

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1860169 08/17/98 0841AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 249

DRAWER NO FF 143

FEE \$ 10<sup>00</sup> / 00

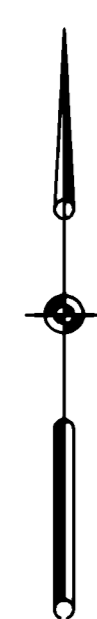
NAME OF PLAT Village at Country Creek 1

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Sunshine of the Redlands Inc

COMMON INTEREST COMMUNITY MAP OF  
**VILLAGE AT COUNTRY CREEK 1**  
 LOT 1, BLOCK 2, VILLAGE AT COUNTRY CREEK, FILING ONE

N



FEET 10 0 10 FEET  
 GRAPHIC SCALE  
 SCALE 1 INCH = 10 FEET

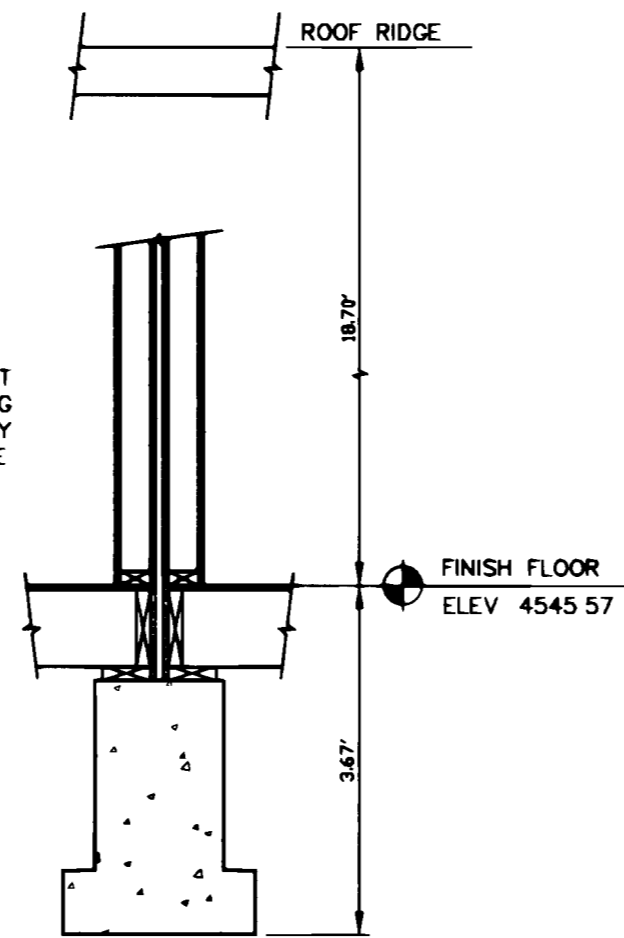
**LEGEND**

- L.C.E. LIMITED COMMON ELEMENT  
 FOUND THIS SURVEY, 5/8" REBAR  
 AND ALUMINUM CAP MARKED  
 BANNER 19597

**NOTES**

- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discovered 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.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
- BASIS OF BENCHMARKS: P081 of 1995 GPS Geodetic Control Network MCSM No. 268-1 at the NW corner of Section 9, T1N, R2W, U.M. Elevation 4573.44 feet.
- BENCH MARK NO. 1: N 1/16 Corner Sections 8 and 9 T1N R2W U.M. MCSM No. 1051 Elevation 4553.62 feet.
- BASIS OF BEARINGS: The north line of Lot 1 Block 2 having a bearing of N 90°00'00" E as shown on the Plot of Village at Country Creek Filing No. One as recorded in Plot book 16 at Pages 18 through 20 in the records of the Mesa County Clerk and Recorder. Both ends of said line are No. 5 rebar and aluminum cap marked Banner, 19597.

NOTE: THE VERTICAL BOUNDARY OF UNIT CONTINUES FROM THE BOTTOM OF FOOTING THROUGH THE ROOF OF A SINGLE STORY STRUCTURE.



TYPICAL UNIT COMMON WALL CROSS-SECTION  
 N.T.S.

