

APPLETON RANCH TWO SUBDIVISION

(A REPLAT OF APPLETON RANCH SUBDIVISION)

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 3438 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.

EXCEPTING All dedicated street right-of-way.

ALSO KNOWN AS Appleton Ranch Subdivision, (Book 3755 Pages 631-632)

That said owners have caused the said real property to be laid out and surveyed as Appleton Ranch Two 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 utility 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, water lines, telephone lines;

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 platted 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 of Appleton Ranch Two Subdivision, recorded by separate instrument at Book 3671 at Pages 822-833, at Book 3726 at Pages 816-817 and in Book 4018 at Pages 895-896 the Mesa County records.

Said owners have caused their names to be hereunto subscribed this 28th day of November A.D. 2005

Steve Hejl
Northwest Plateau Development Corporation
Steve Hejl, President

Preston Mease
Preston Mease

William E. Mease
William E. Mease

Sheryl Mease
Sheryl Mease

Joan A. Mease
Joan A. Mease

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 28th day of November A.D. 2005 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: 09-17-2009

Victoria Wagner
Notary Public



NOTES REQUIRED BY MESA COUNTY PLANNING DEPARTMENT:

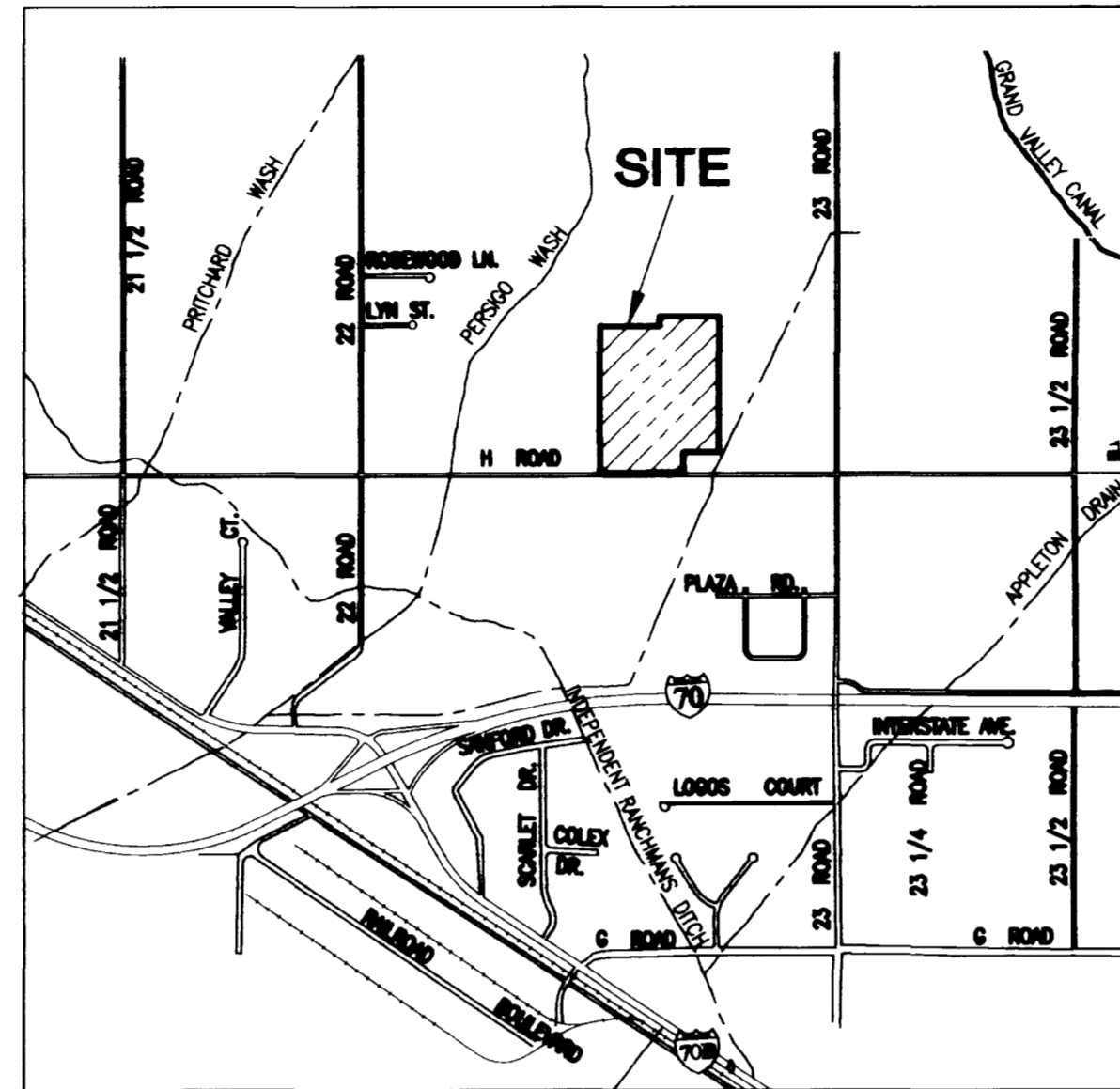
Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Appleton Ranch Two Subdivision and shall result in a vested right for a period of 3 years.

