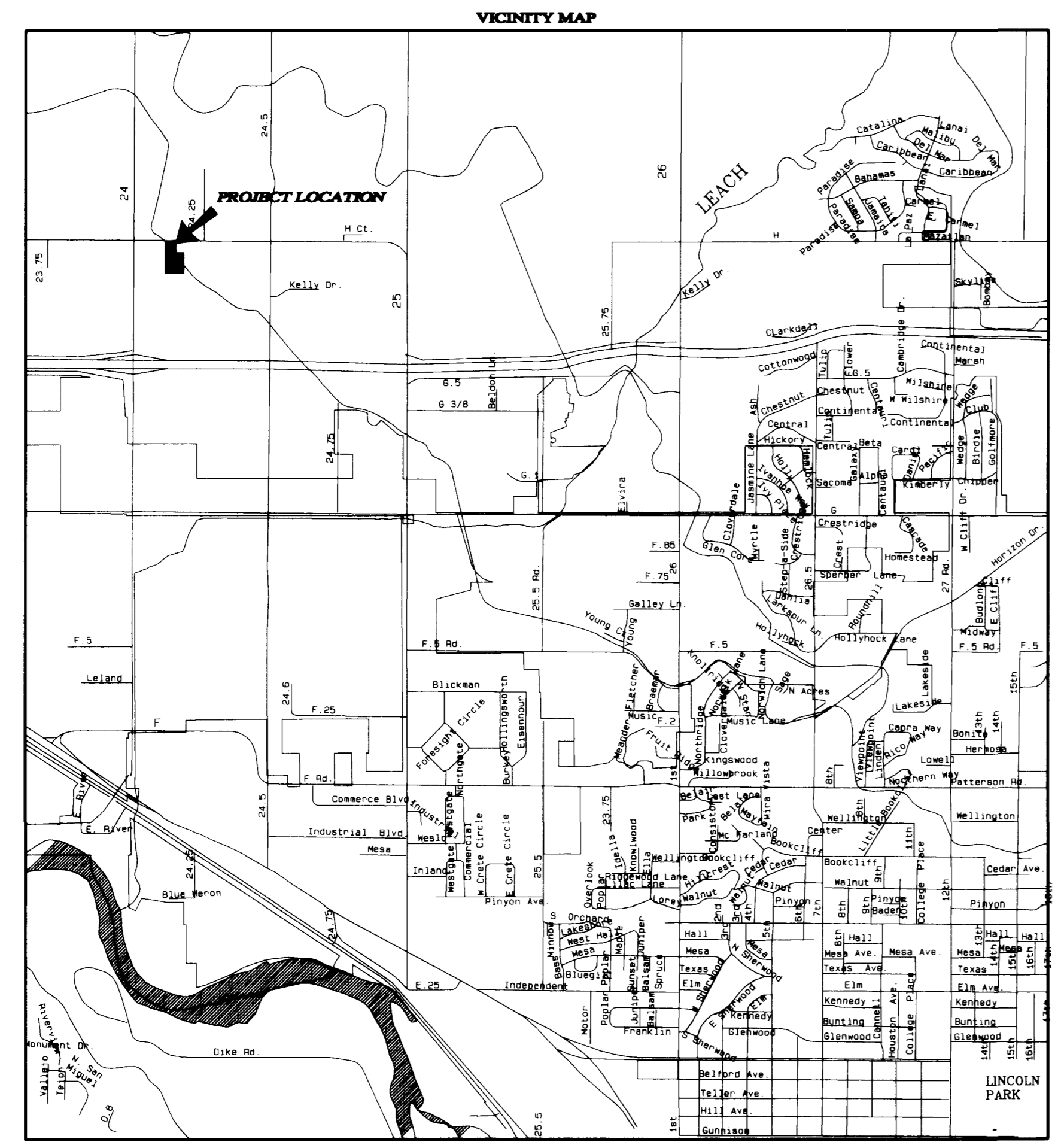


# ALBINO ESTATES SUBDIVISION II

## A REPLAT OF LOTS 4, 5 and 6, ALBINO ESTATES SUBDIVISION

### MESA COUNTY, COLORADO



**STATEMENT OF OWNERSHIP AND DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS:  
 The undersigned, Wylie 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 4704 at Page 313 of the Mesa County records; said property being more particularly described as follows:  
 Lots 4, 5 and 6 of Albino Estates Subdivision according to the plat recorded at Reception No. 2454067;

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 II, 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 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 1<sup>st</sup> day of Oct, 2009.

Wylie R. Miller  
 Wylie R. Miller

Carrie J. Miller  
 Carrie J. Miller

State of Colorado )  
 County of Mesa )

The foregoing Statement of Ownership and Dedication was acknowledged before me by Wylie R. Miller and Carrie J. Miller this 1<sup>st</sup> day of Oct, 2009.

