

ARROWHEAD ACRES II, FILING TWO

A REPLAT OF LOT 1, BLOCK 4 and LOT 1, BLOCK 5, ARROWHEAD ACRES II

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, A.C. Rinderle Trust, is the owner of that real property as recorded in Plat Book 17 at Pages 192 & 193 of the records of the Mesa County Clerk and Recorder, situated in the N 1/2 SW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

LOT 1, BLOCK 4 and LOT 1, BLOCK 5, ARROWHEAD ACRES II.

That said owner has caused the said real property to be laid out and surveyed as ARROWHEAD ACRES II, FILING TWO a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

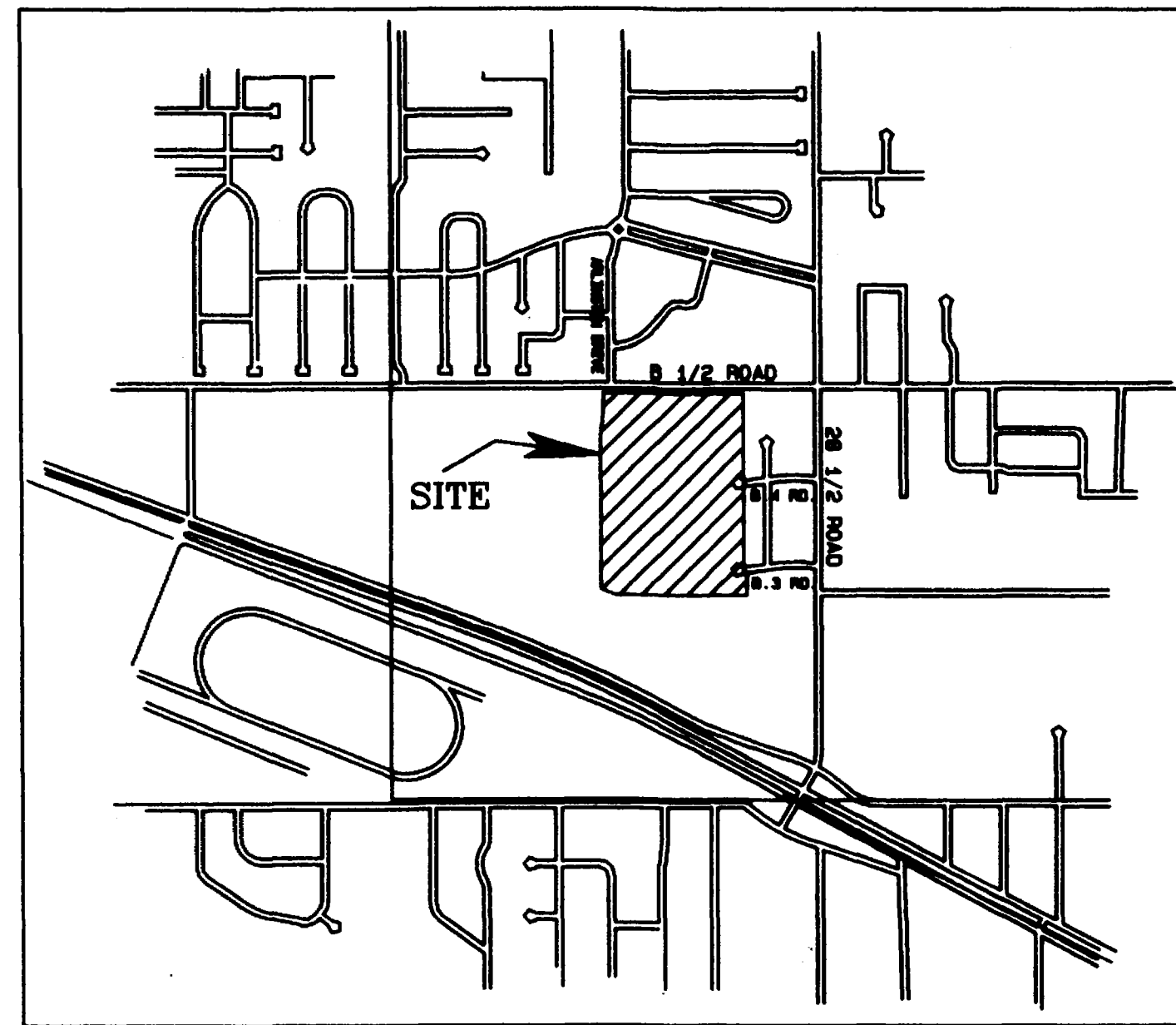
All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.

