**FRUITA CITY COUNCIL CERTIFICATE**

This plat approved by the Fruita City Council, Colorado, this 31st day of JANUARY, 2000, 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

By: Lyle Baldwin  
Lyle Baldwin, Mayor

Witness my hand and seal of the City of Fruita, Colorado.

ATTEST: Margaret Johnson  
City Clerk

**TITLE CERTIFICATE**

LARRY VENTLAND, TITLE 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, except as follows:

Any and all unpaid taxes, assessments and unredeemed tax sales, if any.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom 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 Northwestly boundary of the subject property.

Right of way for the Grand Valley Mainline Canal through the Easterly portion of the subject property.

EXECUTED this 26th day of JANUARY, 2000.

L. DVA

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.

"APPROVAL OF THIS PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-66-103, C.R.S."

**SURVEYOR'S STATEMENT**

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 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 survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots.

EXECUTED this 26th day of JANUARY, 2000.

Kenneth Scott Thompson  
Kenneth Scott Thompson P.L.S. 18480

**CLERK AND RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 12:05 o'clock at P. M., on the 10th day of March, 2000, and is duly recorded in Book 17 at Page 290, as Reception No. 1948047. Fees \$ 10.00.

MESA COUNTY CLERK & RECORDER II 71  
Monika Todd DRAWER NO

By: Elicia Laabs  
Deputy

**TOWN & COUNTRY ACRES**  
TOWN OF FRUITA

SECTION: SE/4 NW/4 S.9 T1N R2W MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6087

Designed by: kst Checked by: drs Job No. 0377-002  
0377 maves\plan2 Date: Jan 26, 2000 Sheet 1 of 1