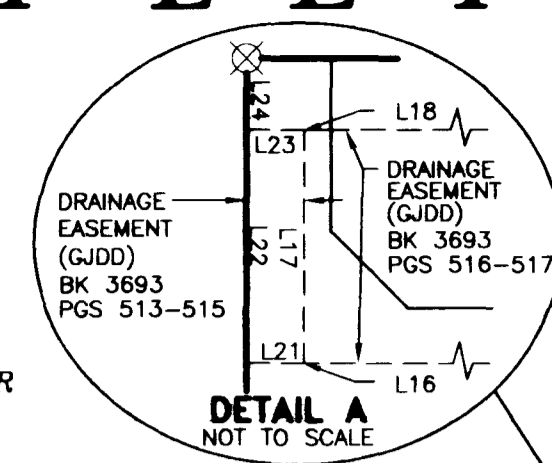
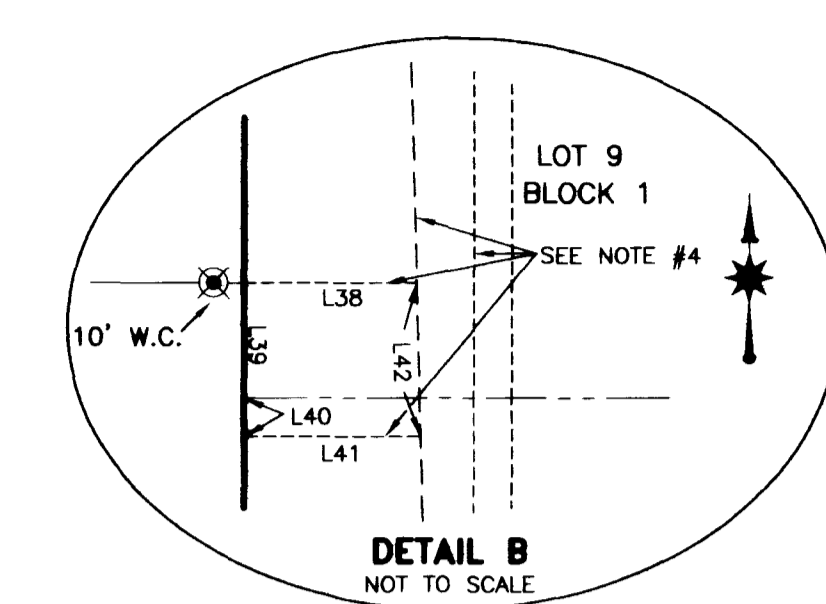
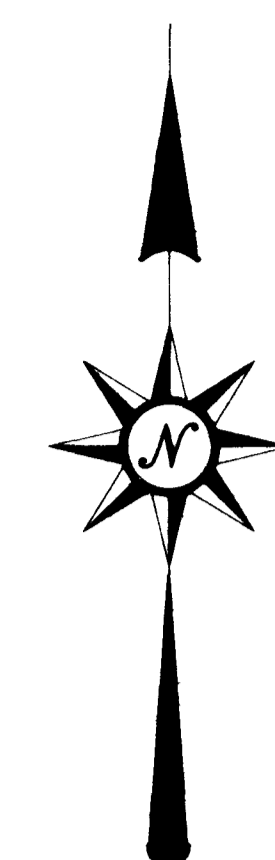


# APPLETON RANCH TWO SUBDIVISION

(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'

**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°06'34" E	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°06'34" E	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'

**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%

**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

**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 S 1/4 Corner of Section 30 and the E 1/16 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:
  - A) All irrigation easements reserved for the benefit of the property owners / homeowners association for the use 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.
  - B) 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 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.
  - C) 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.
  - D) Outlot A reserved for the benefit of the property owners / homeowners association as an irrigation and drainage facility.

**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	0°34'34"	33.84'
C2	978.00'	65.54'	65.53'	N 01°52'57" E	0°50'21"	32.78'
C3	978.00'	64.74'	64.73'	N 01°54'21" E	0°34'34"	32.38'
C4	1022.00'	88.48'	68.47'	N 01°52'57" E	0°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	0°34'34"	33.11'
CC2	1000.00'	67.01'	67.00'	N 01°52'57" E	0°50'21"	33.52'

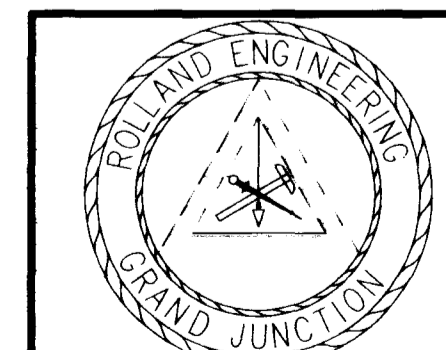
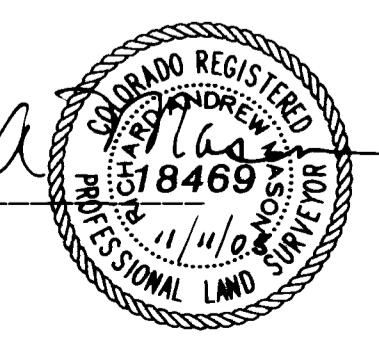
**CENTERLINE ROAD LINE TABLE**

