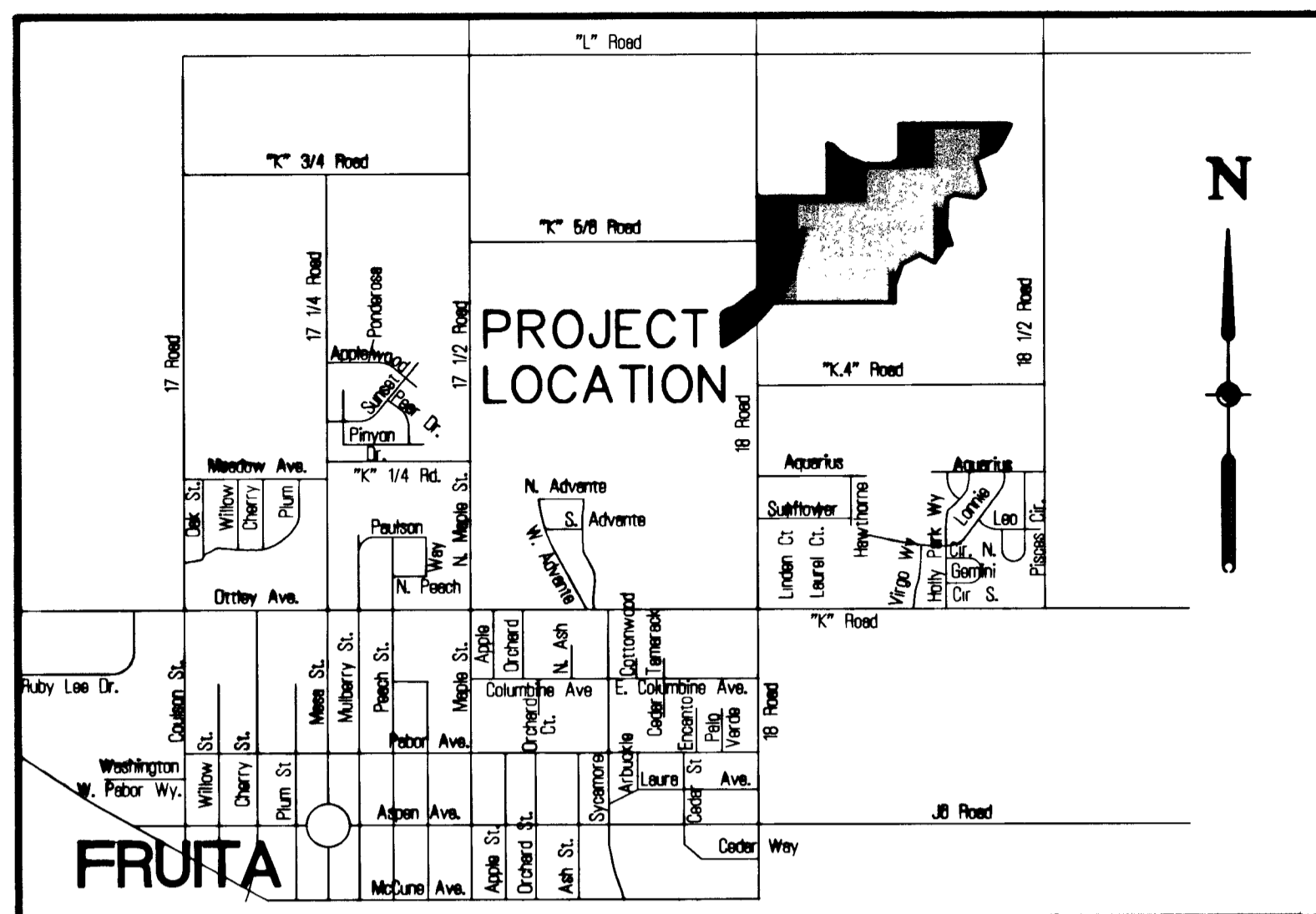


VILLAGE AT COUNTRY CREEK, FILING TWO  
 A REPLAT OF LOT 1, BLOCK 5, VILLAGE OF COUNTRY CREEK, FILING NO. ONE  
 LOCATED IN THE NW 1/4 OF SECTION 9, T.1N., R.2W., U.M.,  
 MESA COUNTY, COLORADO



VICINITY MAP

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. 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.
3. 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.
4. THIS DEVELOPMENT 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 PURSUANT TO CRS 35-305-101.

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, at Pages 807 and 808 in the records of the office of the Mesa County Clerk and Recorder, which is located in the NW 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, does hereby plat said real property under the name and style of VILLAGE AT COUNTRY CREEK, FILING TWO, in accordance with the Plat shown hereon.

DESCRIPTION OF VILLAGE AT COUNTRY CREEK, FILING TWO

Lot 1, Block 5 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 of 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.

Village of Country Creek, Filing Two, as described above contains 42.616 acres more or less.

That said owner does hereby dedicate, convey and set apart real property as shown and labeled on the plat shown hereon as follows:

