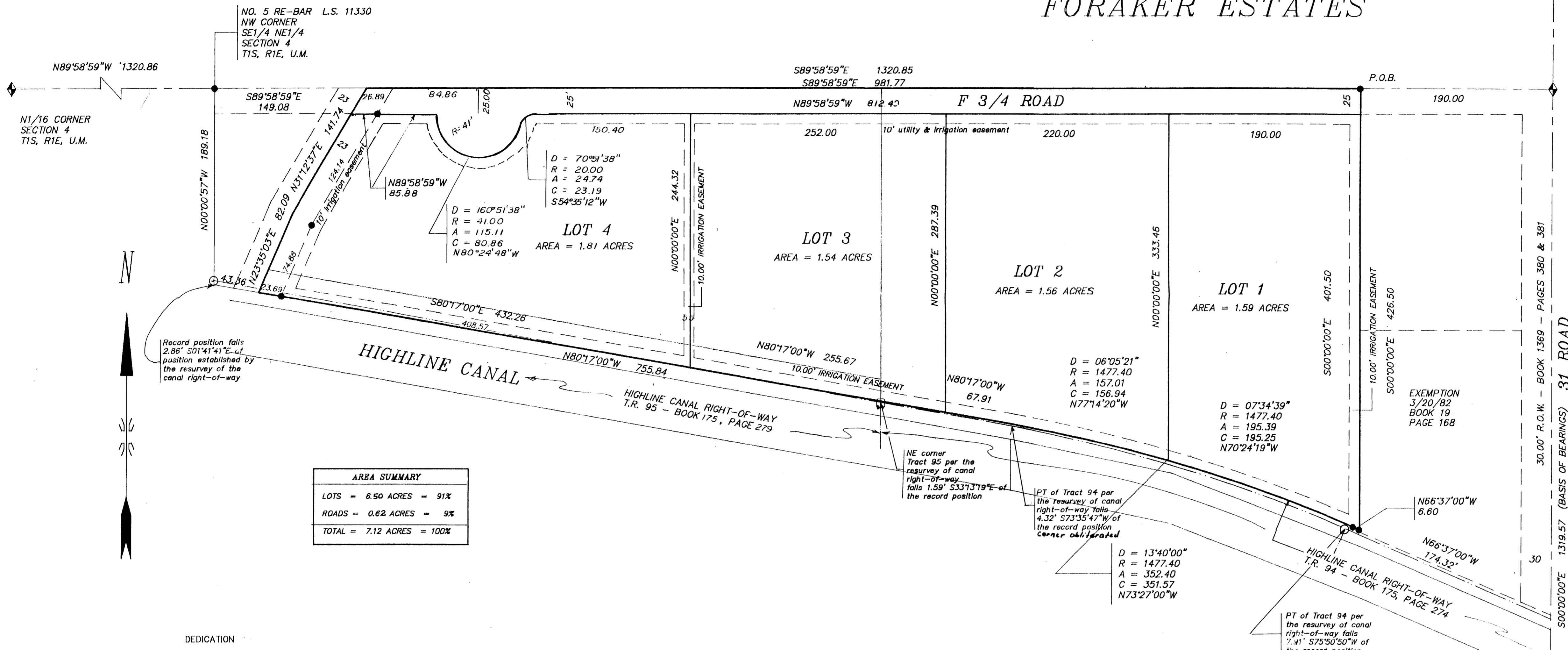


FORAKER ESTATES



AREA SUMMARY	
LOTS	= 8.50 ACRES = 91%
ROADS	= 0.62 ACRES = 9%
TOTAL	= 7.12 ACRES = 100%

FD. BRASS CAP SET IN CONC. @ N.E. CORNER OF SE 1/4, NE 1/4 TBM = 4765

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, ROY D. FORAKER AND MARILYN S. FORAKER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND IS DESCRIBED IN BOOK 958 AT PAGE 419. OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, AND BEING SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO AS SHOWN ON THE ACCOMPANYING PLAT, SAID PROPERTY BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE N 89°58'59" W, ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4 190.00 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH, 426.50 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 175 AT PAGE 274 AND IN BOOK 175 AT PAGE 279 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE N 66°37'00" W, ALONG SAID NORTHERLY LINE, 6.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 13°40'00", A RADIUS OF 1477.40 FEET AND A CHORD OF N 73°27'00" W, 351.57 FEET A DISTANCE OF 352.40 FEET; THENCE N 80°17'00" W, ALONG SAID NORTHERLY LINE, 755.84 FEET TO THE CENTERLINE, OF THE LEWIS WASH; THENCE N 23°35'03" E, ALONG SAID CENTERLINE, 82.09 FEET; THENCE N 31°12'37" E, ALONG SAID CENTERLINE, 141.74 FEET TO THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE S 89°58'59" E, ALONG SAID NORTH LINE 981.77 FEET TO THE POINT OF BEGINNING. CONTAINING 7.12 ACRES, MORE OR LESS.

EXCEPTING AND EXCLUDING THEREFROM ANY RIGHTS-OF-WAY PREVIOUSLY DEDICATED.

SAID OWNER HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS FORAKER ESTATES. SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATED AND SET APART ALL OF THE STREETS, AVENUES AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT FOREVER, AND DEDICATES TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 25th DAY OF JANUARY, 1991.

Roy D. Foraker *Marilyn S. Foraker*
ROY D. FORAKER MARILYN S. FORAKER

STATE OF COLORADO)
