

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1816609 0413PM 10/14/97
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 16 PAGE 18, 19, 20

DRAWER NO PD 137

FEE \$ 30.⁰⁰ + 1.⁰⁰

NAME OF PLAT Village at Country Creek F1

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Sunshine of the Redlands Inc.

VILLAGE AT COUNTRY CREEK, FILING NO ONE

NW 1/4 OF SECTION 9, T.1N, R.2W, U.M
MESA COUNTY, COLORADO



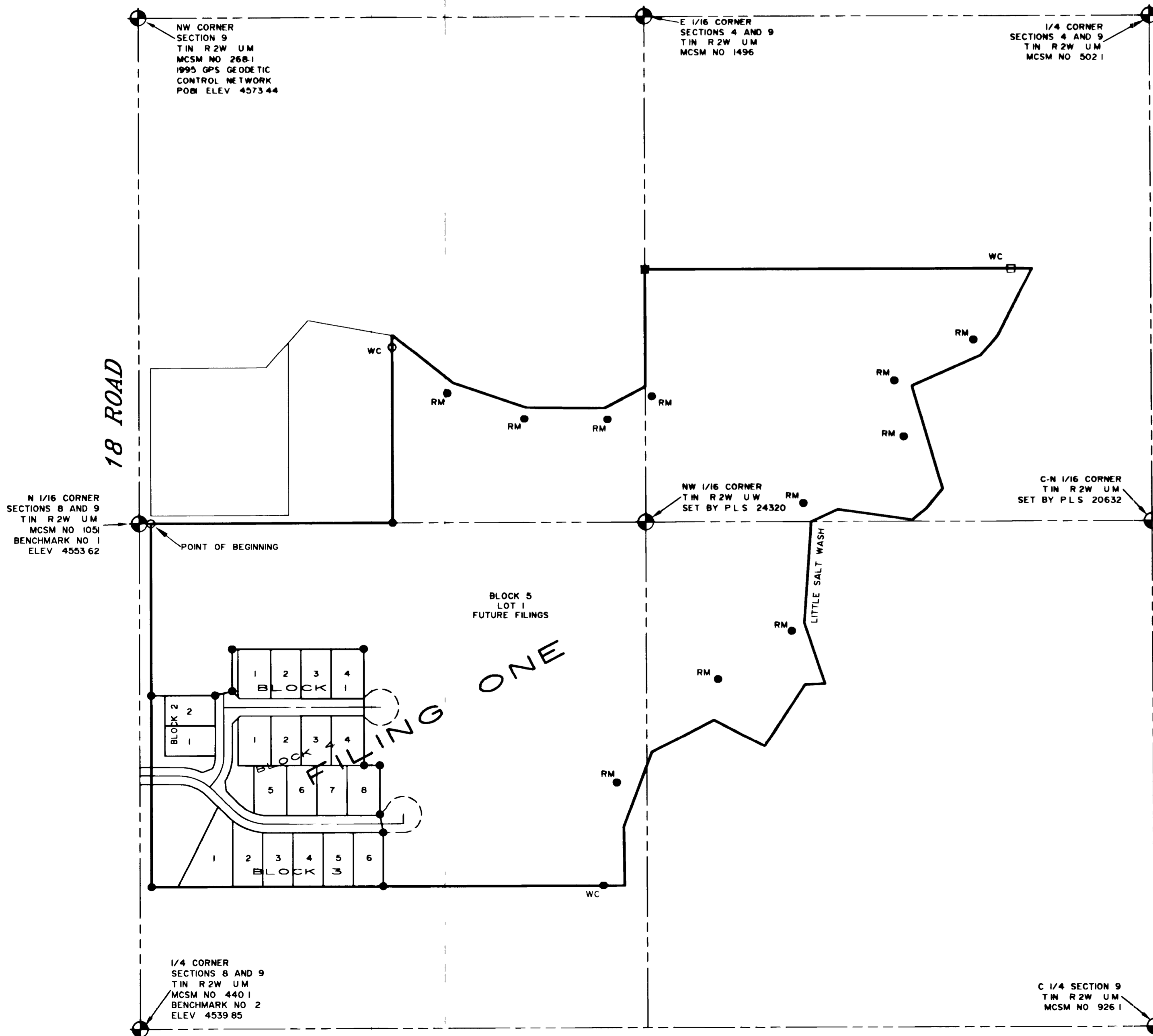
FEET 200 0 200 FEET
GRAPHIC SCALE
SCALE 1 INCH = 200 FEET

LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE PLS 19597
 - FOUND THIS SURVEY 5/8 REBAR AND ALUMINUM CAP PLS 4307
 - FOUND THIS SURVEY, 5/8" REBAR
 - FOUND THIS SURVEY, 5/8 REBAR AND ALUMINUM CAP, PLS 24320
 - ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - WC WITNESS CORNER
 - RM REFERENCE MARKER
- A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS AT ALL CORNERS TO COMPLY WITH CRS-38-51-105(3A)

NOTES

- 1 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 CERTIFICATION SHOWN HEREON
- 2 BASIS OF BEARINGS THE LINE BETWEEN THE W 1/4 CORNER AND N 1/16 CORNER BOTH OF SECTION 9 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN HAVING A BEARING OF NORTH AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 2261 AT PAGES 807 AND 808 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER BOTH ENDS OF SAID LINE ARE MARKED WITH MESA COUNTY SURVEY MARKERS
- 3 BASIS OF BENCHMARKS PBM OF 1995 GPS GEODETIC CONTROL NETWORK MCSM NO 2681 AT THE NW CORNER OF SECTION 9 T.1N, R.2W, U.M ELEVATION - 4573.44 FEET
- 4 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
- 5 LOT 1, BLOCK 5 IS SUBJECT TO DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS AS PROVIDED IN ARTICLES XIII, XIV, AND XV OF THE DECLARATION FOR COUNTRY CREEK PATIO HOMES RECORDED HERewith IN THE LAND RECORDS OF MESA COUNTY COLORADO



CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss

I hereby certify that this Plat of Village at Country Creek Filing No One was filed for record in the office of the County Clerk and Recorder of Mesa County of 1997 Book 16 Page 19, 20 Reception Number 1816609 Drawer # 00187
Fee \$ 30.00 + 1.00

Monika Tadol
Mesa County Clerk and Recorder

Kathy Wood
Deputy

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 5th day of Sept A.D. 1997 by the Planning Commission of the City of Fruita, County of Mesa

David M. Coff
Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 15th day of Sept A.D. 1997 by the Fruita City Council of the City of Fruita, County of Mesa

John M. Baldwin
Mayor

LIEN HOLDER'S CERTIFICATE

This Plat of Village at Country Creek is hereby approved by Mary Lee Carlson as lien holder this 21st day of August A.D. 1997

Mary Lee Carlson
Mary Lee Carlson

ACKNOWLEDGEMENT OF LIEN HOLDER

State of Colorado)
County of Gunnison) ss

On this 21st day of August A.D. 1997 before me the undersigned officer personally appeared Mary Lee Carlson and acknowledged that she executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF I hereunto affix my hand and official seal this 21st day of August 1997