1. All lanes and rights-of-way shown hereon are dedicated and conveyed to the City of Fruita for the use of the public forever.
2. All multi-purpose easements shown hereon are dedicated and conveyed to the City of Fruita for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. All utility easements shown hereon are dedicated and conveyed to the City of Fruita for the use of the City and 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.
4. All drainage easements shown hereon are dedicated and conveyed to the Country Creek Patio Home Association as perpetual easements for the installation, operation, maintenance and repair of facilities 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.
5. All irrigation easements shown hereon are dedicated and conveyed to the Country Creek Patio Home Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
6. Temporary turn around easement shown hereon is dedicated and conveyed to the City of Fruita for the use of the public Temporary turn around easement to be extinguished upon future development and right-of-way dedication.
7. Temporary sanitary sewer easement shown hereon is dedicated and conveyed to the City of Fruita for the installation, operation, maintenance and repair of sanitary sewer lines and appurtenances. Temporary sanitary sewer easement to be extinguished upon future development and right-of-way dedication.
8. Tracts A through D inclusive shown hereon are dedicated and conveyed to the Country Creek Patio Home Association for the purpose of common open space and aesthetic purposes as determined appropriate by said association.
9. Tract E shown hereon is dedicated and conveyed to the Country Creek Patio Home Association for: (a) the conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) the installation, operation, maintenance and repair of private irrigation systems; (c) ingress and egress use by the general public pedestrian and aesthetic purposes as determined appropriate by said association.
10. Tract F shown hereon is dedicated and conveyed to the Country Creek Patio Home Association for: (a) the construction, operation, maintenance, and repair of Community Center building; (b) the conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (c) the installation, operation, maintenance and repair of private irrigation systems; (d) ingress and egress use by the general public pedestrian and aesthetic purposes as determined appropriate by said association; (e) the use of public utilities 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, storm sewers, water lines, telephone lines; (f) the use by public providers, including but not limited to, postal services, trash collection, fire, police and emergency vehicles and services.
11. Tract G shown hereon is dedicated and conveyed to the City of Fruita for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) open space for the preservation of natural habitat; (c) ingress and egress use by the general public pedestrian and aesthetic purposes as determined appropriate by the City.

All easement include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner; and furthermore, the owners of lots or tracts hereby platted shall not burden for 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

I, WITNESS WHEREOF, I hereunto affix my hand this 19 day of December, 2001.

John T. Moir, Secretary/Vice President

ACKNOWLEDGEMENT OF OWNER

State of Colorado }  
 County of Mesa } ss

On this 19 day of December, A.D., 2001, 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.

I, WITNESS WHEREOF, I hereunto affix my hand and official seal My commission expires 7-20-04

Notary Public



TITLE CERTIFICATE

LAWRENCE D. VENT/MERIDIAN LAND TITLE, L.L.C. 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 Sunshine of the Redlands Inc., a Colorado Corporation, free and clear of all liens, taxes, and encumbrances, except as follows:

NO LIENHOLDERS OF RECORD

Executed this 18 day of DECEMBER, A.D., 2001.

Title Examiner

CITY COUNCIL CERTIFICATE

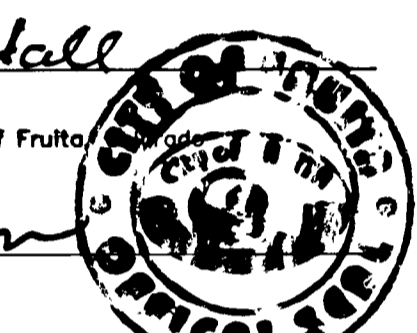
This plat approved by the City Council of the City of Fruita, Colorado, this 17th day of December, 2001, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets, or easements dedicated to the public, except as specifically agreed to by the City Council of the City of Fruita. 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, subsurface 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 City Council.

City of Fruita, Colorado.

By: Doug Hall, Mayor

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

Attest: Margaret Johnson, City Clerk



CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 27th day of July, A.D., 2001, by the Planning Commission of the City of Fruita, County of Mesa.

Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }  
 County of Mesa } ss

I hereby certify that this instrument was filed in my office at 4:30 P.M.

on this 27th day of December, A.D., 2001, in Plat Book No. 18

Page(s) No. 314, 315, Reception Number 2032894

Drawer LL-78 314 Fees 40.00

Monika Taub, Mesa County Clerk and Recorder

Deputy

Deputy

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded in Book 2475 at Pages 505 through 565 in the records of the office of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Village at Country Creek, Filing Two, shown hereon was prepared under my direct supervision and is in compliance with applicable City of Fruita Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

I, WITNESS WHEREOF, I hereunto affix my hand and seal this 18 day of December, A.D., 2001.