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.

VICINITY MAP



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 (matching Appleton Ranch Subdivision and Bookcliff Ranches Subdivision).
- Title information is from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., file no. 00911534, policy no. F58-002751, effective date June 21, 2005.
- Deeds of Trust held by endorsing lienholders are recorded at Book 3436 at Page 942, (Northwest Plateau Dev. Corp. to Grand Valley National Bank).
- 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).
- 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.
 - All Ingress, Egress, and Drainage easements reserved for the benefit of the property owners / homeowners association as perpetual easements for the ingress and egress purposes for the use of said Lot owners, their guests, and invitees, as common driveways and also 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 also for use by public service providers and utilities, including but not limited to, irrigation line, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, drainage appurtenances, postal service, trash collection, fire, police and emergency vehicles and services.
 - Outlot A reserved for the benefit of the property owners / homeowners association as an irrigation and drainage facility.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 02:21 o'clock P.M., this 15th day of December A.D. 2005 and is duly recorded as Reception Number 229227 in Book 4060, Page 10-11
Drawer No. RR 83

Janice Ward Clerk and Recorder
Carol Zinke Deputy
Fees 1st S.C.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 1st day of DECEMBER A.D. 2005. Board of County Commissioners of Mesa County, Colorado.

Thomas Bishop
Chairperson

LIENHOLDER CERTIFICATE

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

21st day of November A.D. 2005

J. D. [Signature] Pres.
Grand Valley National Bank

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 21st day of November A.D. 2005

My commission expires: 09-17-2009

WITNESS MY HAND AND OFFICIAL SEAL.



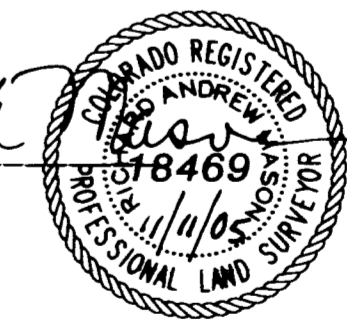
Victoria Wagner
Notary Public

AREA SUMMARY		
DESC:	ACRES	PERCENT
LOTS	44.27	89.7%
OUTLOT A	1.18	2.4%
EXISTING 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 Two 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.

