

APPLETON RANCH SUBDIVISION

William E. Mease

Joan A. Mease

DEDICATION AND OWNERSHIP STATEMENT

Northwest Plateau Development Corporation, Preston Mease, Sheryl Mease, William E. Mease and Joan A. Mease are the sole owners of those certain tracts of land lying in the SE1/4 of Section 30, Township One North, Range One West of the Ute Meridian, Mesa County, Colorado; deeds of said tracts being recorded in Book 3524 at Pages 92-93, Book 3436 at Pages 940-941, Book 2659 at Pages 158-159 and in Book 2659 at Pages 160-161 of the Mesa County real property records, the perimeter of said tracts being more particularly described as follows:

Beginning at a Mesa County Survey Marker for the S1/4 Corner of said Section 30 from whence a Mesa County Survey Marker for the E1/16 Corner of said Section 30 bears S89°59'26"E a distance of 1317.79 feet; thence N00°06'34"W, on the west line of the SE1/4 of said Section 30, for a distance of 1320.20 feet; thence N00°04'23"W a distance of 330.75 feet to the N.W. Corner of the S1/2 SW1/4 NW1/4 SE1/4 of said Section 30; thence S89°59'08"E a distance of 660.14 feet to the N.E. Corner of the S1/2 SW1/4 NW1/4 SE1/4 of said Section 30; thence N00°02'13"W a distance of 110.02 feet; thence S89°59'08"E a distance of 660.20 feet to the east line of the NW1/4 SE1/4 of said Section 30; thence S00°00'04"E, on said east line, a distance of 440.38 feet to the S.E. 1/16 Corner of said Section 30; thence S00°01'12"E, on the east line of the SW1/4 SE 1/4 of said Section 30, for a distance of 1063.98 feet; thence S89°58'38"W for a distance of 393.51 feet; thence S00°03'34"W for a distance of 256.26 feet to the south line of said Section 30; thence N89°59'26"W for a distance of 923.91 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as Appleton Ranch Subdivision, a subdivision in Mesa County, Colorado.

That said owners do hereby dedicate and set apart for the use of the public the following:

All multi-purpose easements to Mesa County and the public utilities for the use as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, irrigation lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Streets and Rights-of-Way to Mesa County for the use of the public forever.

That said owners do hereby reserve for the uses specified the following:

All irrigation easements reserved for the benefit of the property owners / homeowners association for the use as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.


All drainage and irrigation easements reserved for the benefit of the property owners / homeowners association as perpetual easements for the conveyance and detaining of runoff water which originates within the area platted or from upstream areas, through natural or man-made facilities above or below ground, and as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

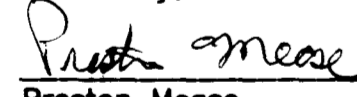
Outlot A reserved for the benefit of the property owners / homeowners association as an irrigation and drainage facility.

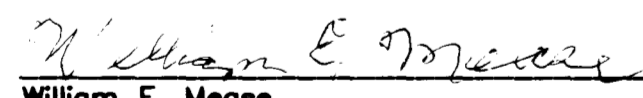
All easements include the right of ingress and egress on, along, over, under, through and across by the grantee, its successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided, however, that the grantee/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

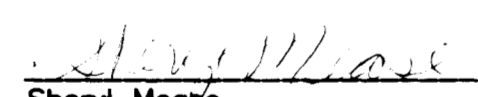
Declaration of Covenants, Conditions, and Restrictions and Easements of Appleton Ranch Subdivision, Recorded by separate instrument at Book 3671, Pages 822-833, Mesa County records.

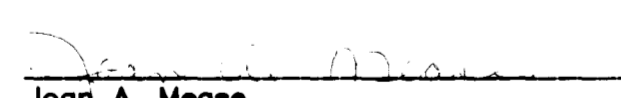
Said owners have caused their names to be hereunto subscribed this 14th day of September, A.D. 2004


Northwest Plateau Development Corporation
Steve Hejl, President


Preston Mease



William E. Mease


Sheryl Mease


Joan A. Mease

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 14 day of September, A.D. 2004 by Preston Mease, Sheryl Mease, William E. Mease, Joan A. Mease and Northwest Plateau Development Corporation by Steve Hejl, President.