COUNTY OF MESA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF JANUARY, A.D., 1991. BY ROY D. FORAKER AND MARILYN S. FORAKER.

MY COMMISSION EXPIRES 7/27/91. WITNESS MY HAND AND OFFICIAL SEAL.

ADDRESS Janey & Bailey 205 N. 4th St
CO 81501
CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 10:51 AM O'CLOCK THIS 1st DAY OF January, A.D., 1991 AND RECORDED IN BOOK NO. 175 PAGE 274 AND 279.

John B. Lora
BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 9th DAY OF April, 1990, A.D., COUNTY COMMISSION OF THE COUNTY OF MESA, COLORADO.

John B. Lora
CHAIRPERSON

APPROVED THIS 9th DAY OF April, 1991, A.D., COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

David C. Pettit
CHAIRPERSON

AFT SETBACKS
50'-0" REAR & SIDE YARDS

SURVEYORS CERTIFICATES

I, CERTIFY THAT THE ACCOMPANYING PLAT OF FORAKER ESTATES, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

Max E. Morris 1/21/91
MAX E. MORRIS, REG. COLO. PROF. LAND SURVEYOR L.S. 16413

UTILITIES COORDINATION COMMITTEE

APPROVED THIS 9th DAY OF JANUARY, 1991, A.D.

John L. Balogh
CHAIRPERSON

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.

GEOLOGICAL INVESTIGATION IS ON FILE AT MESA COUNTY PLANNING DEPARTMENT
ENGINEERED FOUNDATIONS ARE REQUIRED ON ALL HABITABLE STRUCTURES

LEGEND & NOTES

- SET NO. 5 X 2.0' RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS
- ◆ MESA COUNTY BRASS CAP
- FD. B.O.R. MONUMENT 3/8" IN. ALUMINUM CAP SET IN CONCRETE
- FD. B.O.R. NO. 5 REBAR W/ALUMINUM CAP

REGULATIONS AND COVENANTS

THIS SUBDIVISION 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 C.R.S. 35-3.5-101.
SINCE THIS SUBDIVISION LIES WITHIN THE AIRPORT AREA OF INFLUENCE, AN AVIGATION EASEMENT WILL BE RECORDED UPON PROJECT APPROVAL.
MOBILE HOMES OR MODULAR HOMES SHALL NOT BE PERMITTED IN THIS SUBDIVISION

FORAKER ESTATES		
SITUATED IN THE SE 1/4 NE 1/4 SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M.		
FOR: FORAKER		SURVEYED BY: DMM DS
SCALE: 1" = 60' FT		DRAWN BY: MEM
DATE: 12/15/90	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: FORKFIN
		SHEET NO.
		FILE: 90318