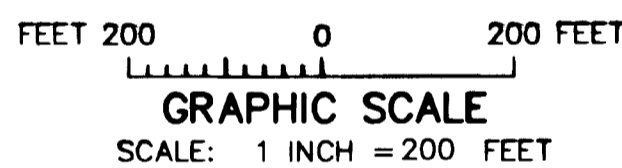
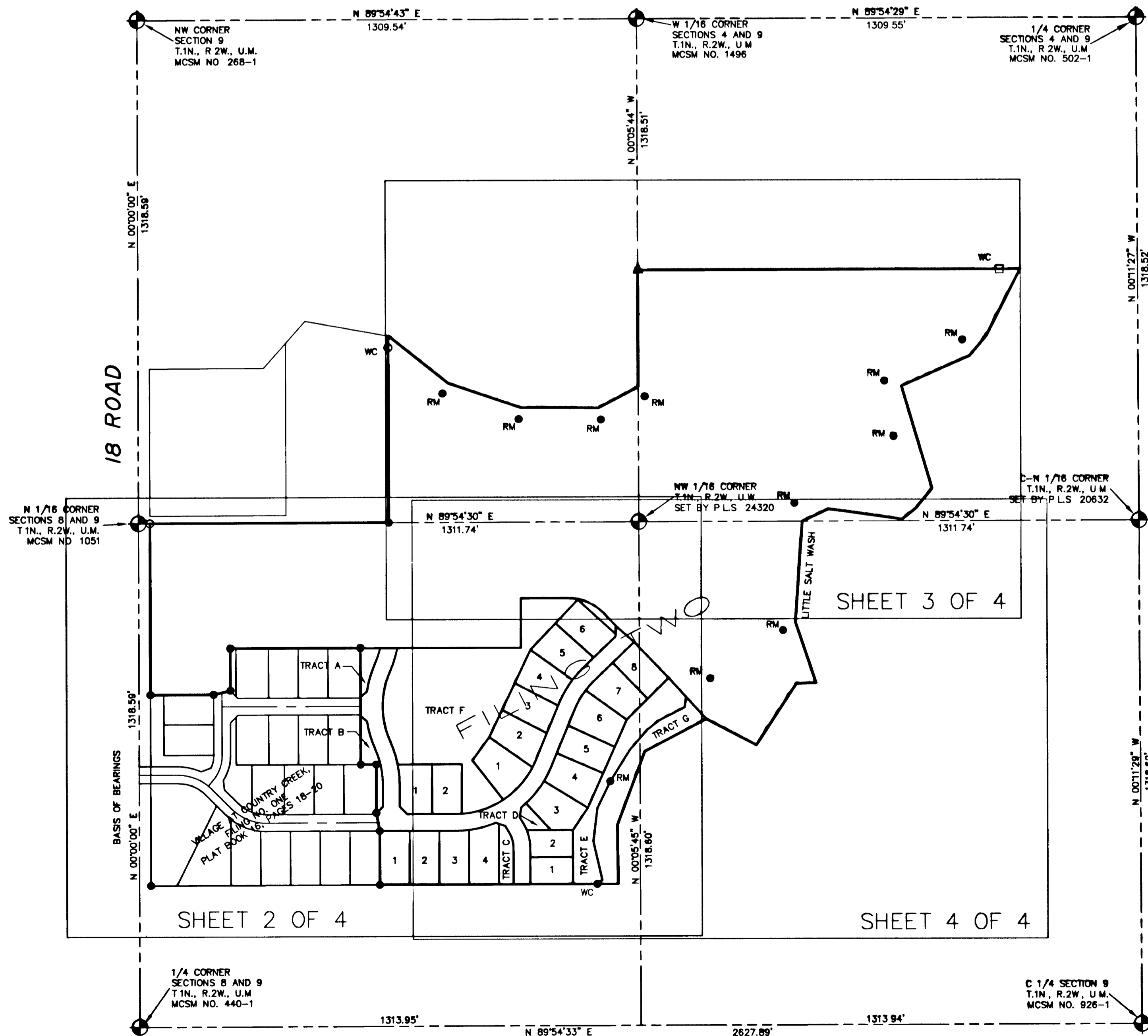
Dean E. Ficklin, P.L.S., 19597



VILLAGE AT COUNTRY CREEK, FILING TWO  
 A REPLAT OF LOT 1, BLOCK 5, VILLAGE OF COUNTRY CREEK, FILING NO. ONE  
 LOCATED IN THE NW 1/4 OF SECTION 9, T.1N., R.2W., U.M., MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 200' JOB NO: 4006.02-02 DATE: 12-17-01 SHEET NO: 1 of 4



LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, P.L.S. 19597
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, 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
- (1113-1115) STREET ADDRESS
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

AREA SUMMARY

LOTS	5.073 AC±	11.9%
ROADS	1.566 AC±	3.7%
BLOCK 5	31.588 AC±	74.1%
TRACT A	0.087 AC±	0.2%
TRACT B	0.131 AC±	0.3%
TRACT C	0.128 AC±	0.3%
TRACT D	0.089 AC±	0.2%
TRACT E	0.849 AC±	1.5%
TRACT F	2.822 AC±	6.2%
TRACT G	0.681 AC±	1.6%
TOTAL	42.616 AC±	100%

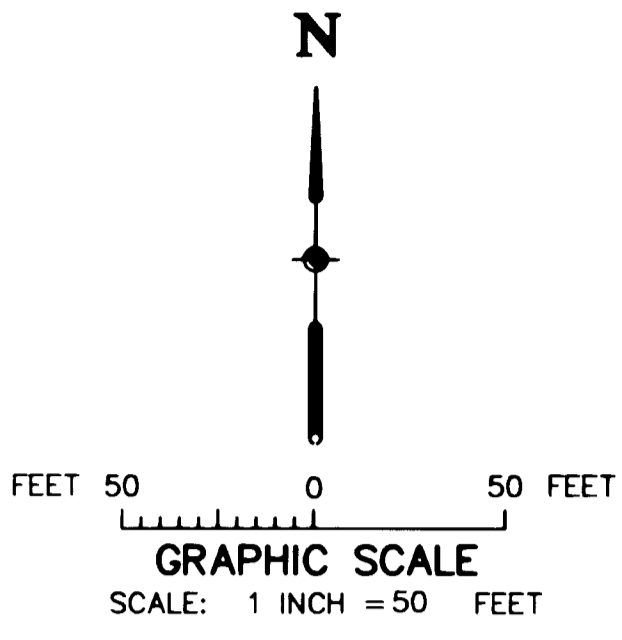
N 1/16 CORNER  
SECTIONS 8 AND 9  
T.1N., R.2W., U.M.  
MCSM NO. 1051  
BENCHMARK NO. 1  
ELEV. 4553.82

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

GRAND JUNCTION DRAINAGE  
DISTRICT IRRIGATION EASEMENT  
PLAT BOOK 16, PAGES 18-20

TEMPORARY SANITARY SEWER EASEMENT  
THIS TEMPORARY EASEMENT SHALL BE  
EXTINGUISHED WITHOUT FURTHER ACTION  
UPON FUTURE DEVELOPMENT AND  
RIGHT-OF-WAY AND UTILITY DEDICATION.