All Multi-purpose Easements to the City of Grand Junction 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.

All Irrigation Easements to an association if formed now or later for the benefit of the owners, or if not to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 2642 at Pages 613 - 623.

All Tracts / Easements 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 / owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvement thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 22nd day of September 2000.



VICINITY MAP N.T.S.

CITY APPROVAL

This plat of ARROWHEAD ACRES II, FILING TWO a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 26 day of September 2000.

David A. Vandy
City Manager

Gene Kinsey
City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:38 o'clock A.M. this 22nd day of September A.D., 2000, and is duly recorded in Plat Book No. 18 Page 17+18 Fee \$ 20.00 Drawer No. 53-12 Reception No. 1967521

Clerk and Recorder

Deputy

Leo Charles Rinderle
Leo Charles Rinderle
Co-Trustee

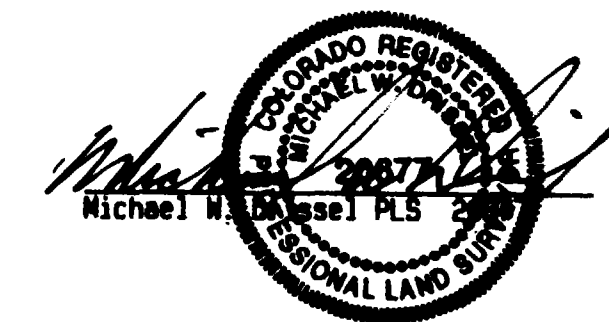
Erma Lucille Bodthe
Erma Lucille Bodthe
Co-Trustee

LIENHOLDER:

Brian Prichard
Brian Prichard
Community First National Bank

SURVEYOR'S CERTIFICATE

I, Michael M. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. Title search and recorded documents were furnished by Abstract & Title Co. of Mesa County, Inc. Policy No. 00901534 C.



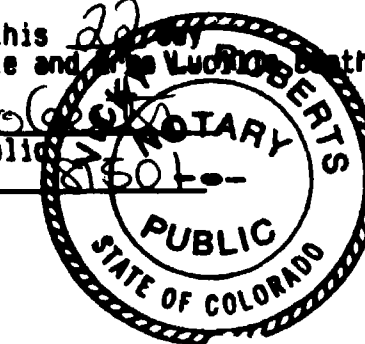
9-21-00
Date

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.

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.

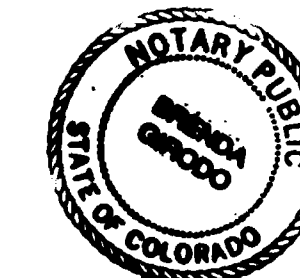
STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 22 day of September 2000, by Leo Charles Rinderle and Erma Lucille Bodthe. My commission expires 03/04/2002.
Witness my hand and official seal: Michael M. Drissel
Address 2853 Nevada Ave. Co. 81501



STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 22 day of September 2000, by Brian Prichard, Community First National Bank. My commission expires 03/04/2002.
Witness my hand and official seal: Michael M. Drissel
Address 621 N. 7th St. Grand Jct. Co. 81501



ARROWHEAD ACRES II, FILING TWO

LOCATED IN THE

N 1/2 SW 1/4, SEC. 30, T1S, R1E, U.M.

D H SURVEYS INC.