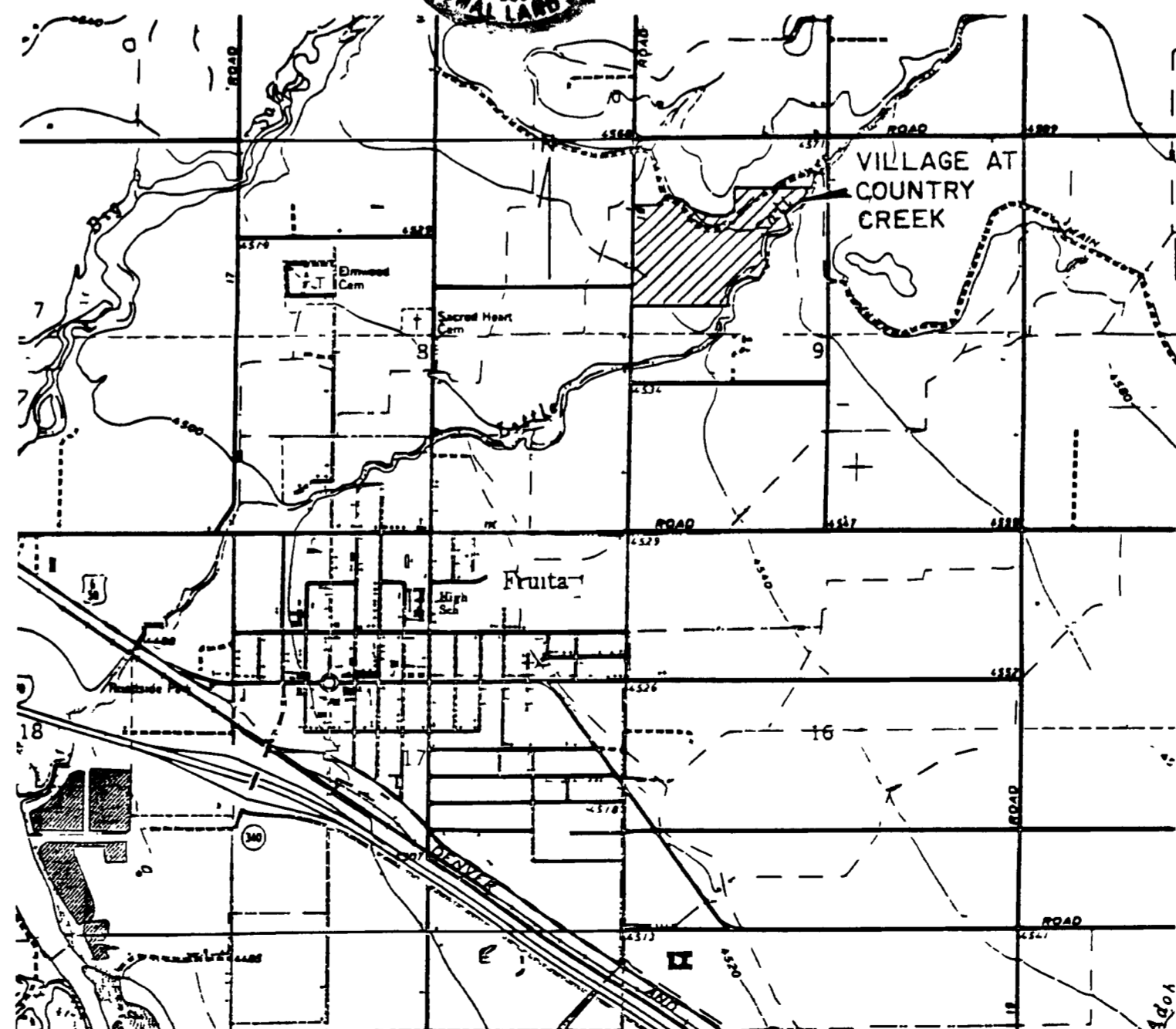
Courtney Baker
Notary Public

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that the plat of Village at Country Creek Filing No One a subdivision in the City of Fruita, Mesa County, Colorado shown hereon has been prepared under my direct supervision and accurately represents a field survey conducted under my direct supervision to the best of my knowledge and belief

IN WITNESS WHEREOF I hereunto affix my hand and official seal this 22nd day of July 1997

Dean E. Ficklin
P.L.S. 19597



VICINITY MAP

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 the property described in the instrument recorded in Book 2261 of Pages 807 and 808 in the records of the office of the Mesa County Clerk and Recorder does hereby plat said real property under the name and style of VILLAGE AT COUNTRY CREEK FILING NO ONE in accordance with the Plat shown hereon

DESCRIPTION OF VILLAGE AT COUNTRY CREEK FILING NO ONE

A tract of land 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 more particularly described as follows:

Beginning at a point on the easterly right of way line of 18 Road, whence the N 1/16 corner of Sections 8 and 9 Township 1 North Range 2 West Ute Meridian bears N 89° 54' 30" E 30.00 feet

- 1 Thence N 89° 54' 30" E 625.87 feet
- 2 Thence N 00° 02' 52" W 489.50 feet
- 3 Thence S 79° 52' 23" E 131 feet
- 4 Thence S 5° 23' 34" E 199.64 feet
- 5 Thence S 71° 16' 13" E 200.58 feet
- 6 Thence S 89° 33' 45" E 202.92 feet
- 7 Thence N 62° 10' 39" E 19.31 feet
- 8 Thence N 00° 05' 44" W 305.74 feet
- 9 Thence N 89° 54' 08" E 1002.15 feet
- 10 Thence S 26° 53' 07" W 193.39 feet
- 11 Thence S 40° 04' 47" W 68.94 feet
- 12 Thence S 65° 07' 24" W 195.48 feet
- 13 Thence S 16° 28' 29" E 280.50 feet
- 14 Thence S 39° 39' 54" W 66.21 feet
- 15 Thence S 5° 16' 26" W 46.75 feet
- 16 Thence N 82° 05' 36" W 194.84 feet
- 17 Thence S 65° 23' 37" W 75.99 feet
- 18 Thence S 04° 00' 45" W 264.83 feet
- 19 Thence S 18° 35' 22" E 168.53 feet
- 20 Thence S 81° 37' 00" W 52.05 feet
- 21 Thence S 33° 19' 21" W 191.40 feet
- 22 Thence N 62° 28' 22" W 147.94 feet
- 23 Thence S 62° 23' 30" W 188.98 feet
- 24 Thence S 20° 40' 53" W 205.50 feet
- 25 Thence S 00° 43' 54" E 155.16 feet
- 26 Thence S 89° 54' 33" W 1229.00 feet
- 27 Thence N 00° 00' 00" E 948.59 feet to the point of beginning

Village at Country Creek Filing No One as described above contains 30.202 acres more or less

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat hereon as follows:

- 1 All Streets and Rights-of-Way to the City of Fruita for the use of the public forever
- 2 All Multi-Purpose Easements to the City of Fruita for the use of public utilities as perpetual easements for the installation operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines cable TV lines natural gas pipelines sanitary sewer lines water lines telephone lines and also for the installation and maintenance of traffic control facilities street lighting street trees and grade structures
- 3 All Utility Easements to the City of Fruita for the use of public utilities as perpetual easements for the installation operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines cable TV lines natural gas pipelines sanitary sewer lines water lines and telephone lines
- 4 All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems
- 5 All Grand Valley Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the use of the Grand Valley Irrigation Company its successors and assigns for the installation operation maintenance and repair of Grand Valley Irrigation Company water transmission facilities
- 6 All Drainage Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas through natural or man made facilities above or below ground
- 7 All Grand Junction Drainage District Easements to the City of Fruita for the use of the Grand Junction Drainage District its successors and assigns for the installation operation maintenance and repair of Grand Junction Drainage District facilities
- 8 Outlet A to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easement for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted and also for the conveyance of runoff from upstream areas
- 9 Outlets B through D inclusive to the owners (Property/Homeowners Association) of the lots and tracts hereby platted for the purpose of common open space
- 10 Temporary turn around easement to the City of Fruita for the use of the public Temporary turn around easement to be extinguished with future filings

All easements include the right of ingress and egress on along over under and through and across by the beneficiaries their successors or assigns together with the right to trim or remove interfering trees and brush and in Drainage and Detention/Retention easements the right to dredge provided however that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner Furthermore the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

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

IN WITNESS WHEREOF I hereunto affix my hand this 16th day of September 1997

John T. Moir
Secretary/Vice President

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
County of Mesa) ss

On this 16th day of September A.D. 1997 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 this 16th day of September 1997