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**

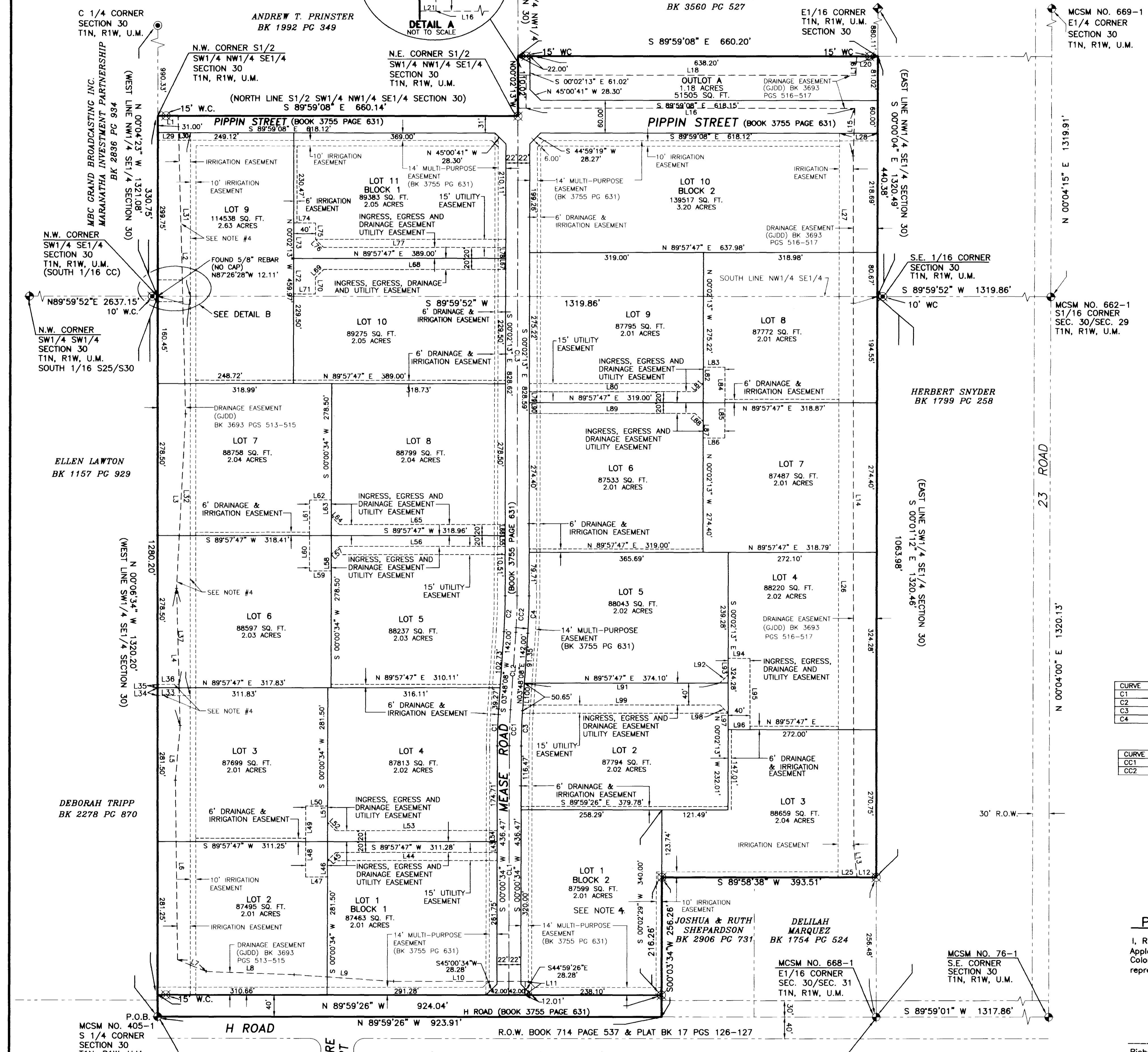
I, Richard A. Mason, do hereby certify that the accompanying plat of Appleton Ranch Two Subdivision, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

PLANNING NO. 2005-018 FP	
File Name: C:\PROJECTS\3123\3123PLATTWO.DWG	
<b>APPLETON RANCH TWO SUBDIVISION</b>	
A REPLAT OF APPLETON RANCH SUBDIVISION	
IN THE E1/2 OF SECTION 30 IN T1N, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO	
Designed	Checked
Drawn	Date
Prof# 3123	Rev
Sheet 2	of 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.