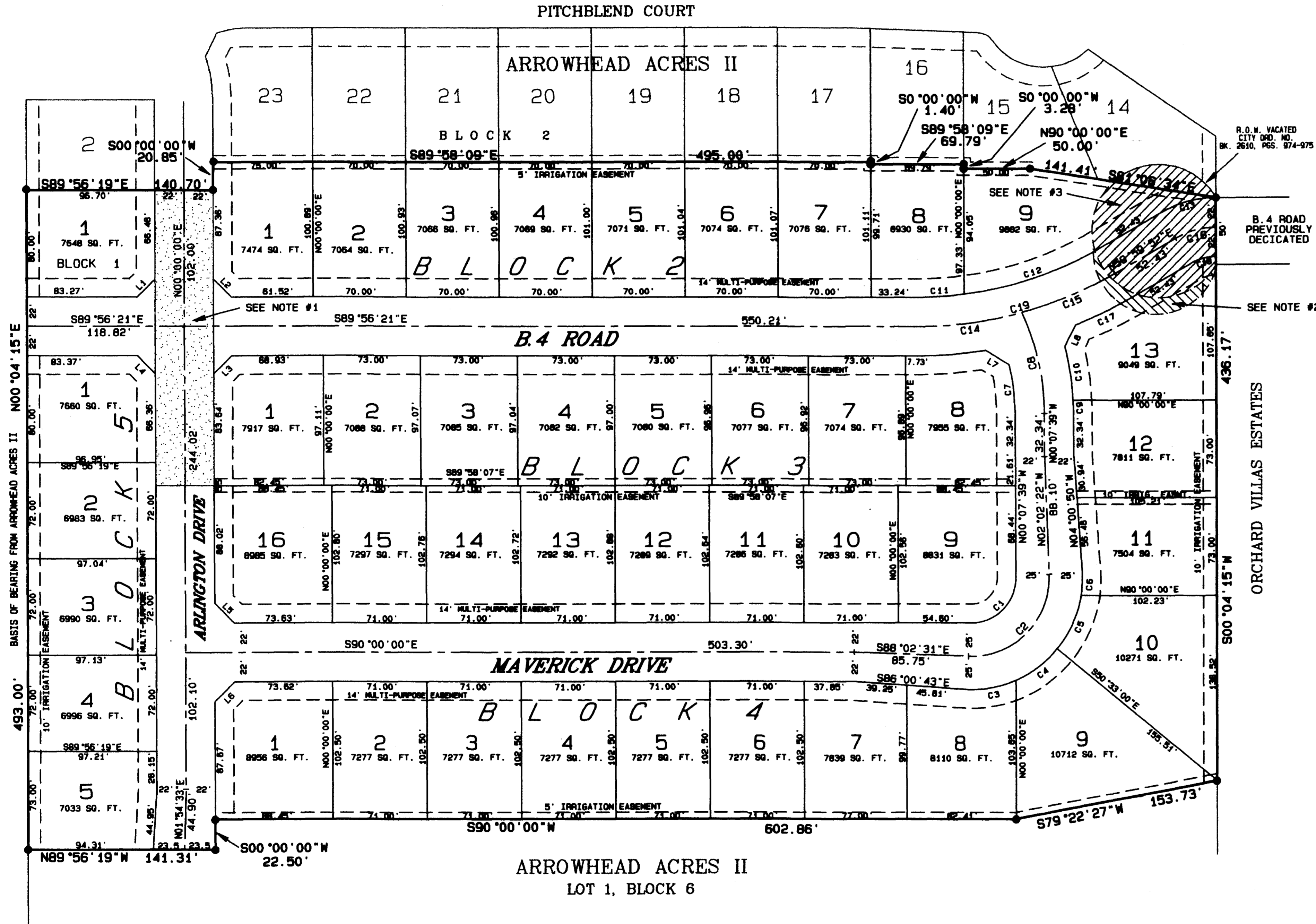
118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	303-99-03
Drawn By	TMODEL	Date	JULY 2000	Sheet	1 OF 2

ARROWHEAD ACRES II, FILING TWO

A REPLAT OF LOT 1, BLOCK 4 and LOT 1, BLOCK 5, ARROWHEAD ACRES II



LINE / CURVE TABLE

L/C	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
L1			19.11'		S45°02'44"W
L2			19.08'		N44°57'16"W
L3			19.11'		N45°02'44"E
L4			19.19'		S44°37'20"E
L5			20.97'		N44°59'59"W
L6			20.97'		N44°59'59"W
C1	90°07'39"	34.00'	53.48'	48.14'	N44°56'11"E
C2	93°59'51"	59.00'	96.79'	86.30'	N44°57'34"E
C3	25°43'08"	84.00'	37.71'	37.39'	S79°05'55"W
C4	26°47'06"	84.00'	39.27'	38.91'	S52°50'48"W
C5	30°05'17"	84.00'	44.11'	43.61'	S24°24'36"W
C6	11°24'19"	84.00'	16.72'	16.69'	S03°39'48"W
C7	13°24'16"	158.00'	36.96'	36.88'	S06°49'47"E
C8	24°51'20"	180.00'	78.09'	77.47'	N12°33'19"W
C9	2°46'52"	202.00'	9.80'	9.80'	S01°31'05"E
C10	11°33'21"	202.00'	40.74'	40.67'	S08°41'11"E
L7			20.50'		S58°45'25"E
L8			18.07'		N27°03'59"E
C11	7°33'15"	278.00'	36.65'	36.63'	S86°17'01"W
C12	22°30'31"	278.00'	109.21'	108.51'	S71°15'08"W
C13	30°04'23"	82.90'	43.51'	43.01'	S75°02'04"W
C14	15°24'33"	300.00'	80.68'	80.44'	S82°21'22"W
C15	14°39'13"	300.00'	76.73'	76.52'	S67°19'29"W
C16	30°04'37"	60.90'	31.97'	31.60'	S75°02'11"W
C17	8°06'31"	322.00'	45.57'	45.53'	S64°03'08"W
C18	30°04'45"	38.90'	20.42'	20.19'	S75°02'15"W
C19	30°03'47"	300.00'	157.41'	155.61'	S75°01'46"W

