

ARROWHEAD ACRES II, FILING THREE

A REPLAT OF LOT 1, BLOCK 3 and LOT 1, BLOCK 6, 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 3 and LOT 1, BLOCK 6, ARROWHEAD ACRES II.

That said owner has caused the said real property to be laid out and surveyed as ARROWHEAD ACRES II, FILING THREE 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.

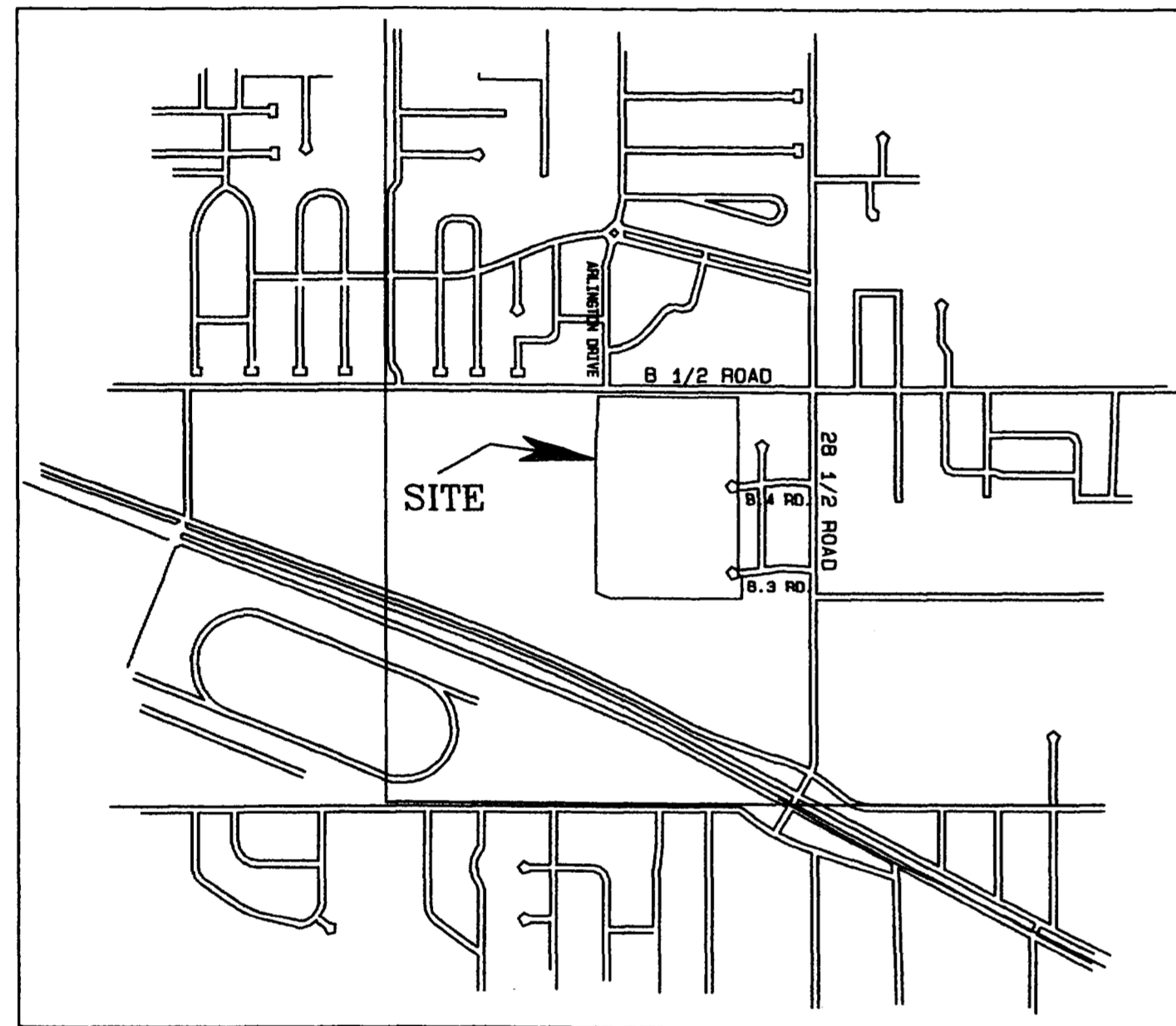
All Multi-purpose Easements to the City of Grand Junction for the use of City approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas 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 and Irrigation/Drainage Easements to the Homeowners' Association as an undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation or drainage systems and to supply and drain irrigation water. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 2008 at Pages 807.