John T. Moir
Notary Public

Roseann Kibben-Ritt
Notary Public

VILLAGE AT COUNTRY CREEK
FILING NO ONE

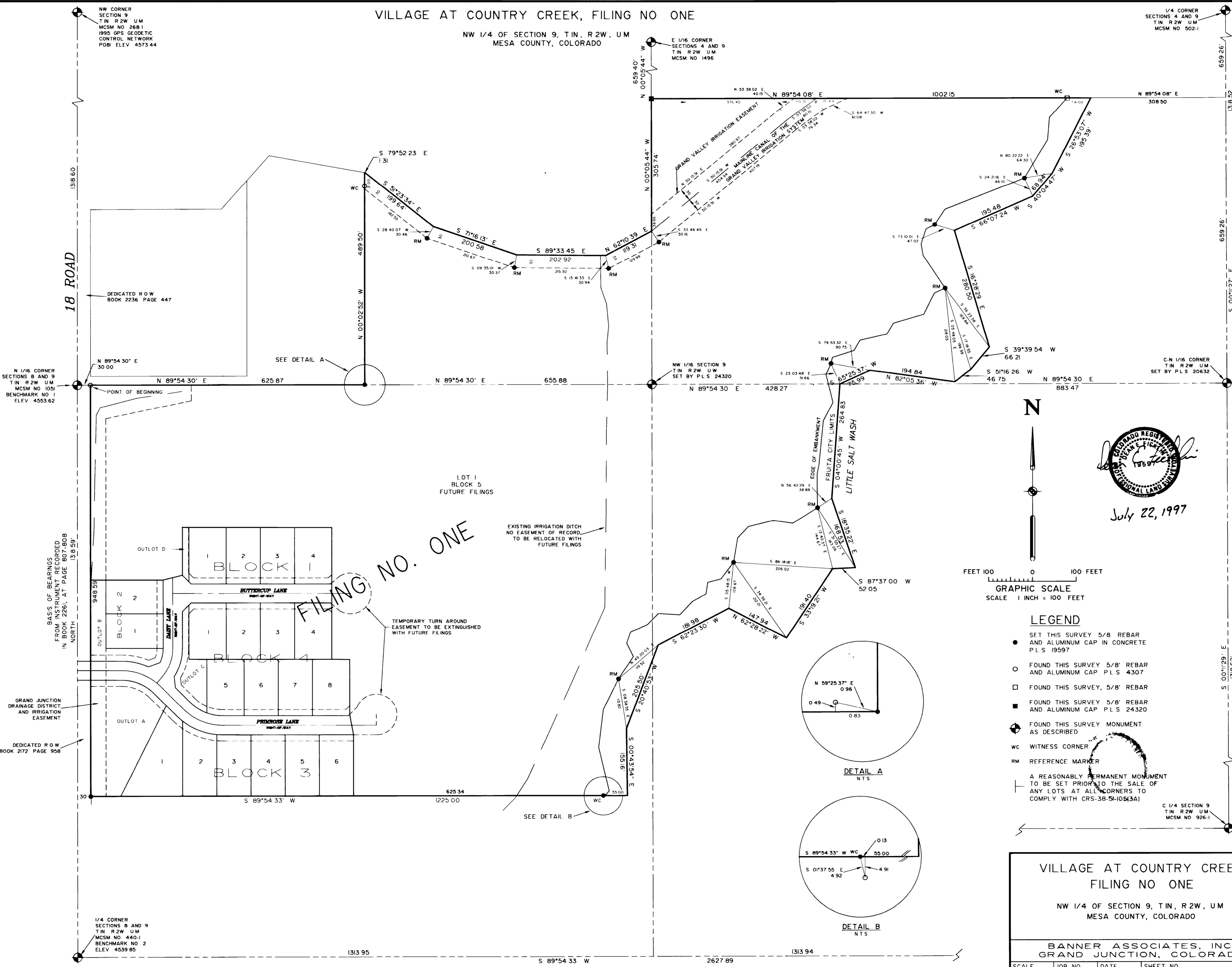
NW 1/4 OF SECTION 9, T.1N, R.2W, U.M
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

| | | | |
|-----------|---------|---------|----------|
| SCALE | JOB NO | DATE | SHEET NO |
| 1" = 200' | 8353-01 | 7-21-97 | 1 OF 3 |

