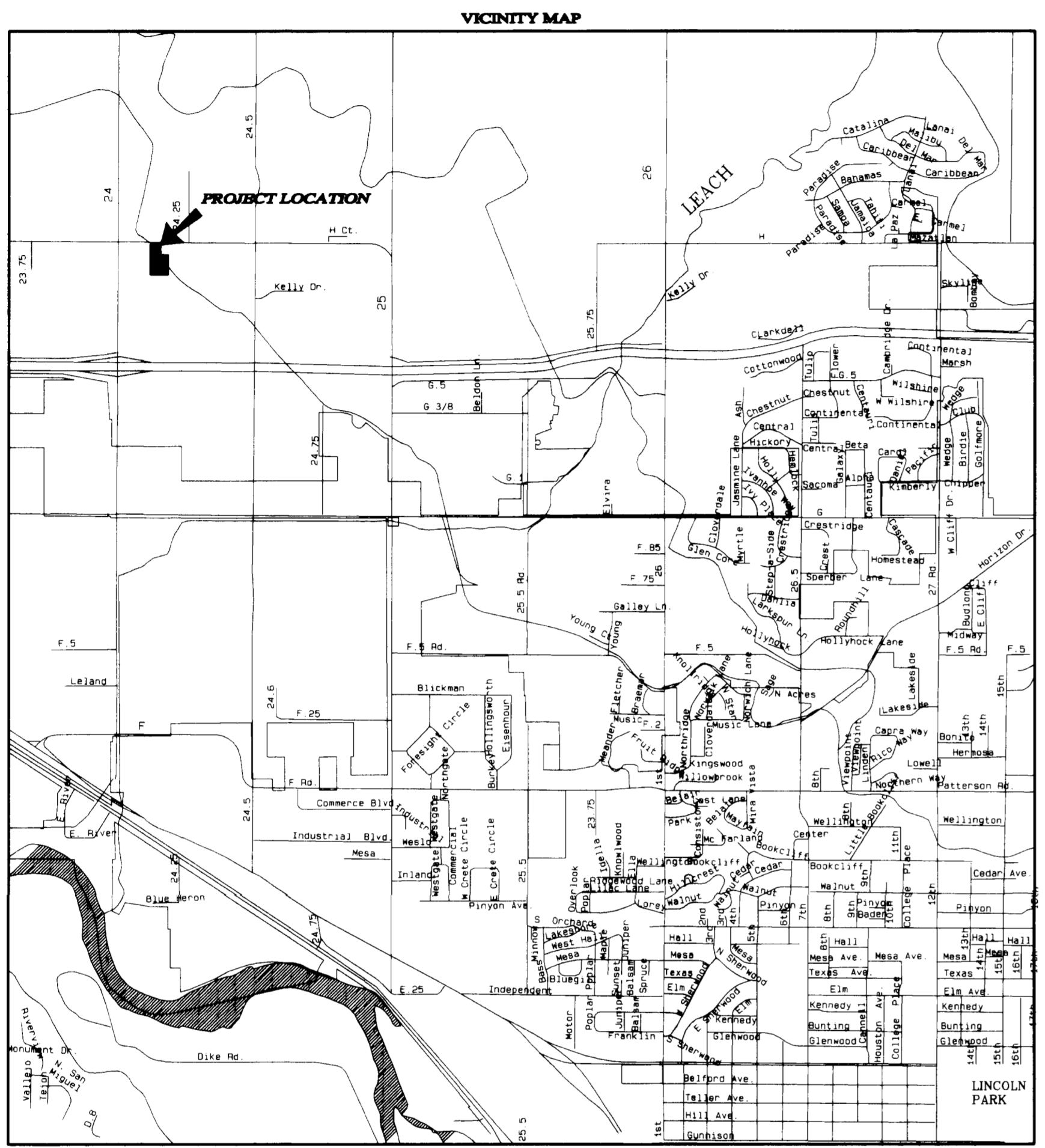


# ALBINO ESTATES SUBDIVISION

## A REPLAT OF LOT 1 VENEGAS ESTATES AND LOT 7 POMONA PARK MESA COUNTY, COLORADO



**STATEMENT OF OWNERSHIP AND DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS:  
 The undersigned, Mylle R. Miller and Carrie J. Miller are the owners of that real property situate in the NE1/4 NW1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, the evidence of ownership of which is demonstrated in an instrument recorded in Book ~~1044~~ at Page ~~312~~ of the Mesa County records; said property being more particularly described as follows:  
 Lot 1 of Venegas Estates according to the plat recorded at Reception No. 149252;  
 AND Lot 7 of Pomona Park, according to the plat recorded at Reception No. 12485.