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 4441 at Page 813 of the Mesa County records.

**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE**  
 Accepted this 2<sup>nd</sup> day of Oct, 2009 A.D. by the Board of County Commissioners of Mesa County, Colorado.

John R. Anderson  
 Chairperson

**CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
 County of Mesa )

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 1:50 o'clock P. M., on this 1<sup>st</sup> day of October, 2009.

A.D., and was recorded at Reception No. 2507665, Book 4923, Page 790 Drawer No. XX-40, Fees \$20<sup>00</sup> 1<sup>00</sup>.

By: Janice Rich Ginny Baughman  
 Clerk and Recorder Deputy

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by 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. 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 Albino Estates Subdivision II and shall result in a vested right.
4. This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-35-101 et seq.
5. 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 at 40' each side of the centerline by reference to this plat.
6. Fences are prohibited within the Grand Valley Canal easement.
7. According to Mesa County noxious weeds have been identified on this property.
8. 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 II, 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	6.247 ACRES	97.82%
STREETS	0.139 ACRES	2.18%
<b>TOTAL</b>	<b>6.386 ACRES</b>	<b>100%</b>

COUNTY PLANNING #2006-FN1; #2009-0216VA1

## ALBINO ESTATES SUBDIVISION II

WYLIE MILLER

**River City CONSULTANTS, INC.**  
 Integrated Design Solutions

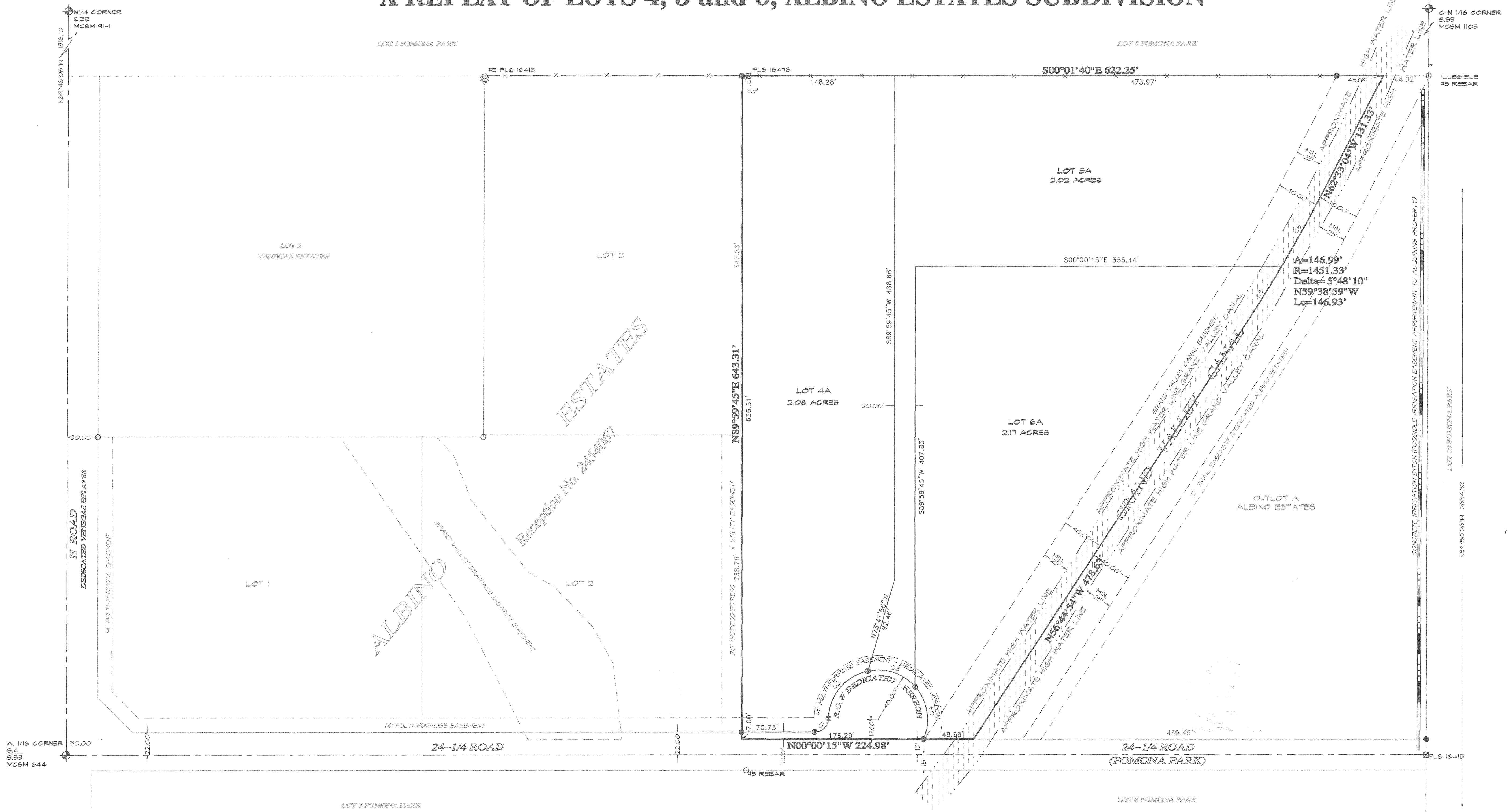
744 Horizon Court, Suite 110  
 Grand Junction, CO 81508  
 Phone: 970-241-4722 Email: info@rcowest.com