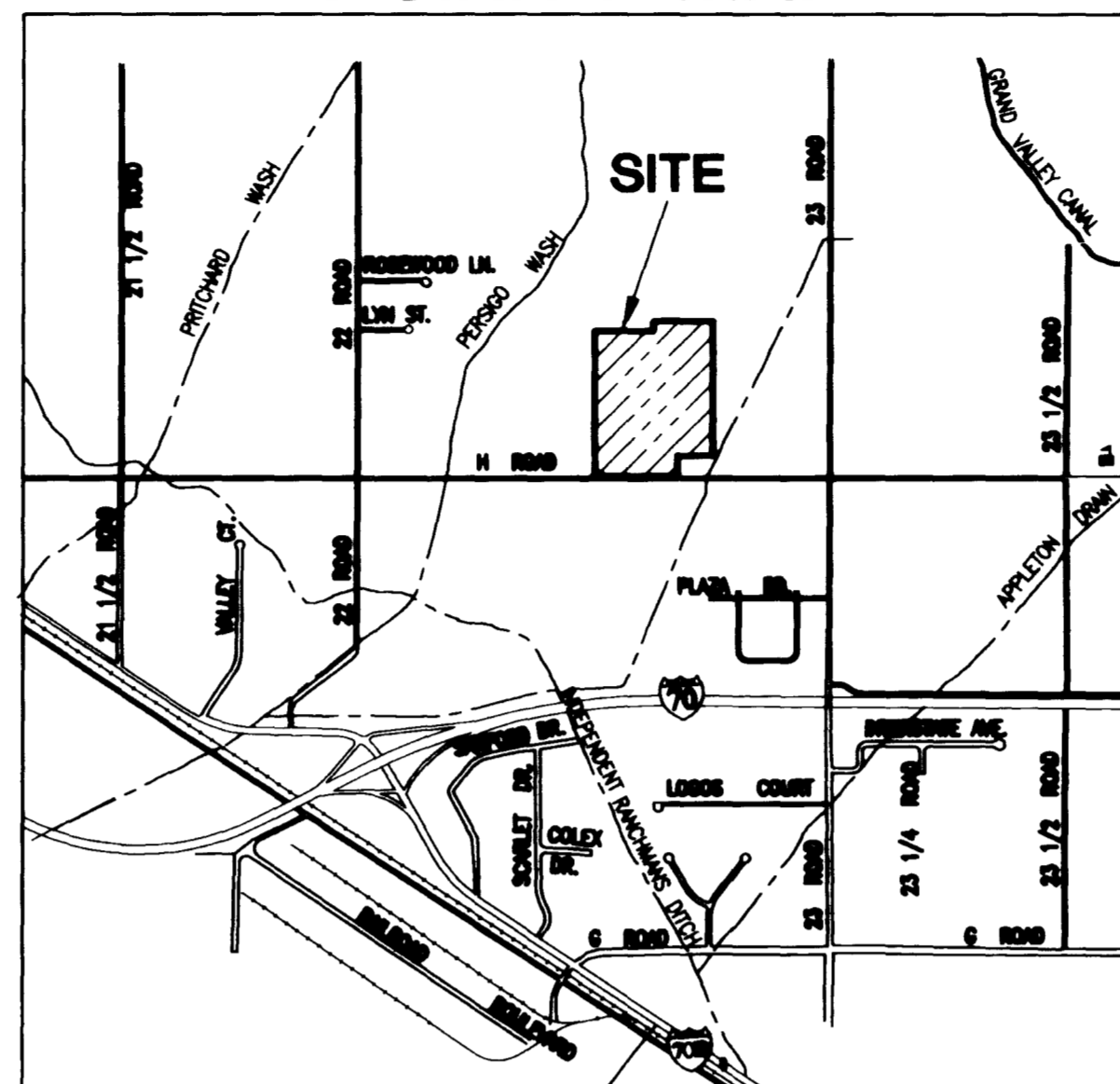
WITNESS MY HAND AND OFFICIAL SEAL.
My commission expires October 3, 05


Notary Public

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.

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.

VICINITY MAP



NOTES REQUIRED BY MESA COUNTY PLANNING DEPARTMENT:

Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Appleton Ranch Subdivision, and shall result in a vested right.

Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk & Recorder.

RIGHT-TO-FARM

This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.

General Notes

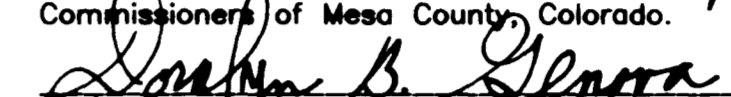
- Basis of Bearings derived from GPS observations and are relative to the Mesa Co LCS. Bearing between Mesa County Survey Markers at the S1/4 Corner of Section 30 and the E1/16 Corner of Section 30 = N89°59'26"E
- Title information is from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., file no. 00910942 C 2, effective date December 4, 2003, and from file no. 00910943 C 2, effective date December 4, 2003.
- Deeds of Trust held by endorsing lienholders are recorded at: a) Book 3436 at Page 942, (Northwest Plateau Dev. Corp. to Grand Valley National Bank) b) Book 2659 at Page 162. (Preston Mease and Sheryl Mease to William E. Mease and Joan A. Mease.)
- A life estate reserved by William E. Mease and Joan A. Mease is recorded in Book 2659 at Pages 158-159. (Affects the southerly part of Lot 1 Block 2).

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 8:13 o'clock A.M., this 24 day of October, A.D. 2004 and is duly recorded as Reception Number 2218447 in Book 3755, Page 634632.
Drawer No. PP123

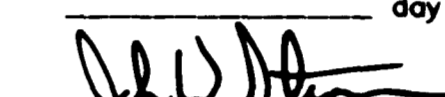
 Clerk and Recorder
 Deputy
Fees \$20.00 + 1.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

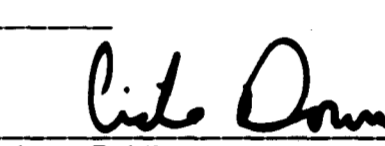
Approved this 30 day of Sept., A.D. 2004, Board of County Commissioners of Mesa County, Colorado.

Chairperson

LIENHOLDER CERTIFICATE

IN WITNESS WHEREOF, THE LIENHOLDER, Grand Valley National Bank has caused its names to be hereunto subscribed this

_____ day of _____, A.D., 20____
 Sr. V.P.
Grand Valley National Bank

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 13th day of September, A.D., 2004.


My commission expires: 9-29-2007
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public



AREA SUMMARY		
DESC:	ACRES	PERCENT
LOTS	44.27	89.7%
OUTLOT A	1.18	2.4%
DEDICATED R.O.W. (MESA COUNTY)	3.89	7.9%
TOTAL	49.34	100.0%

Property Survey Certification

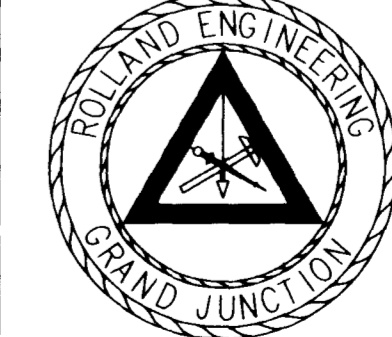
I, Richard A. Mason, do hereby certify that the accompanying plat of Appleton Ranch Subdivision, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, to the best of my knowledge and belief. This certification does not constitute a warranty or guaranty, either express or implied.