**CLERK AND RECORDER'S CERTIFICATE**

State of Colorado }  
 County of Mesa }

I hereby certify that this Map of Village at Country Creek 1 was filed for record in the office of the County Clerk and Recorder of Mesa County at 8:41 a.m. on this 14th day of August, A.D. 1998.  
 Page 249 Reception Number 1860167 Drawn FF 143  
 Fee = 10.00

*Monika Sode*  
 Mesa County Clerk and Recorder  
*Shirley Howard*  
 Deputy

**CITY OF FRUITA PLANNING COMMISSION CERTIFICATE**

Approved this 13 day of August, A.D. 1998 by the Planning Commission of the City of Fruita, County of Mesa.

*David Krasny*  
 Chairman

**FRUITA CITY COUNCIL CERTIFICATE**

Approved this day of August, A.D. 1998 by the Fruita City Council of the City of Fruita, County of Mesa.

*John A. Ballman*  
 Mayor

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Sunshine of the Redlands Inc. a Colorado Corporation, being the sole owners of Lot 1, Block 2 of Village at Country Creek, Filing No. One as recorded in Plat Book 16 at Pages 18 through 20 in the records of the office at the Mesa County Clerk and Recorder, does hereby dedicate, grant and submit the said real property and the easements, together with all improvements thereon to common interest ownership under the name and style of VILLAGE AT COUNTRY CREEK 1 with the various portions of such real property and easements being designated for separate and common ownership in accordance with the Plat shown hereon.

**DESCRIPTION OF VILLAGE AT COUNTRY CREEK 1**

Lot 1 Block 2 of Village of Country Creek Filing No. One as recorded in Plat Book 16 at Pages 18 through 20 in the records of the office at the Mesa County Clerk and Recorder located in the NW 1/4 of Section 9 Township 1 North Range 2 West of the Ute Meridian County of Mesa State of Colorado.

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon.

Sunshine of the Redlands Inc., A Colorado Corporation  
 By John T. Moir, Secretary/Vice President

IN WITNESS WHEREOF, I hereunto affix my hand this 7th day of August, 1998.

*John T. Moir*  
 Secretary/Vice President

**ACKNOWLEDGEMENT OF OWNER**

State of Colorado }  
 County of Mesa }

On this 14th day of August, A.D. 1998, before me the undersigned officer personally appeared John T. Moir and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

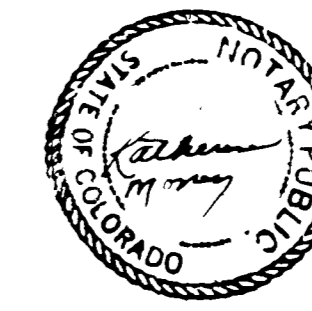
IN WITNESS WHEREOF I hereunto affix my hand and official seal.

My commission expires 11-4-98.