Richard A. Mason
Registered Professional Land Surveyor
No. 18469



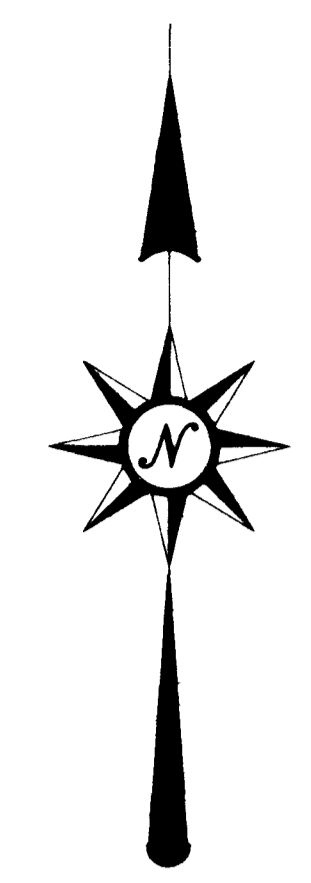
INDEX OF SHEETS

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

	PLANNING NO. 2005-018 FP	
	File Name: C:\PROJECTS\3123\3123PLATTWO.DWG	
APPLETON RANCH TWO SUBDIVISION A REPLAT OF APPLETON RANCH SUBDIVISION IN THE E1/2 OF SECTION 30 IN T1N, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO		
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designed: RAM Checked: RAM Date: 11/11/05	Proj# 3123 Sheet 1 Of 2

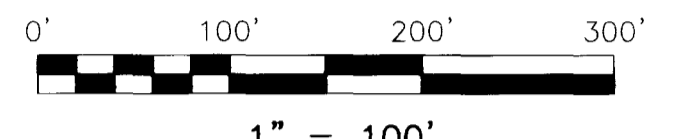
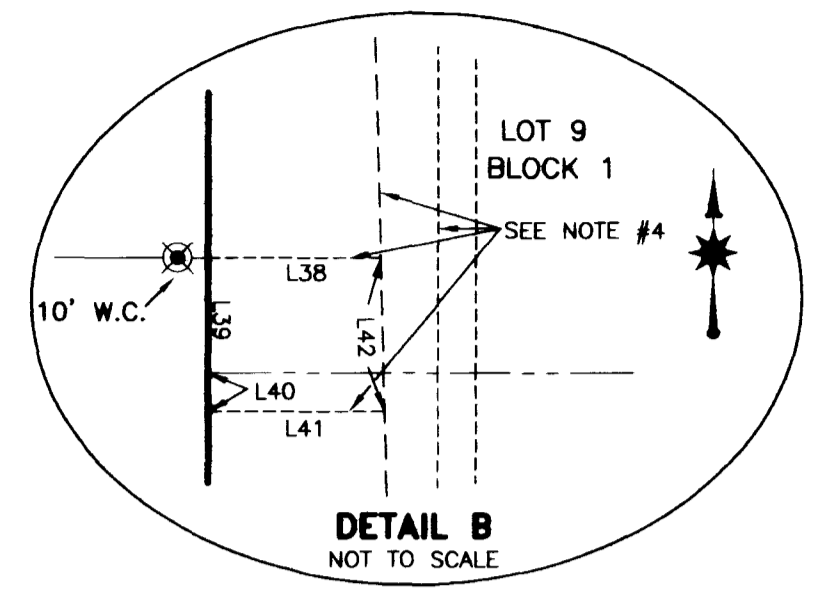
APPLETON RANCH TWO SUBDIVISION

(A REPLAT OF APPLETON RANCH SUBDIVISION)



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	24.85'
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" W	34.86'
L20	S 89°59'08" E	38.81'
L21	N 89°58'08" 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'



LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
- ⊕ FOUND REBAR & CAP LS-14113
- ⊗ FOUND NO. 5 REBAR & CAP LS-18469 (IN CONCRETE)
- ⊘ FOUND 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

AREA SUMMARY

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

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°06'23" E	14.27'
L35	N 00°08'34" W	5.78'
L36	S 89°57'47" E	39.42'
L37	N 01°34'46" W	175.72'
L38	S 89°59'52" W	45.03'
L39	S 00°04'23" E	30.00'
L40	S 00°08'34" W	10.00'
L41	N 89°59'52" E	46.06'
L42	N 01°33'12" W	40.01'