Richard A. Mason
Registered Professional Land Surveyor
No. 18469



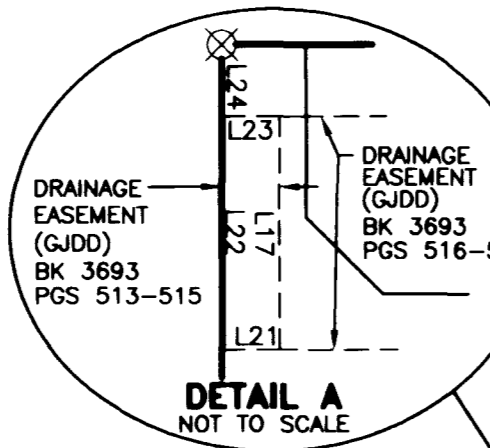
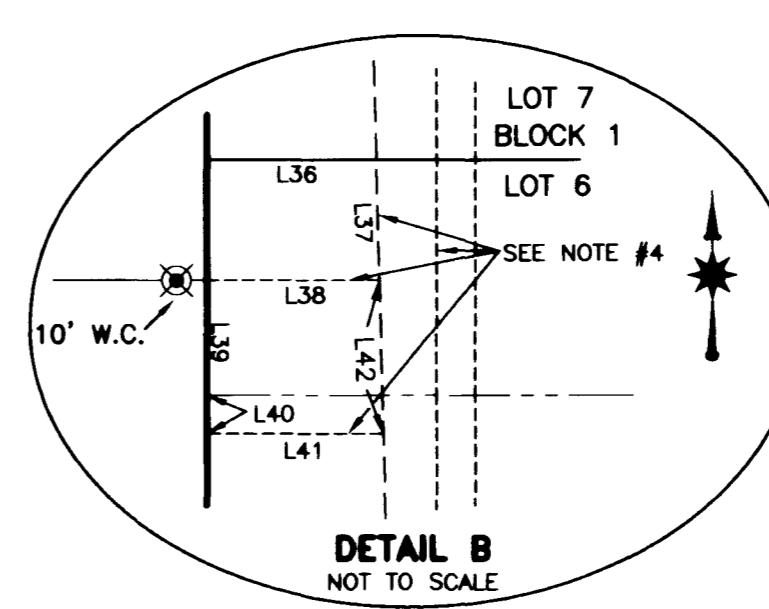
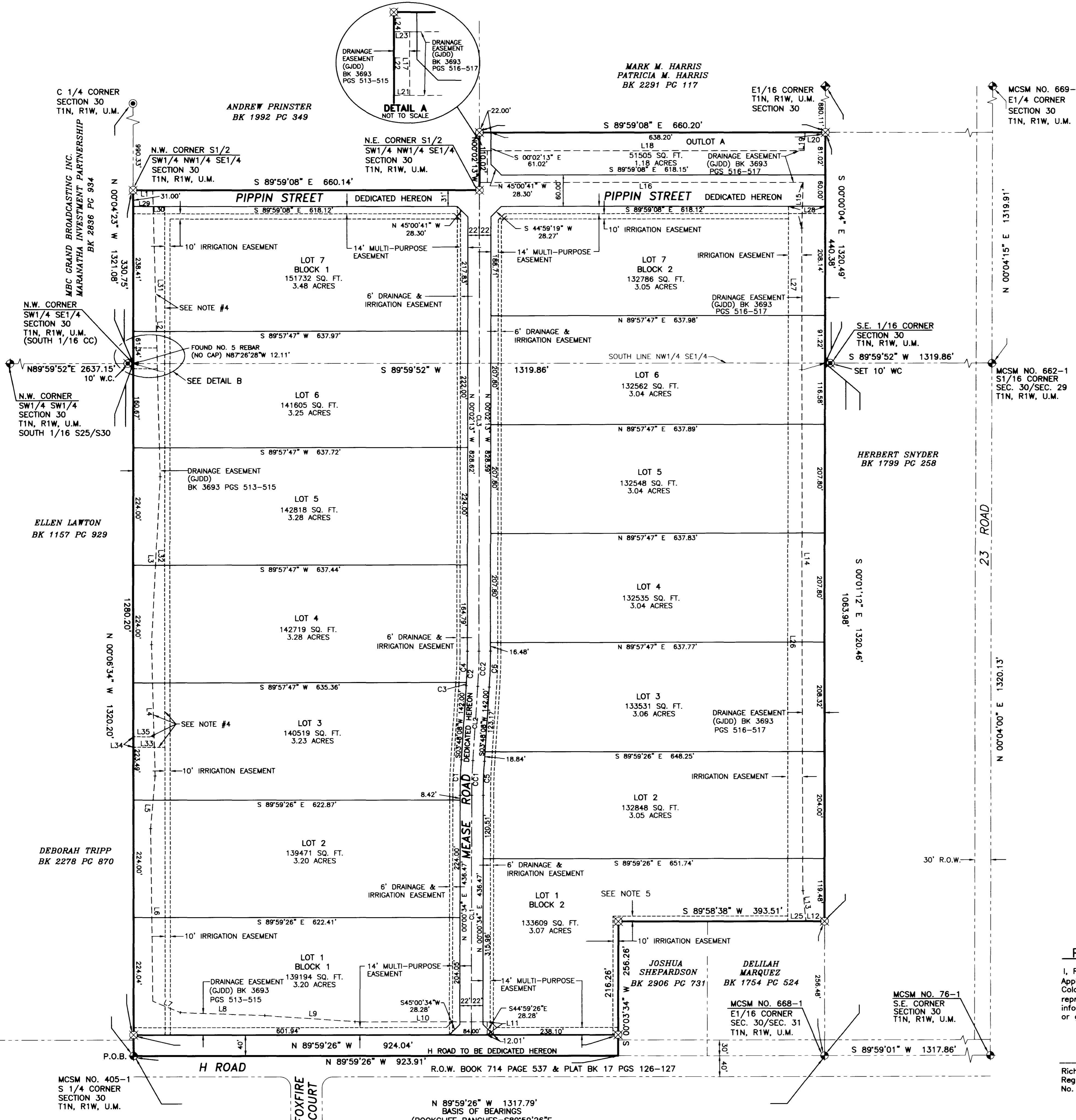
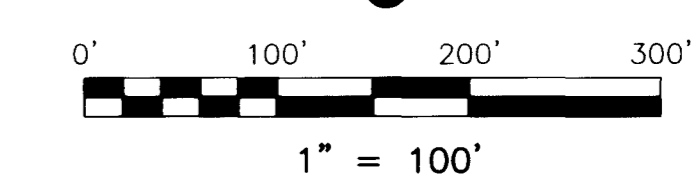
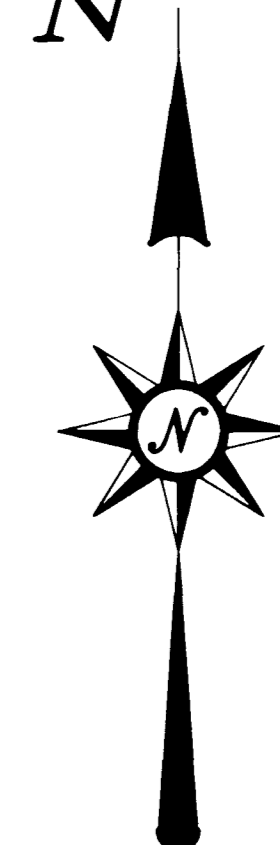
INDEX OF SHEETS