EXISTING IRRIGATION DITCH  
NO EASEMENT OF RECORD,  
TO BE RELOCATED IN 10'  
IRRIGATION EASEMENT



CENTERLINE CURVE INFORMATION

(A)	Δ = 48°12'30"	R = 250.00'	L = 210.35'	T = 111.85'	C = 204.20'	CB = S 00°00'06" E
(B)	Δ = 24°06'09"	R = 250.00'	L = 105.17'	T = 53.37'	C = 104.39'	CB = S 12°03'05" W
(C)	Δ = 24°06'21"	R = 250.00'	L = 105.18'	T = 53.38'	C = 104.41'	CB = S 12°03'10" E
(D)	Δ = 24°06'21"	R = 250.00'	L = 105.18'	T = 53.38'	C = 104.41'	CB = N 12°03'10" W
(E)	Δ = 67°32'00"	R = 250.00'	L = 294.67'	T = 167.15'	C = 277.91'	CB = N 56°14'00" E
(F)	Δ = 30°58'24"	R = 250.00'	L = 135.15'	T = 69.27'	C = 133.51'	CB = N 74°30'48" E
(G)	Δ = 36°33'36"	R = 250.00'	L = 159.52'	T = 82.58'	C = 156.83'	CB = N 40°44'48" E
(H)	Δ = 30°58'24"	R = 100.00'	L = 54.06'	T = 27.71'	C = 53.40'	CB = N 15°29'12" W
(I)	Δ = 23°39'00"	R = 250.00'	L = 103.19'	T = 52.34'	C = 102.46'	CB = S 34°17'30" W
(J)	Δ = 12°03'14"	R = 250.00'	L = 52.39'	T = 26.39'	C = 52.50'	CB = N 18°04'33" W

BLOCK 5  
31.588 AC.±

TRACT A  
3,806 S.F.  
0.087 AC.±

TRACT F  
114,197 S.F.  
2.622 AC.±

TRACT B  
5,712 S.F.  
0.131 AC.±

VILLAGE AT COUNTRY CREEK,  
FILING NO. ONE  
PLAT BOOK 16, PAGES 18-20

TRACT G  
29,669 S.F.  
0.681 AC.±

CURVE INFORMATION

1	Δ = 10°52'16"	R = 228.00'	L = 43.26'	T = 21.70'	C = 43.20'	CB = N 18°40'02" E
2	Δ = 13°02'28"	R = 272.00'	L = 61.91'	T = 31.09'	C = 61.78'	CB = N 17°34'55" E
3	Δ = 15°49'58"	R = 272.00'	L = 75.16'	T = 37.82'	C = 74.92'	CB = S 16°11'10" W
4	Δ = 48°12'30"	R = 228.00'	L = 191.84'	T = 102.01'	C = 186.23'	CB = S 00°00'06" E
5	Δ = 15°50'09"	R = 272.00'	L = 75.16'	T = 37.83'	C = 74.94'	CB = S 16°11'16" E
6	Δ = 24°06'21"	R = 228.00'	L = 95.93'	T = 48.68'	C = 95.22'	CB = N 12°03'10" W
7	Δ = 24°06'21"	R = 272.00'	L = 114.44'	T = 58.08'	C = 113.59'	CB = N 12°03'10" W
8	Δ = 13°02'21"	R = 272.00'	L = 61.90'	T = 31.08'	C = 61.77'	CB = N 17°35'10" W
9	Δ = 11°04'00"	R = 272.00'	L = 52.54'	T = 26.35'	C = 52.46'	CB = N 05°32'00" W
10	Δ = 07°22'37"	R = 272.00'	L = 35.02'	T = 17.53'	C = 35.00'	CB = N 86°18'42" E
11	Δ = 16°22'58"	R = 272.00'	L = 77.77'	T = 39.15'	C = 77.51'	CB = N 74°25'54" E
12	Δ = 30°58'24"	R = 78.00'	L = 42.17'	T = 21.61'	C = 41.65'	CB = N 15°29'12" W
13	Δ = 30°58'24"	R = 122.00'	L = 65.95'	T = 33.80'	C = 65.15'	CB = N 15°29'12" W
14	Δ = 04°31'44"	R = 272.00'	L = 21.50'	T = 10.76'	C = 21.49'	CB = N 49°32'55" E
15	Δ = 15°48'09"	R = 272.00'	L = 75.02'	T = 37.75'	C = 74.78'	CB = N 39°22'58" E
16	Δ = 09°00'53"	R = 272.00'	L = 42.80'	T = 21.44'	C = 42.75'	CB = N 26°58'27" E
17	Δ = 04°05'35"	R = 228.00'	L = 16.29'	T = 8.15'	C = 16.28'	CB = N 87°57'13" E
18	Δ = 29°09'55"	R = 228.00'	L = 116.06'	T = 59.32'	C = 114.81'	CB = N 71°19'28" E
19	Δ = 29°02'42"	R = 228.00'	L = 115.58'	T = 59.06'	C = 114.35'	CB = N 42°13'09" E
20	Δ = 05°13'48"	R = 228.00'	L = 20.81'	T = 10.41'	C = 20.80'	CB = N 25°04'54" E
21	Δ = 67°32'00"	R = 228.00'	L = 268.74'	T = 152.44'	C = 253.45'	CB = N 56°14'00" E
22	Δ = 23°45'35"	R = 272.00'	L = 112.79'	T = 57.22'	C = 111.99'	CB = N 78°07'13" E
23	Δ = 29°20'47"	R = 272.00'	L = 139.32'	T = 71.22'	C = 137.80'	CB = N 37°08'23" E
24	Δ = 23°39'00"	R = 272.00'	L = 112.27'	T = 56.95'	C = 111.48'	CB = S 34°17'30" W
25	Δ = 15°09'10"	R = 272.00'	L = 71.93'	T = 36.18'	C = 71.73'	CB = S 30°02'35" W
26	Δ = 08°29'50"	R = 272.00'	L = 40.34'	T = 20.21'	C = 40.30'	CB = S 41°52'05" W
27	Δ = 23°39'00"	R = 228.00'	L = 94.11'	T = 47.74'	C = 93.44'	CB = S 34°17'30" W
28	Δ = 14°57'23"	R = 228.00'	L = 59.52'	T = 29.92'	C = 59.35'	CB = S 29°56'41" W
29	Δ = 08°41'37"	R = 228.00'	L = 34.60'	T = 17.33'	C = 34.56'	CB = S 41°46'11" W
30	Δ = 22°50'00"	R = 47.00'	L = 184.57'	T = 113.47'	C = 86.84'	CB = N 66°23'00" W
31	Δ = 46°07'00"	R = 128.00'	L = 103.03'	T = 54.49'	C = 100.27'	CB = N 66°56'30" W
32	Δ = 90°00'00"	R = 247.00'	L = 387.99'	T = 247.00'	C = 349.31'	CB = S 45°00'00" W
33	Δ = 90°00'00"	R = 203.00'	L = 318.87'	T = 203.00'	C = 287.09'	CB = S 45°00'00" W
34	Δ = 13°13'54"	R = 228.00'	L = 52.65'	T = 26.44'	C = 52.54'	CB = N 06°36'57" E
35	Δ = 11°03'41"	R = 272.00'	L = 52.51'	T = 26.34'	C = 52.43'	CB = N 05°31'51" E
36	Δ = 16°03'05"	R = 122.00'	L = 34.18'	T = 17.20'	C = 34.07'	CB = N 08°01'32" W
37	Δ = 14°55'19"	R = 122.00'	L = 31.77'	T = 15.98'	C = 31.68'	CB = N 23°30'44" W

