

ADAELES ACRES

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO.

DEDICATION

Know All Persons By These Presents:

The undersigned, 1024 19 RD, LLC, is the owner of record of that real property situated in the southwest quarter of Section 15, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at reception number 3017012 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

The northwest quarter of the southwest quarter of the southwest quarter and the west one-half of the northeast quarter of the southwest quarter of the southwest quarter of Section 15, Township 1 North, Range 2 West of the Ute Meridian.

Said owner has caused the described real property to be surveyed, laid out and to be publicly known as ADAELES ACRES.

Said owner does hereby offer the right-of-way for streets and roads shown hereon as a dedication to the public in fee simple interest. The cost of any pavement or other improvements within these right-of-way shall not be the responsibility of Mesa County. Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

All multi-purpose easements are hereby dedicated 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.

Tract A shall be granted to the Homeowners Association by separate instrument.

Drainage and Irrigation easements shall be granted to the Homeowners Association by separate instrument.

Said owner does hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this _____ day of _____.

DARRELL CORDOVA, MANAGER, 1024 19 RD, LLC a Colorado Limited Liability company.

STATE OF COLORADO)
) ss
COUNTY OF MESA)

This plat was acknowledged before me by _____

on this _____ day of _____, _____.

My commission expires: _____

Witness my hand and seal _____

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as Adaele's Acres being property described in security interest(s) according to the public records of Mesa County, Colorado and does hereby join in and consent to the dedication of the land described in said dedication by the owner(s) thereof and agrees that its security interest and any amendments thereto in the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its _____, with the authority of its board of directors.

This _____ day of _____, 20____.

BY: _____ FOR: _____

TITLE CORPORATE NAME

STATE OF COLORADO)
) ss
COUNTY OF MESA)

This plat was acknowledged before me by _____

on this _____ day of _____, _____ My commission expires: _____

Witness my hand and seal _____ Notary Public

My commission expires _____

TITLE CERTIFICATION

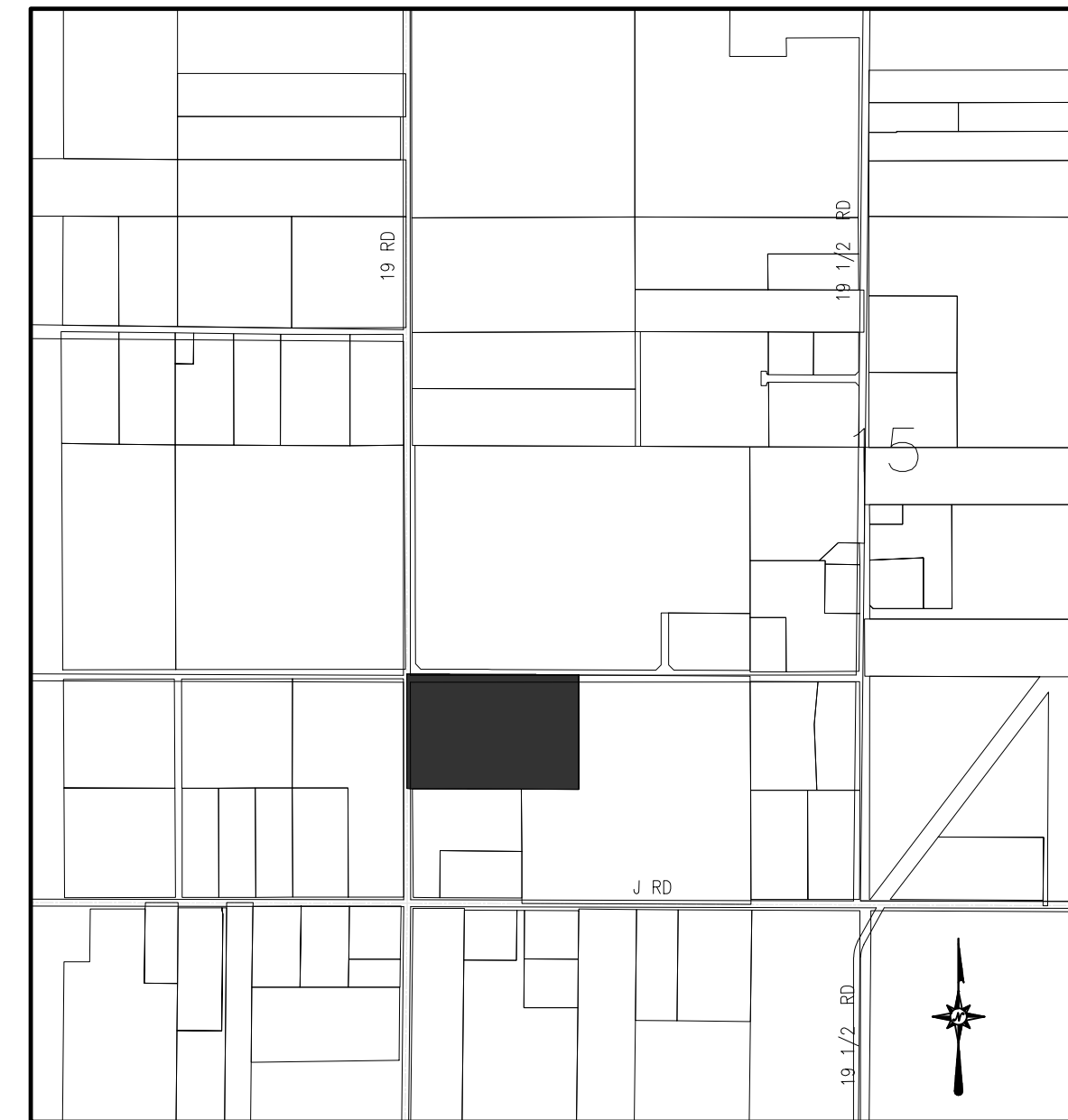
We _____, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property shown and described hereon is vested to 1024 19 RD, LLC, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: _____ BY: _____ NAME AND TITLE