Date of Survey: Nov 2005	Field Surveyor: DGF	Revision Date: Sep 29, 2009
Drawn: DRS	Checked: Approved: DRS	Job No. 0827-001
S:\PROJECTS\0827-001 Venegas\survey\Amended PLAT.pro		Sheet 1 of 2

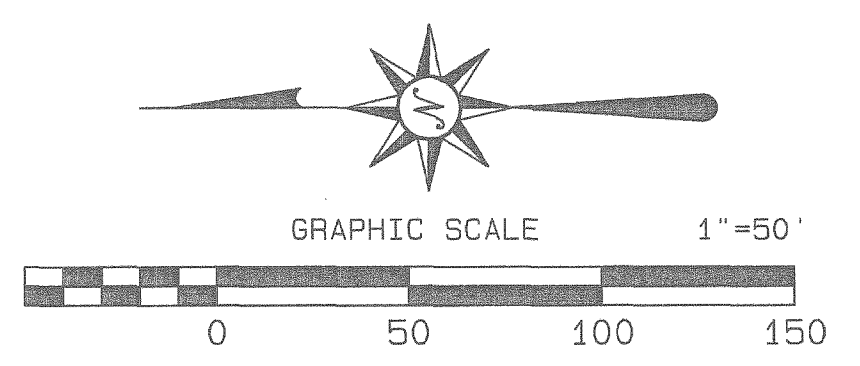
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

# ALBINO ESTATES SUBDIVISION II

## A REPLAT OF LOTS 4, 5 and 6, ALBINO ESTATES SUBDIVISION



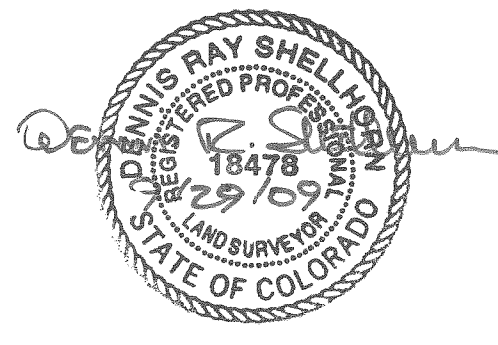
Previous road right-of-way and abutting 14' multi-purpose easement are vacated by Resolution MCM 2004-161 at Book 4419 Page 215.



CURVE	ARC	RADIUS	DELTA	CHORD BEARINGS	CHORD
C1	20.88'	13.50'	88°36'09"	S44°18'19"E	18.86'
C2	64.27'	48.00'	76°42'39"	S50°15'04"E	59.57'
C3	50.77'	48.00'	60°36'12"	S18°24'21"W	48.44'
C4	54.12'	48.00'	64°36'22"	S81°00'38"W	51.30'
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'

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- 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 W/2"Ø ALUM CAP \*PLS 18478\*
  - SET #5 REBAR W/2"Ø ALUM CAP PLS 18478\* AS REQUIRED BY COUNTY MARKER NOT SET IN CONCRETE
- ALL BOUNDARY CORNER MARKERS SET IN CONCRETE



COUNTY PLANNING #2006-FN1; #2009-0215VA1

### ALBINO ESTATES SUBDIVISION II

WYLIE MILLER

SECTION: NE1/4 NW1/4 S.33				TWNSHIP: 1 North	RANGE: 1 West	MERIDIAN: UTE
<b>River City CONSULTANTS, INC.</b>						
Integrated Design Solutions			744 Horizon Court, Suite 110 Grand Junction, CO 81508 Phone: 970-241-4722 Email: info@rcowest.com			
Date of Survey: Nov 2005	Field Surveyor: DGF	Revision Date: Sep 29, 2009				
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S:\PROJECTS\0827-001 Venegas\survey\Amended PLAT.pro						Sheet 2 of 2

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