- LEGEND**
- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 19597
  - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP 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
  - ⊙ WITNESS CORNER
  - RM REFERENCE MARKER
  - (1113-1115) STREET ADDRESS
  - ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

VILLAGE AT COUNTRY CREEK,  
FILING TWO

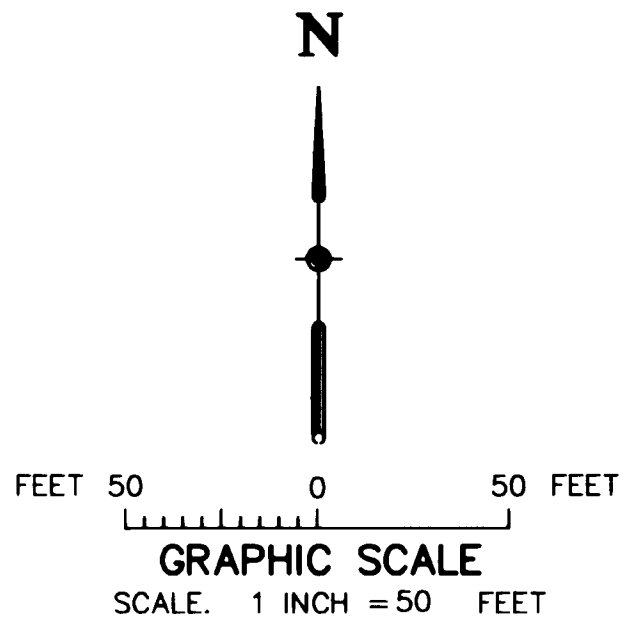
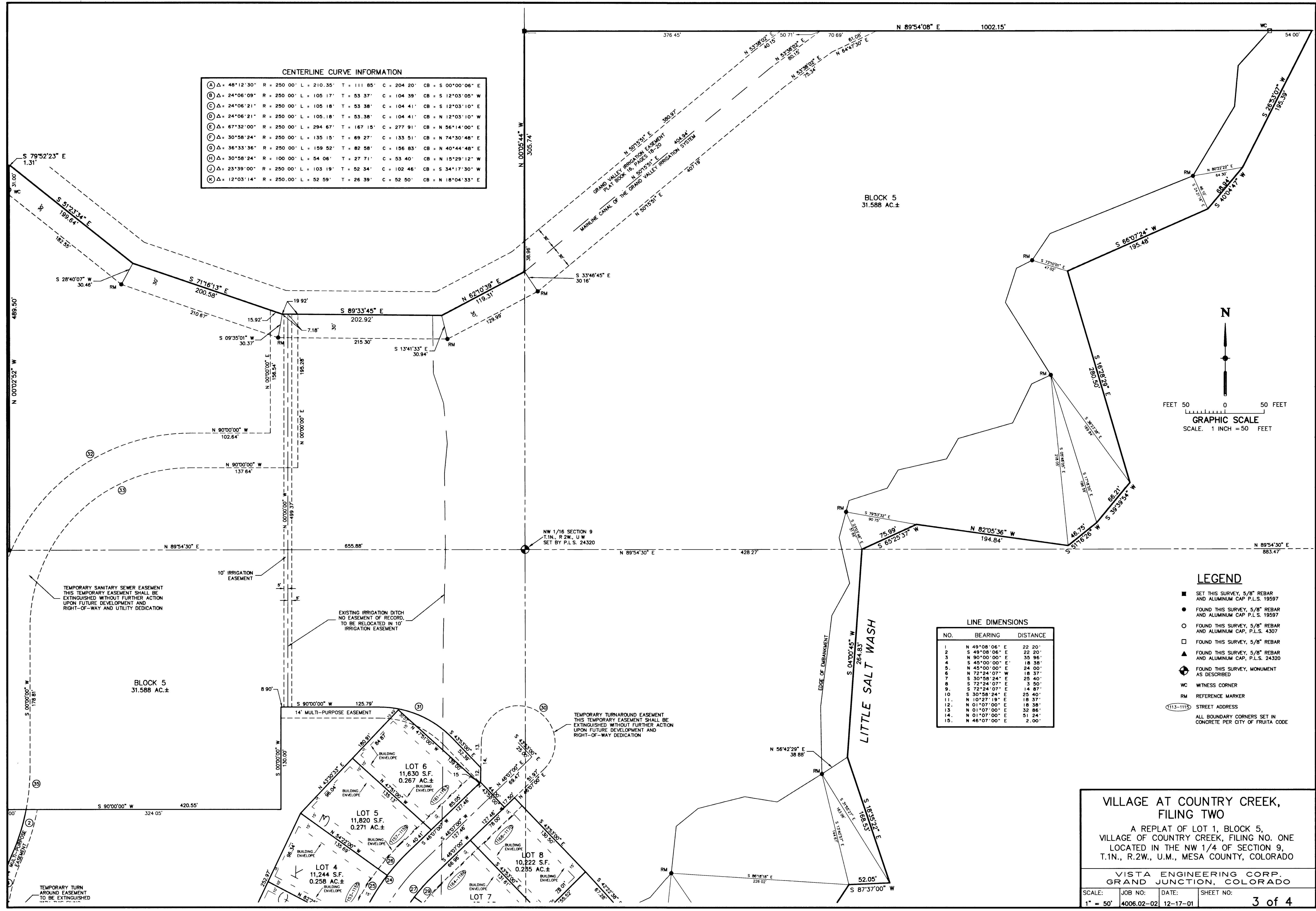
A REPLAT OF LOT 1, BLOCK 5,  
VILLAGE AT COUNTRY CREEK, FILING NO. ONE  
LOCATED IN THE NW 1/4 OF SECTION 9,  
T.1N., R.2W., U.M., MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 50'  
JOB NO: 4006.02-02  
DATE: 12-17-01  
SHEET NO: 2 of 4

