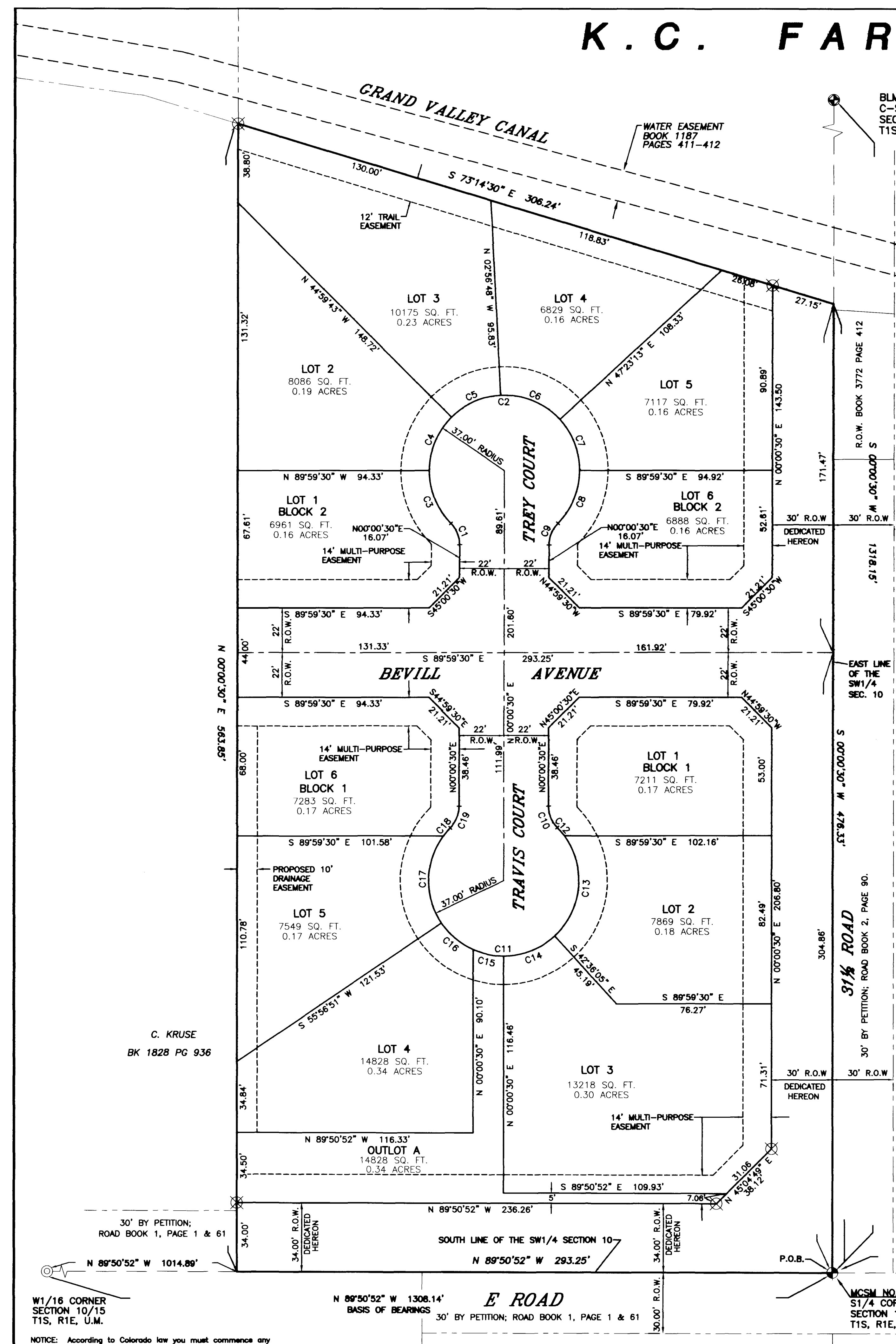


# K.C. FARMS SUBDIVISION



BLM MARKER  
 C-S1/16 CORNER  
 SECTION 10  
 T1S, R1E, U.M.

**CLERK AND RECORDER'S CERTIFICATE**  
 STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 I hereby certify that this instrument was filed in my office at 2:05 o'clock P.M.,  
 this 20<sup>th</sup> day of December A.D. 2006 and is duly recorded as Reception  
 Number 2354697 in Book 4318, Page 965  
 Drawer No. 77-3

Janice Ward Shawn Bridgewater 10+1  
 Clerk and Recorder Deputy Fees

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
 Accepted this 20<sup>th</sup> day of NOVEMBER A.D. 2006, by the County  
 Commissioners of Mesa County, Colorado.  
Telmon Anderson  
 Chairperson

**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 K.C. Farms Subdivision,  
 and shall result in a vested right.

**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.

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.