VILLAGE AT COUNTRY CREEK, FILING NO ONE

NW 1/4 OF SECTION 9, T.1N, R.2W, U.M
MESA COUNTY, COLORADO



NW CORNER SECTION 9
T.1N, R.2W, U.M
MCSM NO. 268.1
1995 GPS GEODETIC CONTROL NETWORK
POB ELEV. 4573.44

1/4 CORNER SECTIONS 4 AND 9
T.1N, R.2W, U.M
MCSM NO. 502-1

E 1/16 CORNER SECTIONS 4 AND 9
T.1N, R.2W, U.M
MCSM NO. 1496

NW 1/16 SECTION 9
T.1N, R.2W, U.M
SET BY P.L.S. 24320

C 1/16 CORNER T.1N, R.2W, U.M
SET BY P.L.S. 20632

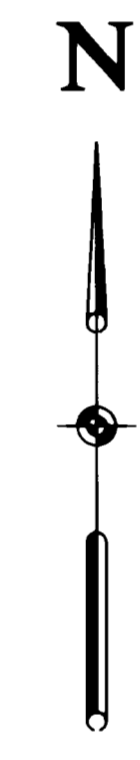
N 1/16 CORNER SECTIONS 8 AND 9
T.1N, R.2W, U.M
MCSM NO. 1051
BENCHMARK NO. 1
ELEV. 4553.62

BASIS OF BEARINGS FROM INSTRUMENT RECORDED IN BOOK 2261, AT PAGE 807-808 NORTH

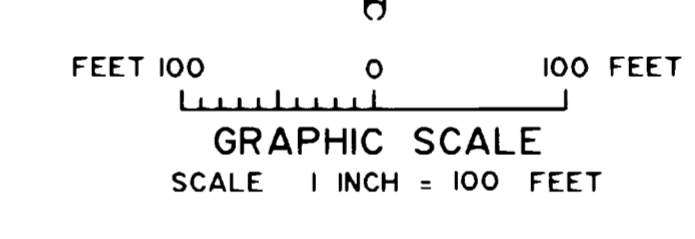
GRAND JUNCTION DRAINAGE DISTRICT AND IRRIGATION EASEMENT

DEDICATED R.O.W. BOOK 2172 PAGE 958

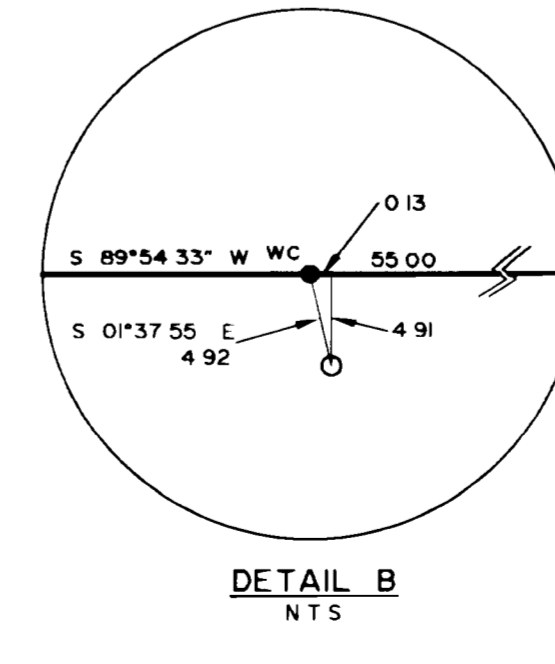
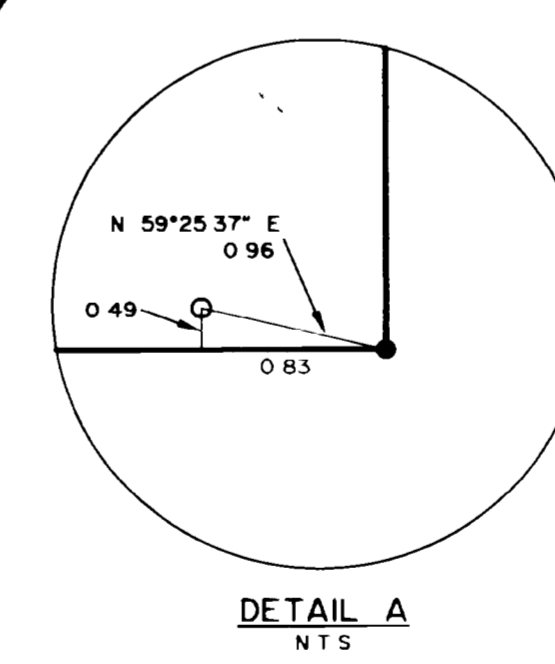
1/4 CORNER SECTIONS 8 AND 9
T.1N, R.2W, U.M
MCSM NO. 440-1
BENCHMARK NO. 2
ELEV. 4539.85