**CENTERLINE CURVE INFORMATION**

(A)	Δ = 48°12'30"	R = 250.00'	L = 210.35'	T = 111.85'	C = 204.20'	CB = S 00°00'06" E
(B)	Δ = 24°06'09"	R = 250.00'	L = 105.17'	T = 53.37'	C = 104.39'	CB = S 12°03'05" W
(C)	Δ = 24°06'21"	R = 250.00'	L = 105.18'	T = 53.38'	C = 104.41'	CB = S 12°03'10" E
(D)	Δ = 24°06'21"	R = 250.00'	L = 105.18'	T = 53.38'	C = 104.41'	CB = N 12°03'10" W
(E)	Δ = 67°32'00"	R = 250.00'	L = 294.67'	T = 167.15'	C = 277.91'	CB = N 56°14'00" E
(F)	Δ = 30°58'24"	R = 250.00'	L = 135.15'	T = 69.27'	C = 133.51'	CB = N 74°30'48" E
(G)	Δ = 36°33'36"	R = 250.00'	L = 159.52'	T = 82.58'	C = 156.83'	CB = N 40°44'48" E
(H)	Δ = 30°58'24"	R = 100.00'	L = 54.06'	T = 27.71'	C = 53.40'	CB = N 15°29'12" W
(J)	Δ = 23°39'00"	R = 250.00'	L = 103.19'	T = 52.34'	C = 102.46'	CB = S 34°17'30" W
(K)	Δ = 12°03'14"	R = 250.00'	L = 52.59'	T = 26.39'	C = 52.50'	CB = N 18°04'33" E



**LINE DIMENSIONS**

NO.	BEARING	DISTANCE
1	N 49°08'06" E	22.20'
2	S 49°08'06" E	22.20'
3	N 90°00'00" E	35.96'
4	S 45°00'00" E	18.58'
5	N 45°00'00" E	24.00'
6	N 72°24'07" W	18.37'
7	S 30°58'24" E	25.40'
8	S 72°24'07" E	3.50'
9	S 72°24'07" E	14.87'
10	S 30°58'24" E	25.40'
11	N 10°27'19" E	18.37'
12	N 01°07'00" E	18.38'
13	N 01°07'00" E	32.86'
14	N 01°07'00" E	51.24'
15	N 46°07'00" E	2.00'