NOTES

- 1.) This is a 44' Multi-purpose easement dedicated on Arrowhead Acres II, now being vacated and re-dedicated as road right-of-way upon recording of this subdivision.
- 2.) This is a temporary turnaround easement dedicated on Arrowhead Acres II, now vacated by city resolution recorded in Book 2157 at Pages 402, 403, 404.
- 3.) This is a portion of a cul-de-sac as dedicated as road right-of-way on the Orchard Villas Estates Subdivision, now vacated by city ordinance as recorded in Book 2157 at Pages 405, 406, 407.
- 4.) The project benchmark for this subdivision is a Mesa County survey marker located at the intersection of B 1/2 Road and Arlington Drive, having an elevation of 4657.82.
- 5.) The basis of bearing for this subdivision is the west line of Arrowhead Acres II, being N00°04'15"E.

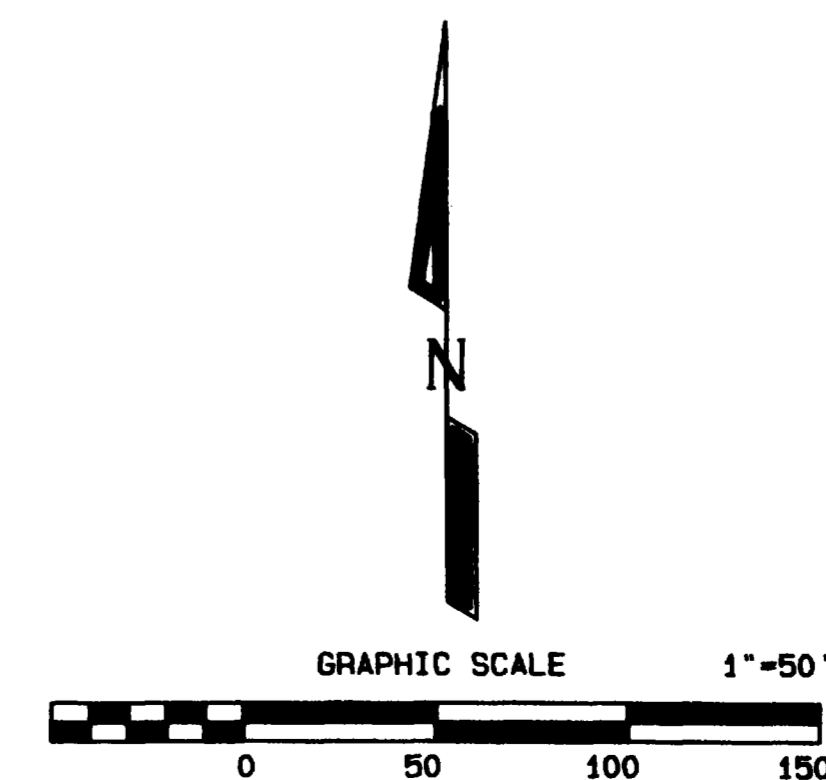


LEGEND

- SET #5 REBAR W/2" ALUM. CAP
- STAMPED D H SURVEYS INC. LS 20677
- ALL EXTERIOR MONUMENTS SET IN CONC.

AREA SUMMARY

DED. ROADS = 2.27 AC. / 22.7X
 LOTS = 44 = 7.72 AC. / 77.3X
 TOTAL = 9.99 AC. / 100X



ARROWHEAD ACRES II, FILING TWO
 LOCATED IN THE
 N 1/2 SW 1/4, SEC. 30, T1S, R1E, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 303-99-03
 Drawn By TMODEL Date JULY 2000 Sheet 2 OF 2