Tract C is dedicated to the Homeowners' Association, not subject to partition, of Tract C hereby platted for recreational and esthetic purposes as determined appropriate by said owners. Deed of Conveyance recorded at Book 2002 at Pages 806 subject to further conditions and restrictions as may be set forth in that instrument.

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 names to be hereunto subscribed this 22nd day of January, 2002.



VICINITY MAP N.T.S.

PLAT NOTES

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.

NOTE: HABITABLE SPACE CONSTRUCTION BELOW GRADE IS NOT RECOMMENDED FOR THIS SITE DUE TO THE HIGH GROUNDWATER CONDITION

Fencing will not be allowed within the 10' irrigation/drainage easement along the northerly boundary of Arrowhead Acres II, Filing Three, specifically the northern boundary of Lots 1 - 9, Block 1, Arrowhead Acres II, Filing Three, until such time that the Orchard Mesa Irrigation District tiles the existing open ditch along the northerly boundary of this subdivision. At that time any new fence construction may be placed on the property line, subject to approval by the Arrowhead Acres II Homeowner's Association.

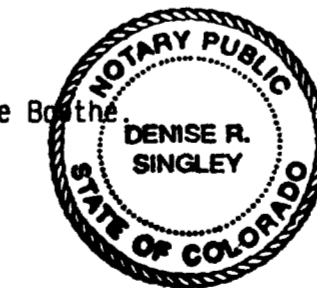
Leo Charles Rinderle
Leo Charles Rinderle
Co-Trustee

Erma Lucille Boothe
Erma Lucille Boothe
Co-Trustee

LIENHOLDER:
Terry Royster
Community First National Bank
Terry Royster, Senior Vice President

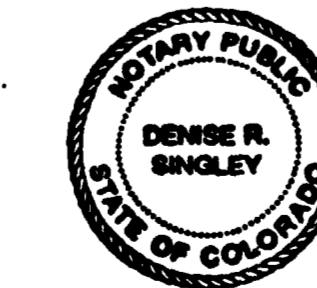
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 22 day of January, 2002, by Leo Charles Rinderle and Erma Lucille Boothe.
My commission expires 7-12-03
Witness my hand and official seal *Denise R. Singley*
Notary Public
Address 1211 N. 74th St. Co. 8183



STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 22 day of January, 2002, by Terry Royster, Senior Vice President.
My commission expires 7-12-03
Witness my hand and official seal *Denise R. Singley*
Notary Public
Address 1211 N. 74th St. Co. 8183



CITY APPROVAL

This plat of ARROWHEAD ACRES II, FILING THREE a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 24 day of January, 2002.

David H. Uray City Manager
Christy M. Martz City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

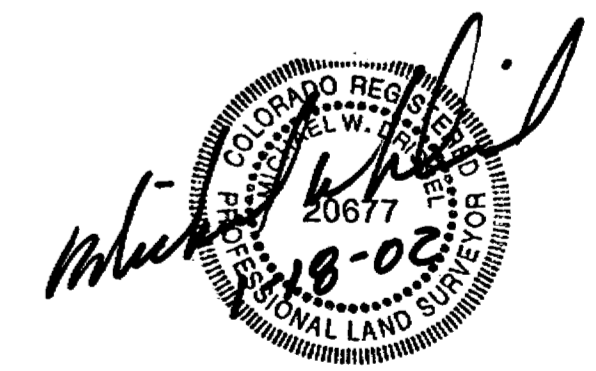
I hereby certify that this instrument was filed in my office at 2:44 o'clock P.M. this 25 day of January, A.D., 2002, and is duly recorded in Plat Book No. 18, Page 20130 Fee \$20.00 Drawer No. LL-91 Reception No. 2037240

Clerk and Recorder

Deputy

SURVEYOR'S CERTIFICATE

I, Michael W. 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.