SHEET 1 - OWNERSHIP AND DEDICATION STATEMENT
SHEET 2 - PLAT AND GENERAL NOTES

 ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	File Name: D:\3123\3123PLAT.DWG			
	APPLETON RANCH SUBDIVISION IN THE E1/2 OF SECTION 30 IN T1N, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	RAM	Proj#	3123
Drawn	Date	9/9/04	Pr#	1
			Sheet	1
			Of	2

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

APPLETON RANCH SUBDIVISION



AREA SUMMARY		
DESC:	ACRES	PERCENT
LOTS	44.27	89.7%
OUTLOT A	1.18	2.4%
DEDICATED R.O.W. (MESA COUNTY)	3.89	7.9%
TOTAL	49.34	100.0%

LINE TABLE DRAINAGE EASEMENT (GJDD)		
LINE	BEARING	DISTANCE
L1	S 89°59'08" E	37.26'
L2	S 01°33'12" E	546.94'
L3	S 02°48'48" W	320.37'
L4	S 01°34'46" E	250.36'
L5	S 04°53'19" W	100.64'
L6	S 00°48'35" E	329.17'
L7	S 67°27'20" E	56.92'
L8	S 88°00'43" E	161.05'
L9	S 86°09'49" E	182.69'
L10	S 89°59'13" E	241.63'
L11	S 00°03'53" E	24.95'
L12	S 89°58'38" W	35.31'
L13	N 05°57'37" W	58.35'
L14	N 00°10'16" W	1263.65'
L15	N 01°44'42" E	87.31'
L16	N 89°59'04" W	603.03'
L17	N 00°02'13" W	60.60'
L18	S 89°59'04" E	604.92'
L19	N 02°12'00" E	34.86'
L20	S 89°59'08" E	38.91'
L21	N 89°59'08" W	15.01'
L22	N 00°02'13" W	60.60'
L23	S 89°59'08" E	15.01'
L24	N 00°02'13" W	34.82'