That said owners have by these presents surveyed and laid out that above described real property as shown hereon, and designates the same as ALBINO ESTATES SUBDIVISION, a subdivision of Mesa County, Colorado.  
 That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:  
 \* All street rights of way shown hereon, to the full width of their platted rights-of-way are dedicated in fee simple to the County of Mesa for the use of the public forever.  
 \* All multi-purpose easements are dedicated to the County of Mesa for purposes including, but not limited to, installation and maintenance of public utilities, traffic control, signs and signals, streetscape, street trees and sprinkling systems, earth retaining structures and surface sloping and grading required for street construction.  
 \* All utility easements are dedicated to the County of Mesa for purposes including, but not limited to, installation and maintenance of public utilities.  
 \* 15' Trail Easement is dedicated to the County of Mesa as a perpetual easement for public recreational access.

All 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 or brush, and in Drainage and Detention/Retention easements or tracts the right to dredge; 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 improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners further certify that all lienholders are represented hereon.  
 Executed this 29 day of July, 2008.  
 Mylle R. Miller  
 Mylle R. Miller  
 Carrie J. Miller  
 Carrie J. Miller

State of Colorado )  
 County of Mesa ) ss  
 The foregoing Statement of Ownership and Dedication was acknowledged before me  
 by Mylle R. Miller and Carrie J. Miller this 29 day of July, 2008.  
 Victoria Audino  
 Notary Public  
 My commission expires: 11/7/09

**DECLARATION OF COVENANTS**  
 This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 4491 at Page 873 of the Mesa County records.

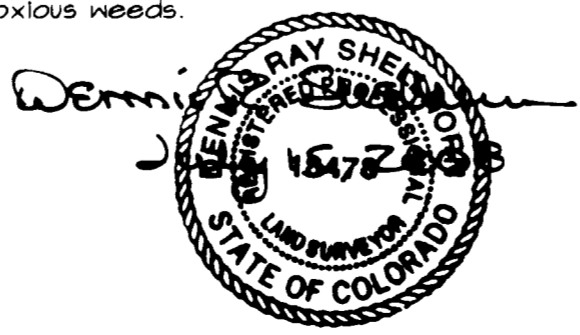
**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE**  
 Accepted this 12th day of August, 2008 A.D. by the Board of County Commissioners of Mesa County, Colorado.  
 Janet Rauland  
 Chairperson

**CLERK AND RECORDER'S CERTIFICATE**  
 State of Colorado )  
 County of Mesa ) ss  
 This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:40 o'clock P. M., on this 20th day of August, 2008, A.D., and was recorded at Reception No. 2454067 Book 4716, Page 40-46 Drawer No. WW-20, Fees 20.00 \$ C.  
 By: Janice Rich Clerk and Recorder  
Paul Zula Rose Deputy

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the Mesa County. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

1. This survey does not constitute a title search by this surveyor or River City Consultants, Inc. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Stewart Title of Grand Junction, Inc., No. 0501205K, dated September 19, 2005.
2. Grand Valley Canal is subject to any historical and recorded rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities. No recorded right of way or easement was reported in the title commitment cited above. Grand Valley Irrigation Company typically claims twenty-five feet on each side of the canal bank for operation and maintenance of its facilities.
3. Plat of Venegas Estates delineates a drainage easement across Lot 1. However there is no reference to a previously recorded grant nor is there a specific grant or dedication of of easement on the Venegas Estates plat. A grant of easement has been made to the Grand Junction Drainage District as referenced hereon.
4. Pursuant to C.R.S. 24-68-101 et seq., and Chapter 110 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Albino Estates Subdivision and shall result in a vested right.
5. 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.
6. Ingress/egress easement across Lot 2 for the benefit of Lot 3 is reserved by the owners to be created by reference to this plat upon the sale of the respective lots.
7. Grand Valley Canal easement is a minimum of 25' each side of the high water line of the canal and is to be granted to the Grand Valley Irrigation Company by separate instrument by reference to this plat.
8. Fences are prohibited within the Grand Valley Canal easement.
9. According to Mesa County noxious weeds have been identified on this property.
10. 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 and Recorder.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ALBINO ESTATES SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, quality of title or the presence of noxious weeds.  
 Dennis R. Shellhorn,  
 Colorado PLS 18478