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.

Pursuant to C.R.S. §24-68-101 et seq. and Section 1.11 of the 2020 Mesa County Land Development Code, a site specific development plan has been approved by the Mesa County Planning Division for Adaele's Acres, and shall result in a vested right for a period of three years from the date that the required vesting notice is published.

Right to Farm Act Notice: 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 1:1000

SEPARATE INSTRUMENT RECORDING	
CCR's	
TRACT A	
DRAINAGE AND IRRIGATION EASEMENT	

AREA SUMMARY

Lots	10.28 ac	68.49%
Tract	0.71 ac	4.73%
Right of Way (Dedicated)	4.02 ac	26.80%
Total	15.01 ac	100.00%

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

BLM:	BUREAU OF LAND MANAGEMENT
C:	CENTER
E:	EAST
N:	NORTH
NO:	NUMBER
PLSS:	PUBLIC LAND SURVEY SYSTEM
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
PLS:	PROFESSIONAL LAND SURVEYOR
CH:	CHORD LENGTH
L:	ARC LENGTH
RAD:	RADIUS
Δ:	CENTRAL ANGLE DELTA
RA:	TOWNSHIP
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
T:	TOWNSHIP
R:	RANGE
UM:	UTE MERIDIAN
W:	WEST
φ	DIAMETER
S:	SECTION
CCR:	COVENANTS, CONDITIONS & RESTRICTIONS

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this _____ day of _____, 20____, for filing with the Clerk and Recorder of Mesa County, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the City except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a planning clearance, building permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, street lighting, street signs, other traffic control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon, and the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

By: _____ Mayor

Witness my hand and official seal of the City of Fruita.

ATTEST:

City Clerk

STATE OF COLORADO)
) ss
COUNTY OF MESA)

This plat was acknowledged before me by _____

on this _____ day of _____, _____ My commission expires: _____

Notary Public

PLANNING COMMISSION CERTIFICATE:

This plat approved by the City of Fruita Planning Commission the _____ day of _____, 20____.

Chairperson

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE:

This plat approved by the City of Fruita Community Development Department the _____ day of _____, 20____.

Community Development Department Director

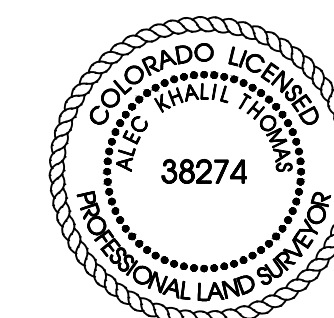
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, 20____ AND WAS RECORDED AT RECEPTION NUMBER _____, DRAWER NUMBER _____ AND FEES _____.

CLERK AND RECORDER DEPUTY

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ADAELES ACRES, a subdivision of a part of the County of Mesa, 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. This statement is not a guaranty, either expressed or implied.



215 Pitkin Avenue, Unit 101
Grand Junction, CO 81501
Phone: 970.241.4722
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ADAELES ACRES