LINE TABLE
PROPOSED INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L43	S 00°00'34" W	20.00'
L44	S 89°57'47" W	296.15'
L45	S 45°01'57" W	21.38'
L46	S 00°00'34" W	29.90'
L47	S 89°57'47" W	40.00'
L48	N 00°00'34" E	65.00'
L49	N 00°00'34" E	65.00'
L50	N 89°57'47" E	40.00'
L51	S 00°00'34" W	29.90'
L52	S 44°58'03" E	21.33'
L53	S 89°57'47" E	296.20'
L54	N 00°00'34" W	20.00'
L55	S 00°02'13" W	20.00'
L56	S 89°57'47" W	303.95'
L57	S 45°01'57" W	21.24'
L58	S 00°00'34" W	30.00'
L59	S 89°57'47" W	40.00'
L60	N 00°00'34" E	65.00'
L61	N 00°00'34" E	65.00'
L62	N 89°57'47" E	40.00'
L63	S 00°00'34" W	30.00'
L64	S 44°58'03" E	21.19'
L65	N 89°57'47" W	303.97'
L66	S 00°02'13" E	20.00'
L67	S 00°02'13" E	20.00'
L68	S 89°57'47" W	333.99'
L69	S 45°01'57" W	21.20'
L70	N 00°00'34" E	30.00'
L71	S 89°57'47" W	40.00'

LINE TABLE
PROPOSED INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L72	N 00°02'13" W	65.00'
L73	N 00°02'13" W	65.00'
L74	N 89°57'47" E	40.00'
L75	S 00°02'13" E	29.97'
L76	S 44°58'03" E	21.23'
L77	N 89°57'47" E	334.01'
L78	S 00°02'13" E	20.00'
L79	N 00°02'13" W	20.00'
L80	N 89°57'47" E	304.00'
L81	N 44°57'47" E	21.21'
L82	N 00°02'13" W	30.00'
L83	N 89°57'47" E	21.21'
L84	S 00°02'13" E	65.00'
L85	S 00°02'13" E	65.00'
L86	S 89°57'47" W	40.00'
L87	N 00°02'13" W	30.00'
L88	N 45°02'13" W	21.21'
L89	S 89°57'47" E	304.00'
L90	N 00°02'13" W	20.00'
L91	N 89°57'47" E	359.10'
L92	N 44°57'47" E	21.21'
L93	N 00°02'13" W	30.00'
L94	N 89°57'47" E	40.00'
L95	S 00°02'13" E	130.00'
L96	S 89°57'47" W	40.00'
L97	N 00°02'13" W	30.00'
L98	N 45°02'13" W	21.21'
L99	S 89°57'47" W	361.79'
L100	N 03°48'08" E	40.09'

ROAD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1022.00'	87.65'	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'	64.74'	64.73'	N 01°54'21" E	03°47'34"	32.38'
C4	1022.00'	88.48'	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'

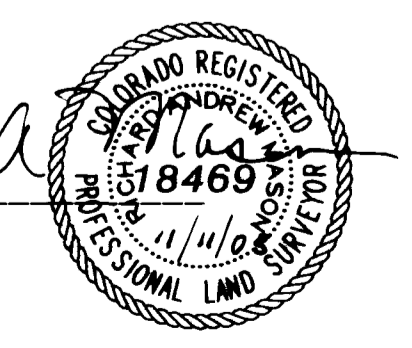
CENTERLINE ROAD LINE TABLE

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

Property Survey Certification

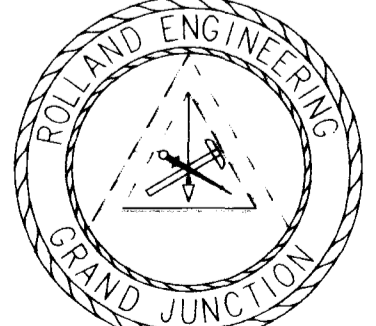
I, Richard A. Mason, do hereby certify that the accompanying plat of Appleton Ranch Two Subdivision, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