- General Notes**
- Title information is from Mesa County real property records and from First American Heritage Title Company, Commitment No. 915-H0036110-087, Amendment No. B, effective date 10/04/05.
  - Basis of Bearing is N89°50'52"W 1308.14 feet between a Mesa County Survey Marker for the South 1/4 Corner of Section 10 and an alloy cap (PLS 12291) for the W1/16 Corner of said Section 10, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado. (Based on Mesa Co L.C.S.).
  - Outlot A is reserved to the Homeowners Association for use as a retention pond for storm water management, landscape planting and maintenance and the use and maintenance of a private pedestrian trail to the benefit of the homeowners. The ownership of Outlot A shall be conveyed to the Home Owners Association under a separate instrument recorded contemporaneously with this plat.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	11.69'	11.39'	N 22°18'42" W	44°38'23"	6.16'
C2	37.00'	173.89'	52.65'	S 89°59'30" E	269°16'48"	37.47'
C3	37.00'	28.83'	28.10'	N 22°18'42" W	44°38'23"	15.19'
C4	37.00'	29.06'	28.32'	N 22°30'23" E	44°59'47"	15.32'
C5	37.00'	27.15'	26.55'	N 66°01'45" E	42°02'55"	14.22'
C6	37.00'	32.50'	31.47'	S 67°48'47" E	50°20'01"	17.38'
C7	37.00'	27.52'	26.89'	S 21°18'08" E	42°37'16"	14.43'
C8	37.00'	28.83'	28.10'	S 22°19'41" W	44°38'23"	15.19'
C9	15.00'	11.69'	11.39'	S 22°19'41" W	44°38'23"	6.16'
C10	15.00'	11.69'	11.39'	S 22°18'42" E	44°38'23"	6.16'
C11	37.00'	173.89'	52.65'	N 89°59'30" W	269°16'48"	37.47'
C12	37.00'	5.28'	5.27'	S 40°32'48" E	08°10'12"	2.64'
C13	37.00'	54.15'	49.45'	S 05°28'06" W	83°51'37"	33.23'
C14	37.00'	27.52'	26.89'	S 68°42'12" W	42°36'35"	14.43'
C15	37.00'	15.44'	15.33'	N 76°02'01" W	23°55'00"	7.84'
C16	37.00'	20.68'	20.41'	N 50°03'50" W	32°01'22"	10.62'
C17	37.00'	45.55'	42.72'	N 01°12'48" E	70°31'50"	26.16'
C18	37.00'	5.28'	5.27'	N 40°33'47" E	08°10'12"	2.64'
C19	15.00'	11.69'	11.39'	N 22°19'41" E	44°38'23"	6.16'

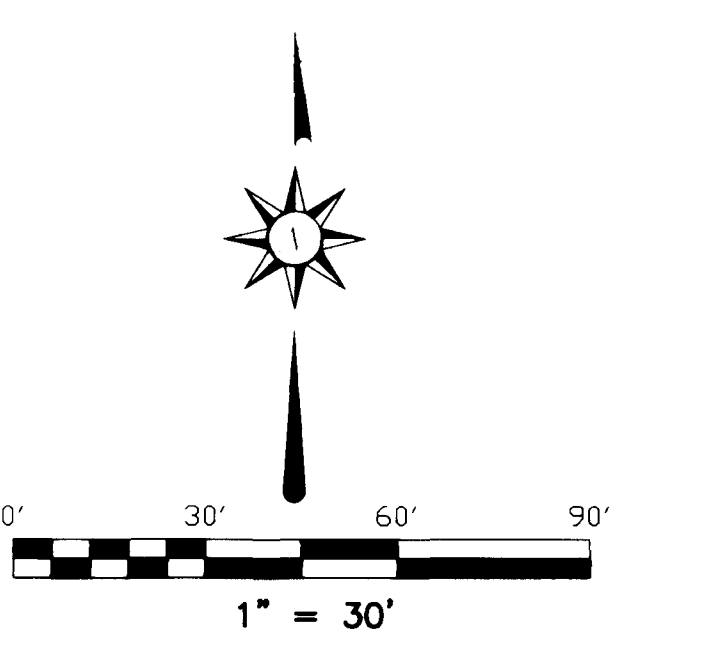
**AREA SUMMARY**

DESC:	ACRES	PERCENT
LOTS	2.05	58.6%
OUTLOT A	0.34	9.7%
DEDICATED R.O.W. (MESA COUNTY)	1.11	31.7%
TOTAL	3.50	100.0%

J.A. HAVENS  
 BK 2692  
 PG 865

**LEGEND**

- ⊕ BUREAU OF LAND MANAGEMENT MARKER
- ⊕ MESA COUNTY SURVEY MARKER
- ⊙ FOUND ALLOY CAP STAMPED 12291
- ⊗ SET REBAR & CAP LS-18469
- P.O.B. POINT OF BEGINNING
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT



**DEDICATION AND OWNERSHIP STATEMENT**  
 Kimball Creek Inc., a Colorado Corporation is the sole owner of that certain tract of land lying in the SE1/4 SW1/4 of Section 10, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado, said tracts being recorded in Book 3627 at Page 990 of the Mesa County real property records, the perimeter of said tract being more particularly described as follows:

Beginning at the S1/4 Corner of Section 10, Township 1 South, Range 1 East of the Ute Meridian from whence the W1/16 Corner for said Section 10 and Section 15 bears N89°50'52"W for a distance of 1308.14 feet; thence N89°50'52"W along the South line of the SW1/4 of said Section 10, a distance of 293.25 feet; thence N07°00'30"E, along the east line of that property described in Book 1828 at Page 936, a distance of 563.85 feet to the south right-of-way line of the Grand Valley Canal; thence continuing S73°14'30"E along the south right-of-way line of the Grand Valley Canal, a distance of 306.24 feet to the East line of the SW1/4 of said Section 10; thence S07°00'30"W, along the East line of said SW1/4, a distance of 476.33 feet to the point of beginning.

[3.50 Acres]  
 That said owner has caused the said real property to be laid out and surveyed as K.C. Farms Subdivision, a subdivision in Mesa County, Colorado.

That said owner does 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;

A Trail Easement to the County of Mesa as a perpetual easement for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

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 hereby plotted 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.

All Street Rights-of-Way in fee simple to Mesa County for the use of the public forever.

That there are no lien holders of record.

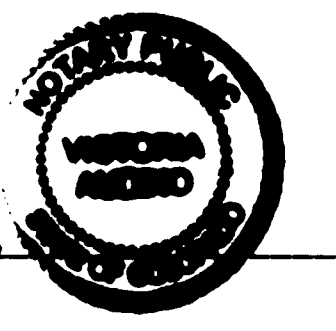
Declaration of Covenants, Conditions, and Restrictions of K.C. Farms Subdivision, Recorded in Book 4281, Page 273.

Said owner has caused its name to be hereunto subscribed this 9 day of Nov, A.D. 2006.

By: Douglas G. Peden PRESIDENT  
 Douglas G. Peden, President, for Kimball Creek Inc.

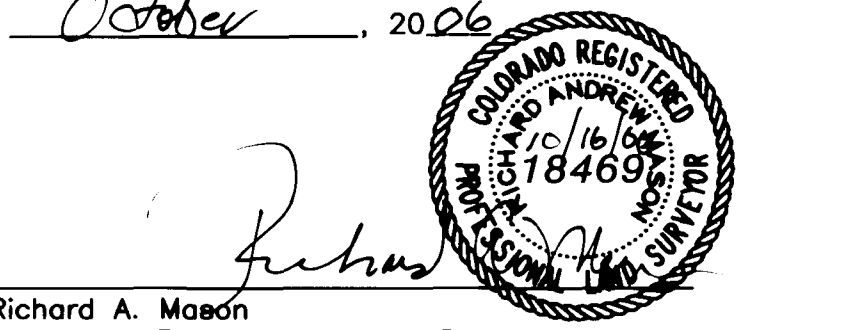
STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 The foregoing instrument was acknowledged before me this 9 day of Nov,  
 A.D. 2006, by Douglas G. Peden, for Kimball Creek Inc.

My commission expires: 11/7/09  
 WITNESS MY HAND AND OFFICIAL SEAL.

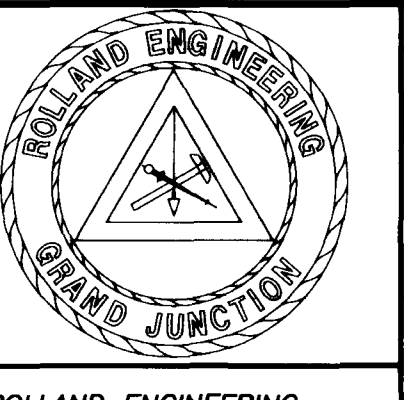


**SURVEYOR'S STATEMENT**  
 I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of K.C. Farms Subdivision, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 16 day of October, 2006



Richard A. Mason  
 Registered Professional Land Surveyor  
 No. 18469



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

PLANNING NO. 2004-175 FPI	
File Name: C:\PROJECTS\4024\4024PLAT.DWG	
<b>K.C. FARMS SUBDIVISION</b>	
IN THE SE1/4 SW1/4 OF SECTION 10 T1S, R1E OF THE UTE MERIDIAN MESA COUNTY, COLORADO	
Designed	Checked
Drawn	Date
Proj#	Rev
Sheet	Of
RAM	4024
9/26/06	1

W1/16 CORNER SECTION 10/15 T1S, R1E, U.M.

KIMBALL VALLEY INC.  
 BK 3841 PG 863

GARY RINDERLE  
 CONSTRUCTION INC.  
 BK 3936 PG 190

MCSM NO. 11  
 S1/4 CORNER SECTION 10 T1S, R1E, U.M.

MCSM NO. 991  
 S.E. CORNER SECTION 10 T1S, R1E, U.M.

J.A. HAVENS  
 BK 2692  
 PG 865

N 89°51'24" W 2620.01'

SECTION 10  
 SECTION 15

ROLLAND ENGINEERING  
 GRAND JUNCTION, CO