ARROWHEAD ACRES II, FILING THREE

LOCATED IN THE

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

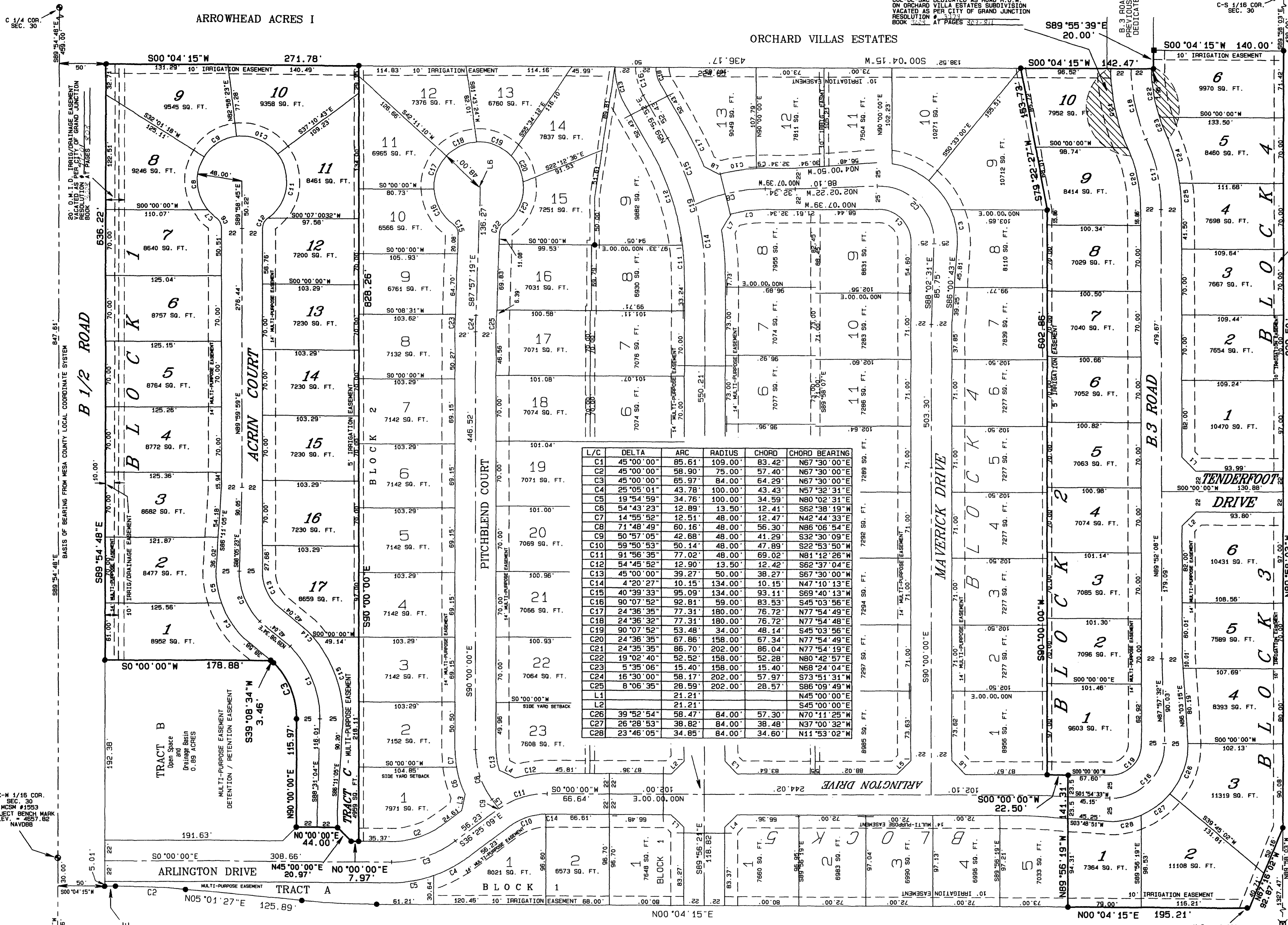
D H SURVEYS INC.