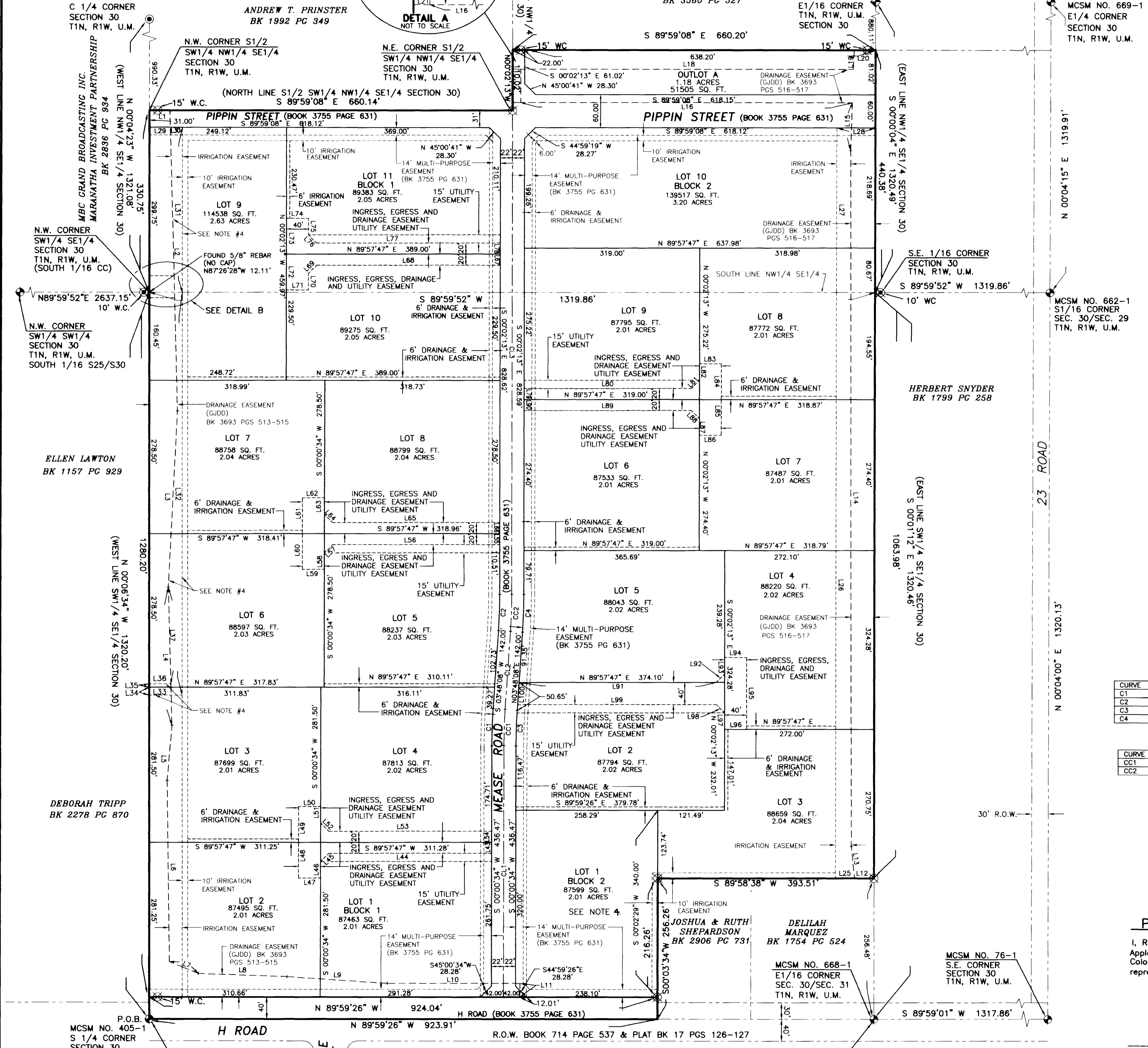

 Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469



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SHEET 1 - OWNERSHIP STATEMENT
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IN THE E1/2 OF SECTION 30 IN T1N, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO		
Designed	Checked	RAM
Drawn	Date	11/11/05
Proj#	3123	Sheet
		2



Pursuant to C.R.S. 824-68-101 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 Two Subdivision and shall result in a vested right for a period of 5 years.