July 22, 1997



- LEGEND**
- SET THIS SURVEY 5/8 REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 19597
 - FOUND THIS SURVEY 5/8" REBAR AND ALUMINUM CAP P.L.S. 4307
 - FOUND THIS SURVEY, 5/8" REBAR
 - FOUND THIS SURVEY 5/8" REBAR AND ALUMINUM CAP P.L.S. 24320
 - ◆ FOUND THIS SURVEY MONUMENT AS DESCRIBED
 - WC WITNESS CORNER
 - RM REFERENCE MARKER
 - ▲ A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS AT ALL CORNERS TO COMPLY WITH CRS-38-5-105(3A)



| | | | |
|---|--------------------|-----------------|---------------------|
| VILLAGE AT COUNTRY CREEK FILING NO ONE | | | |
| NW 1/4 OF SECTION 9, T.1N, R.2W, U.M MESA COUNTY, COLORADO | | | |
| BANNER ASSOCIATES, INC GRAND JUNCTION, COLORADO | | | |
| SCALE 1" = 100' | JOB NO. 8353-01 | DATE 7-21-97 | SHEET NO. 2 of 3 |

VILLAGE AT COUNTRY CREEK, FILING NO ONE

NW 1/4 OF SECTION 9, T.1N, R.2W, U.M
MESA COUNTY, COLORADO

N 1/16 CORNER
SECTIONS 8 AND 9
T.1N, R.2W, U.M
MCSM NO. 1051
BENCHMARK NO. 1
ELEV. 4553.62

GRAND JUNCTION
DRAINAGE DISTRICT
AND IRRIGATION
EASEMENT



FEET 50 0 50 FEET
GRAPHIC SCALE
SCALE 1 INCH = 50 FEET

LINE INFORMATION

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| 1 | S 69°24'58" W | 28.26 |
| 2 | N 06°17'49" W | 24.99 |
| 3 | N 39°38'29" E | 20.92 |
| 4 | N 45°00'00" W | 28.28 |
| 5 | S 45°00'00" E | 21.21 |
| 6 | S 45°00'00" E | 7.07 |
| 7 | S 45°00'00" W | 28.28 |
| 8 | N 45°00'00" E | 21.21 |
| 9 | N 45°00'00" E | 7.07 |
| 10 | N 49°08'06" E | 3.97 |
| 11 | S 49°08'06" E | 3.97 |
| 12 | N 45°00'00" E | 4.28 |
| 13 | S 49°08'06" W | 22.20 |
| 14 | S 49°08'06" E | 22.20 |
| 15 | S 45°00'00" W | 24.00 |