118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	A.VP.	Job No.	303-01-04
Drawn By	TMODEL	Date	JANUARY 2002	Sheet	1 OF 2

CUL-DE-SAC DEDICATED AS ROAD R.O.M. ON ORCHARD VILLAS ESTATES SUBDIVISION VACATED AS PER CITY OF GRAND JUNCTION RESOLUTION # 3177 BOOK 3627 AT PAGES 307-311

C-S 1/16 COR. SEC. 30



L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	45°00'00"	85.61'	109.00'	83.42'	N67°30'00"E
C2	45°00'00"	58.90'	75.00'	57.40'	N67°30'00"E
C3	45°00'00"	65.97'	84.00'	64.29'	N67°30'00"E
C4	25°05'01"	43.78'	100.00'	43.43'	N57°32'31"E
C5	19°54'59"	34.76'	100.00'	34.59'	N80°02'31"E
C6	54°43'23"	12.89'	13.50'	12.41'	S62°38'19"W
C7	14°55'52"	12.51'	48.00'	12.47'	N42°44'33"E
C8	71°48'49"	60.16'	48.00'	56.30'	N86°06'54"W
C9	50°57'05"	42.68'	48.00'	41.29'	S32°30'09"E
C10	59°50'53"	50.14'	48.00'	47.89'	S22°53'50"W
C11	91°56'35"	77.02'	48.00'	69.02'	N81°12'26"W
C12	54°45'52"	12.90'	13.50'	12.42'	S62°37'04"E
C13	45°00'00"	39.27'	50.00'	38.27'	S67°30'00"W
C14	4°20'27"	10.15'	134.00'	10.15'	N47°10'13"E
C15	40°39'33"	95.09'	134.00'	93.11'	S69°40'13"W
C16	90°07'52"	92.81'	59.00'	83.53'	S45°03'56"E
C17	24°36'35"	77.31'	180.00'	76.72'	N77°54'48"E
C18	24°36'32"	77.31'	180.00'	76.72'	N77°54'48"E
C19	90°07'52"	53.48'	34.00'	48.14'	S45°03'56"E
C20	24°36'35"	67.86'	158.00'	67.34'	N77°54'49"E
C21	24°35'35"	86.70'	202.00'	86.04'	N77°54'19"E
C22	19°02'40"	52.52'	158.00'	52.28'	N80°42'57"E
C23	5°35'06"	15.40'	158.00'	15.40'	N68°24'04"E
C24	16°30'00"	58.17'	202.00'	57.97'	S73°51'31"W
C25	8°06'35"	28.59'	202.00'	28.57'	S86°09'49"W
L1		21.21'			N45°00'00"E
L2		21.21'			S45°00'00"E
C26	39°52'54"	58.47'	84.00'	57.30'	N70°11'25"W
C27	26°28'53"	38.82'	84.00'	38.48'	N37°00'32"W
C28	23°46'05"	34.85'	84.00'	34.60'	N11°53'02"W

10' O.M.I.D. IRRIGATION EASEMENT AS CALLED FOR PER CITY OF GRAND JUNCTION BOOK 3627 AT PAGES 307-311

ARROWHEAD ACRES II, FILING THREE
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

LEGEND

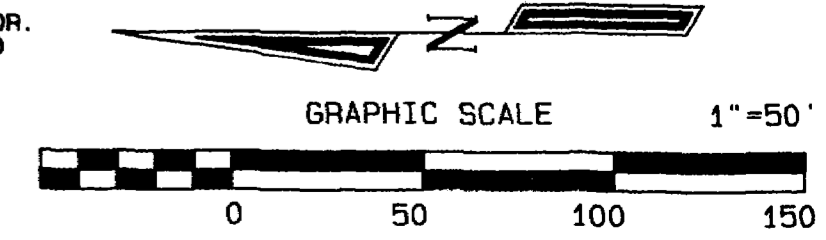
- MESA COUNTY SURVEY MARKER
- FD. #5 REBAR W/PLASTIC CAP MARKED PATTY LS 9960
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 20677

ALL EXTERIOR MONUMENTS SET IN CONC.

W.C. = WITNESS CORNER
O.M.I.D. = ORCHARD MESA IRRIGATION DISTRICT

AREA SUMMARY

TRACT C = 0.11 AC. / 01.2%
DED. ROADS = 1.89 AC. / 19.9%
LOTS 39 EA. = 7.49 AC. / 78.9%
TOTAL = 09.49 AC. / 100%



ARROWHEAD ACRES II, FILING THREE