LINE TABLE PROPOSED IRRIGATION EASEMENT		
LINE	BEARING	DISTANCE
L25	S 89°58'38" W	34.69'
L26	N 00°01'12" W	1064.00'
L27	N 00°00'04" W	299.38'
L28	S 89°59'08" E	70.00'
L29	S 89°59'08" E	38.06'
L30	S 89°59'08" E	21.94'
L31	S 00°04'23" E	299.73'
L32	S 00°06'34" E	731.63'
L33	S 89°57'47" W	60.00'
L34	N 00°06'34" W	20.00'
L35	N 89°57'47" E	39.42'
L36	N 89°57'47" E	44.22'
L37	S 01°33'12" E	31.37'
L38	S 89°59'52" W	45.03'
L39	S 00°04'23" E	38.00'
L40	S 00°06'34" E	10.00'
L41	N 89°59'52" E	46.06'
L42	N 01°33'12" W	40.01'

- LEGEND**
- ⊙ MESA COUNTY SURVEY MARKER
 - ⊕ FOUND REBAR & CAP LS-14113
 - ⊗ SET NO. 5 REBAR & CAP LS-18469 (IN CONCRETE)
 - ⊗ SET NO. 6 REBAR & MESA COUNTY BRASS CAP LS-18469 (IN CONCRETE)
 - ⊙ FOUND #6 REBAR & 2" ALLOY CAP PLS-16835
 - ⊥ CALCULATED POSITION
 - GJDD GRAND JUNCTION DRAINAGE DISTRICT
 - P.O.B. POINT OF BEGINNING

- General Notes**
- Basis of Bearings derived from GPS observations and are relative to the Mesa Co LCS. Bearing between Mesa County Survey Markers at the S1/4 Corner of Section 30 and the E1/16 Corner of Section 30 = N89°59'26"E
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 - An existing concrete ditch conveys irrigation water over and across the subdivision to unknown users downstream. This apparent use may constitute an easement interest.
 - A life estate reserved by William E. Mease and Joan A. Mease is recorded in Book 2659 at Pages 158-159. (Affects the southerly part of Lot 1 Block 2).

ROAD CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1022.00'	67.65'	67.64'	N 01°54'21" E	03°47'34"	33.84'
C2	978.00'	65.54'	65.53'	N 01°52'57" E	03°50'21"	32.78'
C3	978.00'	6.29'	6.29'	N 03°37'05" E	00°22'07"	3.15'
C4	978.00'	59.25'	59.24'	N 01°41'53" E	03°28'14"	29.63'
C5	978.00'	64.74'	64.73'	N 01°54'21" E	03°47'34"	32.38'
C6	1022.00'	68.48'	68.47'	N 01°52'57" E	03°50'21"	34.25'

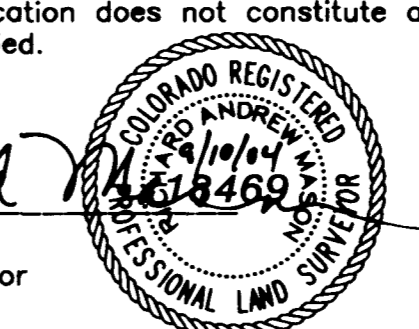
CENTERLINE ROAD CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	1000.00'	66.20'	66.19'	N 01°54'21" E	03°47'34"	33.11'
CC2	1000.00'	67.01'	67.00'	N 01°52'57" E	03°50'21"	33.52'

CENTERLINE ROAD LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N 00°00'34" E	456.47'
CL2	N 03°48'08" E	142.01'
CL3	N 00°02'13" W	879.61'

Property Survey Certification

I, Richard A. Mason, do hereby certify that the accompanying plat of Appleton Ranch Subdivision, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, to the best of my knowledge and belief. This certification does not constitute a warranty or guaranty, either express or implied.

Richard A. Mason
Registered Professional Land Surveyor
No. 18469



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Designed	Checked	RAM
Drawn	Date	9/9/04
Proj#	3123	Sheet
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		Of
		2

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