*Richard H. Moir*  
 Notary Public

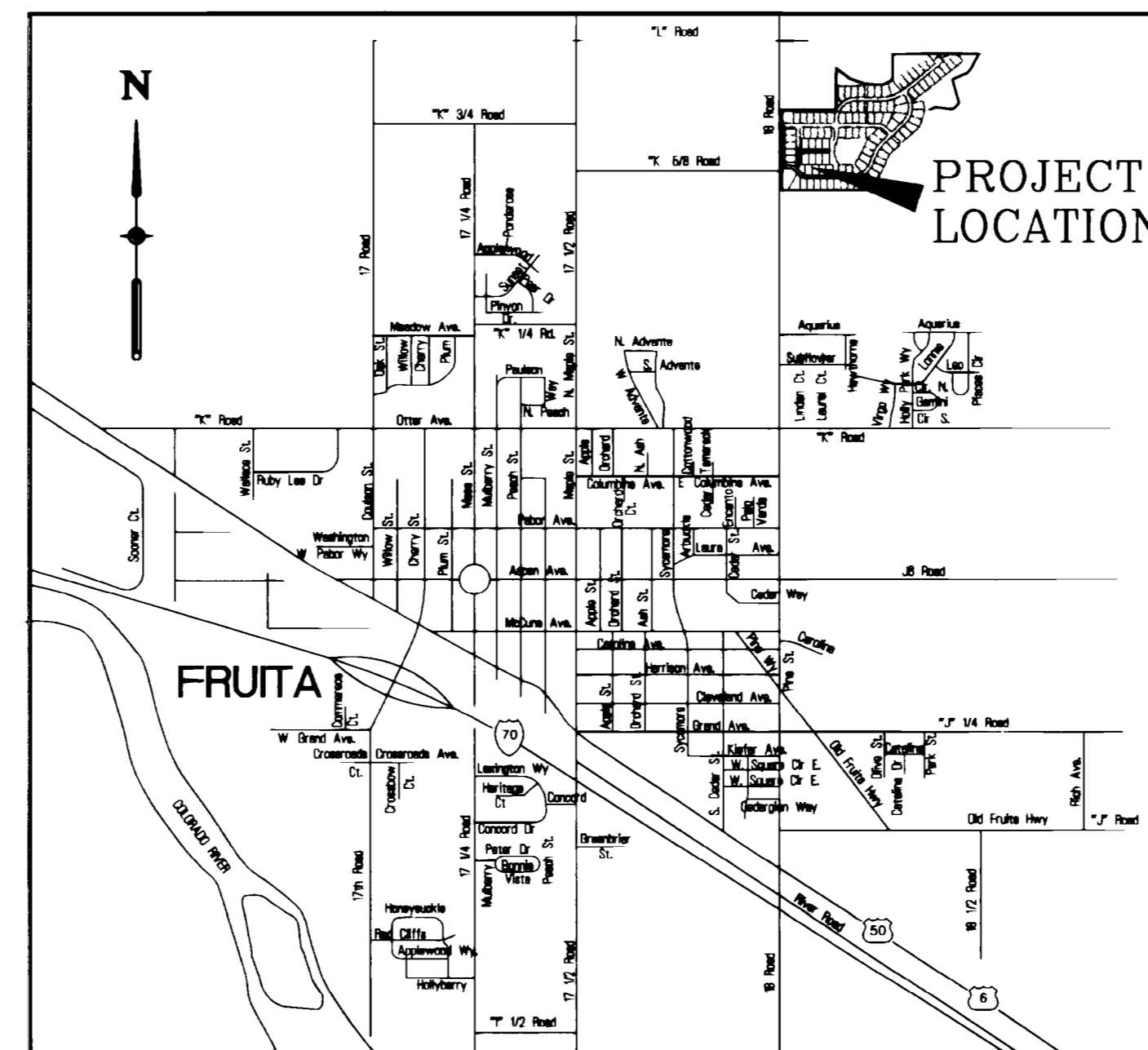
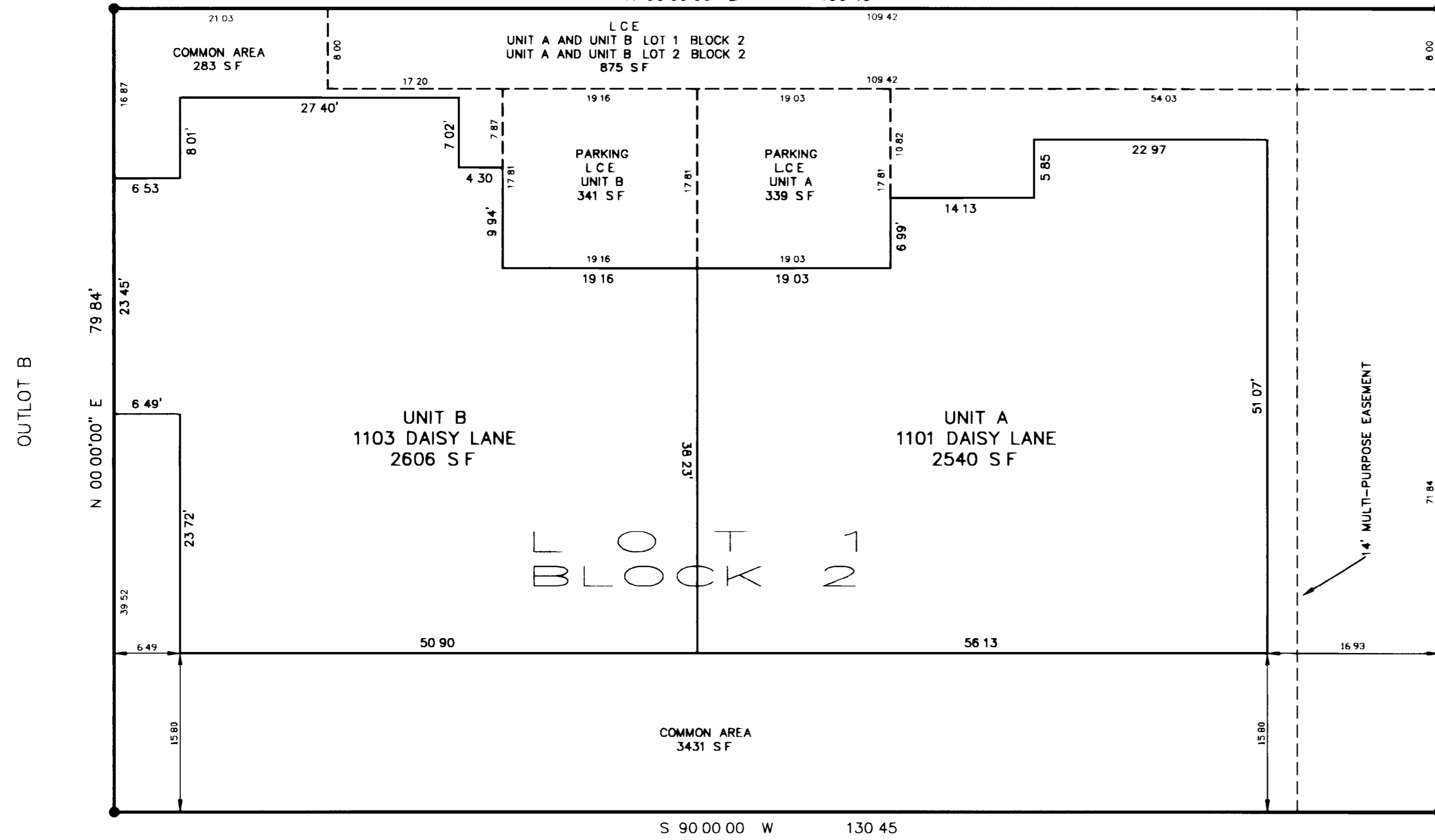
**DECLARATIONS**