CURVE INFORMATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|--------|---------------|------------|
| A | 125.00 | 98.25 | 91.82 | 95.74 | S 67°29'00" E | 45°02'00" |
| B | 125.00 | 98.25 | 91.82 | 95.74 | S 67°29'00" E | 45°02'00" |
| C | 100.00 | 69.19 | 36.04 | 67.82 | N 19°49'15" E | 39°38'29" |
| D | 103.00 | 80.96 | 42.70 | 78.89 | S 67°29'00" E | 45°02'00" |
| E | 147.00 | 17.18 | 8.60 | 17.17 | S 48°18'50" E | 06°41'40" |
| F | 147.00 | 85.16 | 43.81 | 83.97 | S 68°15'27" E | 33°11'33" |
| G | 147.00 | 13.20 | 6.61 | 13.20 | S 87°25'37" E | 05°08'47" |
| H | 103.00 | 36.57 | 18.48 | 36.38 | S 79°49'41" E | 20°20'36" |
| I | 103.00 | 44.38 | 22.54 | 44.04 | S 57°18'41" E | 24°41'22" |
| J | 122.00 | 68.93 | 35.41 | 68.02 | N 16°11" E | 32°22'21" |
| K | 78.00 | 33.32 | 16.92 | 33.07 | S 12°14'14" W | 24°28'28" |
| L | 147.00 | 62.49 | 31.73 | 62.02 | N 77°49'16" W | 24°21'29" |
| M | 47.00 | 204.09 | 77.56 | 204.09 | N 34°23'51" W | 248°47'43" |
| N | 47.00 | 202.87 | 78.25 | 202.87 | N 00°00'00" W | 247°18'21" |
| O | 125.00 | 86.48 | 45.05 | 84.77 | S 70°16'45" E | 39°38'29" |
| P | 125.00 | 11.76 | 5.89 | 11.76 | S 47°59'45" E | 05°23'31" |

LOT 1
BLOCK 5
42.616 ACRES±

AREA TABLE

| AREA | ACRES | PERCENTAGE |
|------------------------|--------|------------|
| LOTS | 5.094 | 67.2% |
| ROADS | 1.239 | 16.3% |
| OUTLOT A | 0.767 | 10.1% |
| OUTLOT B | 0.247 | 3.3% |
| OUTLOT C | 0.197 | 2.6% |
| OUTLOT D | 0.041 | 0.5% |
| BLOCKS 1 - 4 INCLUSIVE | 7.585 | 15.1% |
| LOT 1 BLOCK 5 | 42.616 | 84.9% |
| TOTAL LAND AREA | 50.202 | 100.0% |

LEGEND

- SET THIS SURVEY 5/8 REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 19597
- FOUND THIS SURVEY 5/8 REBAR AND ALUMINUM CAP P.L.S. 4307
- ⊕ FOUND THIS SURVEY MONUMENT AS DESCRIBED
- ⊕ A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL CORNERS TO COMPLY WITH CRS 38-51-105(3A)
- 118-1120 STREET ADDRESS



July 22, 1997

VILLAGE AT COUNTRY CREEK
FILING NO ONE

NW 1/4 OF SECTION 9, T.1N, R.2W, U.M
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

| | | | |
|----------|---------|---------|----------|
| SCALE | JOB NO | DATE | SHEET NO |
| 1" = 50' | 8353-01 | 7-21-97 | 3 of 3 |

BASIS OF BEARINGS
FROM INSTRUMENT RECORDED
IN BOOK 2261 AT PAGE 807-808
NORTH

18 ROAD
RIGHT-OF-WAY

GRAND JUNCTION
DRAINAGE DISTRICT
AND IRRIGATION
EASEMENT

DEDICATED R.O.W.
BOOK 2172 PAGE 958

OUTLOT D
0.040 ACRES±

LOT 1
0.253 ACRES±

LOT 2
0.234 ACRES±

LOT 1
0.239 ACRES±

OUTLOT A
0.767 ACRES±

LOT 1
0.414 ACRES±

LOT 2
0.275 ACRES±

LOT 3
0.254 ACRES±

LOT 4
0.254 ACRES±

LOT 5
0.254 ACRES±

LOT 6
0.254 ACRES±

BUTTERCUP LANE
RIGHT-OF-WAY

PRIMROSE LANE
RIGHT-OF-WAY

ONE

TEMPORARY TURN AROUND
EASEMENT TO BE EXTINGUISHED
WITH FUTURE FILINGS

625.34