LAND USE SUMMARY		
LOTS	16.752 ACRES	98.16%
STREETS	0.295 ACRES	1.85%
TOTAL	16.047 ACRES	100%

COUNTY PLANNING #2006-FN1

### ALBINO ESTATES SUBDIVISION

MARGUERITA VENEGAS

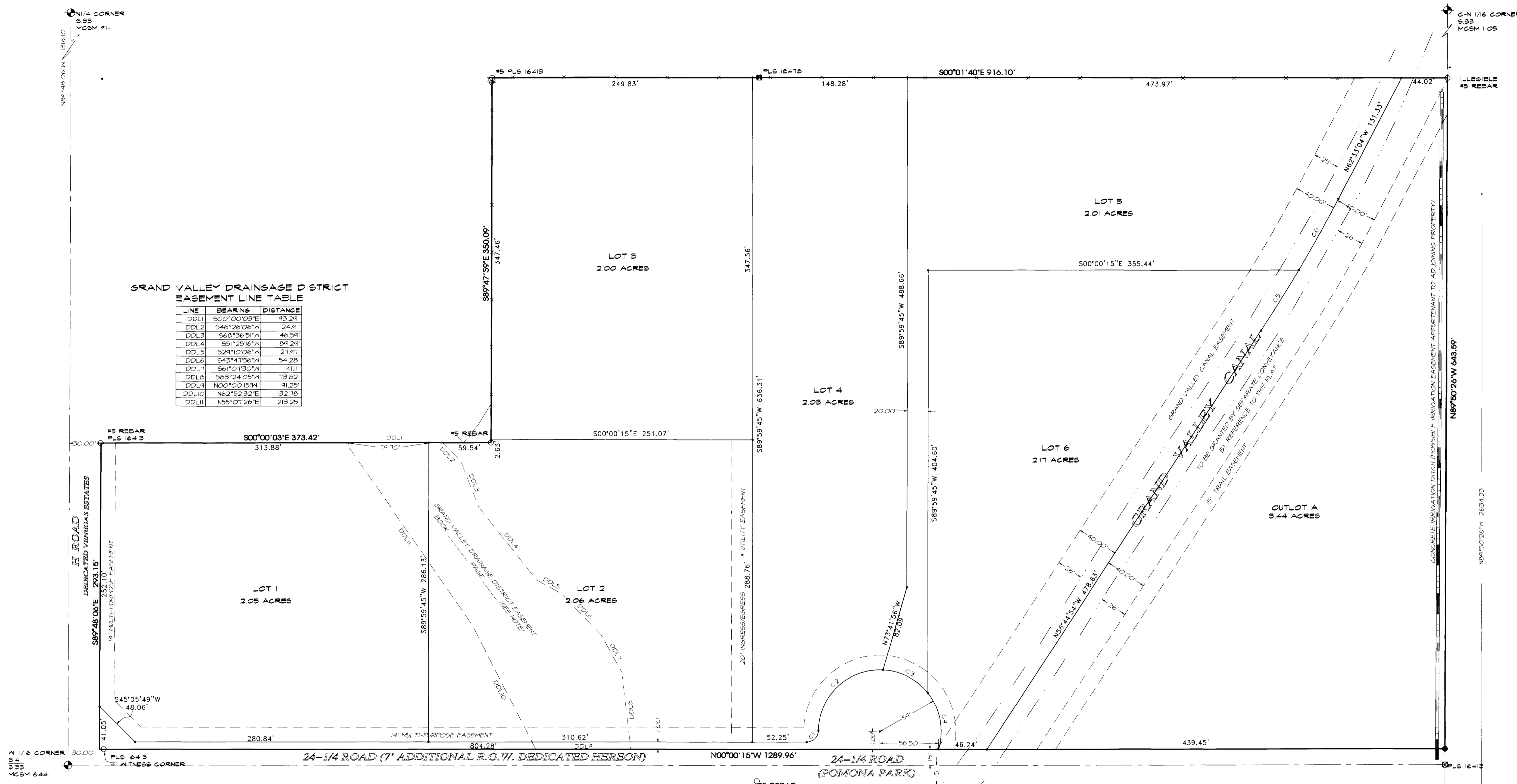
SECTION: NE1/4 NW1/4 S.33 T1N R1W MERIDIAN: UTE

**River City CONSULTANTS, INC.**  
 Integrated Design Solutions 744 Horizon Court, Suite 110  
 Grand Junction, CO 81506  
 Phone: 970-241-4722 Email: info@rcwest.com

Date of Survey: Nov 2005	Field Surveyor: DGF	Revision Date: Jul 16, 2008
Drawn: DRS	Checked: Approved: DRS	Job No. 0827-001
S:\PROJECTS\0827-001 Venegas\survey\2008 PLAT.pr		Sheet 1 of 2

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.