The Declaration of Common Interest for Village at Country Creek 1 is recorded in Book 2475 at Page 505 in the records of the Mesa County Clerk and Recorder.



**LOT 2**

BASIS OF BEARINGS  
 N 90°00'00" E 130 45'



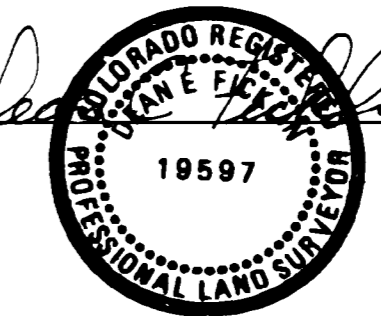
VICINITY MAP

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Banner Associates Inc. and a Professional Land Surveyor licensed under the laws of the state of Colorado do hereby state that this map of Village at Country Creek 1 shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable requirements of a common interest plat pursuant to CRS 38-33-209 and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 20 day of July, A.D. 1998.

*Dean E. Ficklin*  
 Dean E. Ficklin  
 PLS 19597



COMMON INTEREST COMMUNITY MAP OF  
**VILLAGE AT COUNTRY CREEK 1**  
 LOT 1, BLOCK 2, VILLAGE AT COUNTRY CREEK, FILING ONE

BANNER ASSOCIATES, INC  
 GRAND JUNCTION, COLORADO  
 SCALE 1" = 10' JOB NO. 83530801 DATE 7-20-98 SHEET NO. 1 OF 1