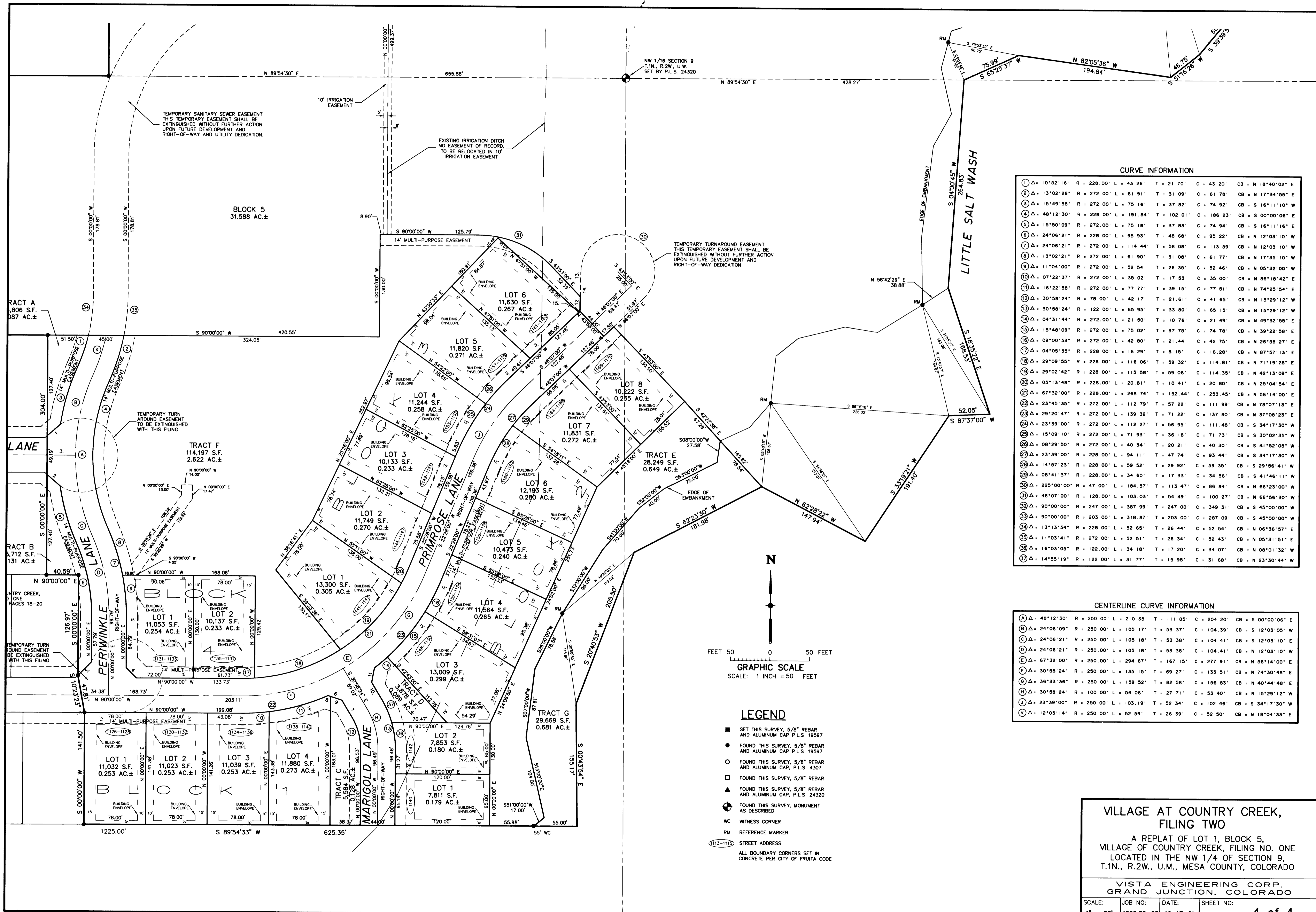
- LEGEND**
- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 19597
  - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 19597
  - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 4307
  - FOUND THIS SURVEY, 5/8" REBAR
  - ▲ FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 24320
  - ⊙ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
  - WC WITNESS CORNER
  - RM REFERENCE MARKER
  - (113-115) STREET ADDRESS
  - ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

**VILLAGE AT COUNTRY CREEK, FILING TWO**

A REPLAT OF LOT 1, BLOCK 5, VILLAGE OF COUNTRY CREEK, FILING NO. ONE LOCATED IN THE NW 1/4 OF SECTION 9, T.1N., R.2W., U.M., MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4006.02-02	12-17-01	3 of 4