# ALBINO ESTATES SUBDIVISION



GRAND VALLEY DRAINAGE DISTRICT  
 EASEMENT LINE TABLE

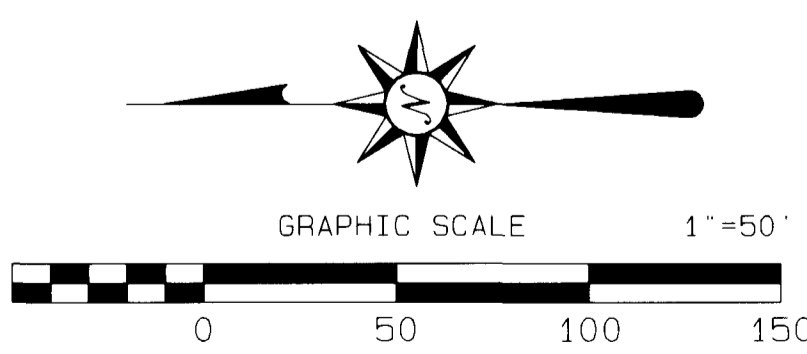
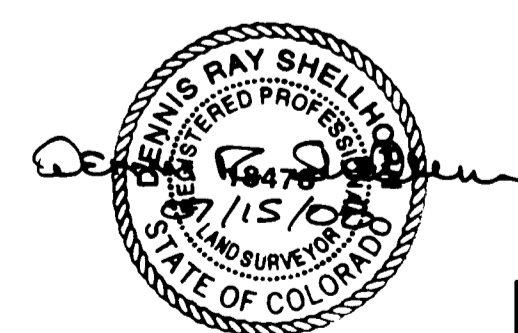
LINE	BEARING	DISTANCE
DDL1	S00°00'03"E	43.24'
DDL2	S46°26'06"W	24.91'
DDL3	S68°36'51"W	46.54'
DDL4	S51°25'16"W	84.24'
DDL5	S24°10'06"W	27.47'
DDL6	S45°47'56"W	54.28'
DDL7	S61°07'30"W	41.11'
DDL8	S83°24'05"W	73.82'
DDL9	N00°00'15"W	41.25'
DDL10	N62°52'32"E	132.18'
DDL11	N59°07'26"E	219.25'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.12'	11.00'	89°10'53"	S44°35'42"E	15.44'
C2	94.82'	59.00'	92°05'03"	S43°08'37"E	84.94'
C3	49.82'	59.00'	48°22'47"	S27°05'18"W	48.35'
C4	57.11'	59.00'	55°27'50"	S79°00'37"W	54.91'
C5	68.63'	1451.33'	2°42'34"	S58°06'11"E	68.63'
C6	78.35'	1451.33'	3°05'36"	S61°00'16"E	78.34'

LEGEND

- ⊕ FOUND BRASS CAP MESA COUNTY SURVEY MARKER AS NOTED
  - ⊠ FOUND ALUMINUM CAP SURVEY MARKER AS NOTED
  - FOUND OTHER SURVEY MARKER AS NOTED
  - SET #5 REBAR W2"φ ALUM CAP "THOMPSON-LANGFORD CORP PLS 18478"
- ALL BOUNDARY CORNER MARKERS SET IN CONCRETE



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the north one-quarter corner of Section 33 and the brass cap Mesa County survey marker at the west one-sixteenth corner on the north line of Section 33. The measured bearing of this line is N89°48'06"W. Lineal units are U.S. survey feet.

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COUNTY PLANNING #2006-FN1

## ALBINO ESTATES SUBDIVISION

MARGUERITA VENEGAS

SECTION: NE1/4 NW1/4 S.33 T11N R11E W1E MERIDIAN: UTE

**River City CONSULTANTS, INC.**  
 Integrated Design Solutions 744 Horizon Court, Suite 110  
 Grand Junction, CO 81508  
 Phone: 970-241-4722 Email: info@rcwest.com

Date of Survey: Nov 2005 Field Surveyor: DGF Revision Date: Jul 15, 2008  
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 S:\PROJECTS\0827-001 Venegas\survey\2008 PLAT.prc Sheet 2 of 2