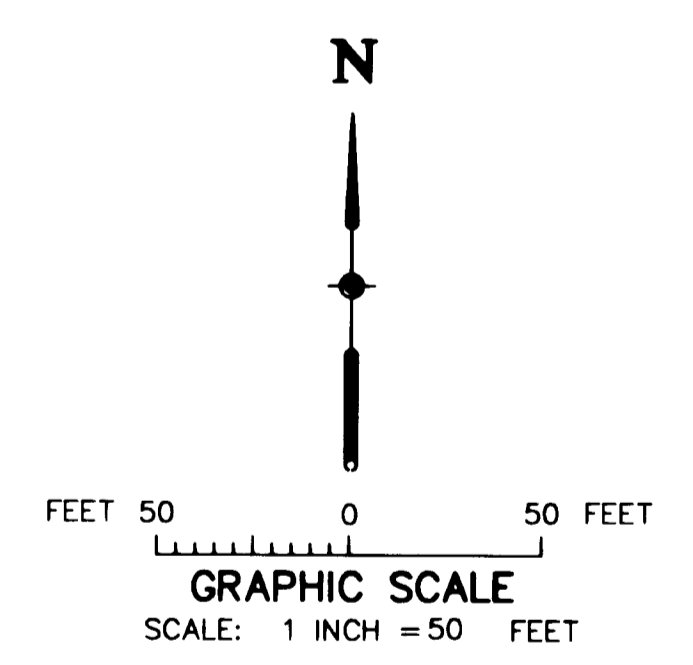


**CURVE INFORMATION**

①	Δ	10°52'16"	R	228.00'	L	43.26'	T	21.70'	C	43.20'	CB	=	N 18°40'02" E
②	Δ	13°02'28"	R	272.00'	L	61.91'	T	31.09'	C	61.78'	CB	=	N 17°34'55" E
③	Δ	15°49'58"	R	272.00'	L	75.16'	T	37.82'	C	74.92'	CB	=	S 16°11'10" W
④	Δ	48°12'30"	R	228.00'	L	191.84'	T	102.01'	C	186.23'	CB	=	S 00°00'06" E
⑤	Δ	15°50'09"	R	272.00'	L	75.18'	T	37.83'	C	74.94'	CB	=	S 16°11'16" E
⑥	Δ	24°06'21"	R	228.00'	L	95.93'	T	48.68'	C	95.22'	CB	=	N 12°03'10" W
⑦	Δ	24°06'21"	R	272.00'	L	114.44'	T	58.08'	C	113.59'	CB	=	N 12°03'10" W
⑧	Δ	13°02'21"	R	272.00'	L	61.90'	T	31.08'	C	61.77'	CB	=	N 17°35'10" W
⑨	Δ	11°04'00"	R	272.00'	L	52.54'	T	26.35'	C	52.46'	CB	=	N 05°32'00" W
⑩	Δ	07°22'37"	R	272.00'	L	35.02'	T	17.53'	C	35.00'	CB	=	N 86°18'42" E
⑪	Δ	16°22'58"	R	272.00'	L	77.77'	T	39.15'	C	77.51'	CB	=	N 74°25'54" E
⑫	Δ	30°58'24"	R	78.00'	L	42.17'	T	21.61'	C	41.65'	CB	=	N 15°29'12" W
⑬	Δ	30°58'24"	R	122.00'	L	65.95'	T	33.80'	C	65.15'	CB	=	N 15°29'12" W
⑭	Δ	04°31'44"	R	272.00'	L	21.50'	T	10.76'	C	21.49'	CB	=	N 49°32'55" E
⑮	Δ	15°48'09"	R	272.00'	L	75.02'	T	37.75'	C	74.78'	CB	=	N 39°22'58" E
⑯	Δ	09°00'53"	R	272.00'	L	42.80'	T	21.44'	C	42.75'	CB	=	N 26°58'27" E
⑰	Δ	04°05'35"	R	228.00'	L	16.29'	T	8.15'	C	16.28'	CB	=	N 87°57'13" E
⑱	Δ	29°09'55"	R	228.00'	L	116.06'	T	59.32'	C	114.81'	CB	=	N 71°19'28" E
⑲	Δ	29°02'42"	R	228.00'	L	115.58'	T	59.06'	C	114.35'	CB	=	N 42°13'09" E
⑳	Δ	05°13'48"	R	228.00'	L	20.81'	T	10.41'	C	20.80'	CB	=	N 25°04'54" E
㉑	Δ	67°32'00"	R	228.00'	L	268.74'	T	152.44'	C	253.45'	CB	=	N 56°14'00" E
㉒	Δ	23°45'35"	R	272.00'	L	112.79'	T	57.22'	C	111.99'	CB	=	N 78°07'13" E
㉓	Δ	29°20'47"	R	272.00'	L	139.32'	T	71.22'	C	137.80'	CB	=	N 37°08'23" E
㉔	Δ	23°39'00"	R	272.00'	L	112.27'	T	56.95'	C	111.48'	CB	=	S 34°17'30" W
㉕	Δ	15°09'10"	R	272.00'	L	71.93'	T	36.18'	C	71.73'	CB	=	S 30°02'35" W
㉖	Δ	08°29'50"	R	272.00'	L	40.34'	T	20.21'	C	40.30'	CB	=	S 41°52'05" W
㉗	Δ	23°39'00"	R	228.00'	L	94.11'	T	47.74'	C	93.44'	CB	=	S 34°17'30" W
㉘	Δ	14°57'23"	R	228.00'	L	59.52'	T	29.92'	C	59.35'	CB	=	S 29°56'41" W
㉙	Δ	08°41'37"	R	228.00'	L	34.60'	T	17.33'	C	34.56'	CB	=	S 41°46'11" W
㉚	Δ	225°00'00"	R	47.00'	L	184.57'	T	113.47'	C	86.84'	CB	=	N 66°23'00" W
㉛	Δ	46°07'00"	R	128.00'	L	103.03'	T	54.49'	C	100.27'	CB	=	N 66°56'30" W
㉜	Δ	90°00'00"	R	247.00'	L	387.99'	T	247.00'	C	349.31'	CB	=	S 45°00'00" W
㉝	Δ	90°00'00"	R	203.00'	L	318.87'	T	203.00'	C	287.09'	CB	=	S 45°00'00" W
㉞	Δ	13°13'54"	R	228.00'	L	52.65'	T	26.44'	C	52.54'	CB	=	N 06°36'57" E
㉟	Δ	11°03'41"	R	272.00'	L	52.51'	T	26.34'	C	52.43'	CB	=	N 05°31'51" E
㊱	Δ	16°03'05"	R	122.00'	L	34.18'	T	17.20'	C	34.07'	CB	=	N 08°01'32" W
㊲	Δ	14°55'19"	R	122.00'	L	31.77'	T	15.98'	C	31.68'	CB	=	N 23°30'44" W

**CENTERLINE CURVE INFORMATION**

A	Δ	48°12'30"	R	250.00'	L	210.35'	T	111.85'	C	204.20'	CB	=	S 00°00'06" E
B	Δ	24°06'09"	R	250.00'	L	105.17'	T	53.37'	C	104.39'	CB	=	S 12°03'05" W
C	Δ	24°06'21"	R	250.00'	L	105.18'	T	53.38'	C	104.41'	CB	=	S 12°03'10" E
D	Δ	24°06'21"	R	250.00'	L	105.18'	T	53.38'	C	104.41'	CB	=	N 12°03'10" W
E	Δ	67°32'00"	R	250.00'	L	294.67'	T	167.15'	C	277.91'	CB	=	N 56°14'00" E
F	Δ	30°58'24"	R	250.00'	L	135.15'	T	69.27'	C	133.51'	CB	=	N 74°30'48" E
G	Δ	36°33'36"	R	250.00'	L	159.52'	T	82.58'	C	156.83'	CB	=	N 40°44'48" E
H	Δ	30°58'24"	R	100.00'	L	54.06'	T	27.71'	C	53.40'	CB	=	N 15°29'12" W
J	Δ	23°39'00"	R	250.00'	L	103.19'	T	52.34'	C	102.46'	CB	=	S 34°17'30" W
K	Δ	12°03'14"	R	250.00'	L	52.59'	T	26.39'	C	52.50'	CB	=	N 18°04'33" E



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 19597
  - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP 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
  - (1113-1115) STREET ADDRESS
  - ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

**VILLAGE AT COUNTRY CREEK, FILING TWO**

A REPLAT OF LOT 1, BLOCK 5, VILLAGE OF COUNTRY CREEK, FILING NO. ONE LOCATED IN THE NW 1/4 OF SECTION 9, T.1N., R.2W., U.M., MESA COUNTY, COLORADO

**VISTA ENGINEERING CORP.**  
**GRAND JUNCTION, COLORADO**

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4006.02-02	12-17-01	4 of 4