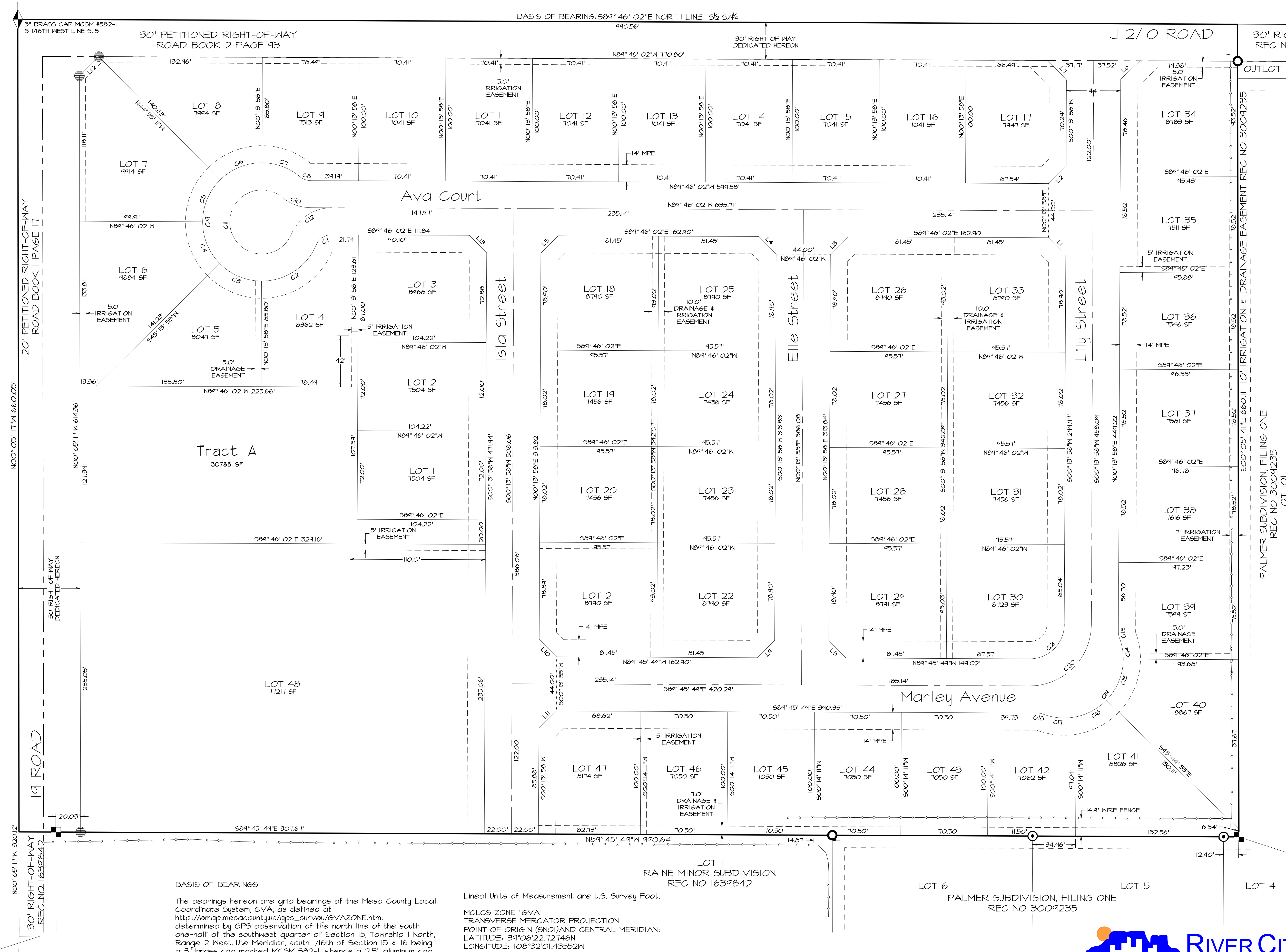
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF UTE MERIDIAN, CITY OF
FRUITA, COUNTY OF MESA, STATE OF COLORADO

PLANNING NUMBER #####-#####

Sheet 1 of 2 Date: 3/8/23 Job No. 2060-001
Surveyed: TPJ Drawn: AKT Checked: BLC
Drawing name: S:\PROJETS\2060 Fruita Development LLC\01 1024 19 Road\Survey\2060-001 SUBMITTING.dwg

ADAELES ACRES

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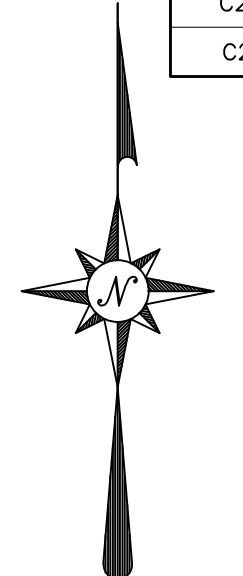


Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	15.87'	13.50'	067°20'19"	14.97'	S56° 33' 49"E
C2	56.41'	48.00'	067°20'19"	53.22'	N56° 33' 49"E
C3	37.70'	48.00'	045°00'00"	36.74'	S67° 16' 02"E
C4	37.70'	48.00'	045°00'00"	36.74'	S22° 16' 02"E
C5	37.85'	48.00'	045°10'50"	36.88'	S22° 49' 24"W
C6	37.55'	48.00'	044°49'10"	36.60'	S67° 49' 24"W
C7	33.28'	48.00'	039°43'09"	32.61'	N69° 54' 27"W
C8	9.36'	13.50'	039°43'09"	9.17'	S69° 54' 27"E
C9	240.48'	48.00'	287°03'28"	57.06'	N13° 34' 36"W
C10	24.61'	35.50'	039°43'09"	24.12'	S69° 54' 27"E
C11	130.26'	26.00'	287°03'28"	30.91'	N13° 34' 36"W
C12	41.72'	35.50'	067°20'19"	39.36'	S56° 33' 49"W
C13	4.90'	13.50'	020°46'42"	4.87'	S10° 09' 23"E
C14	17.41'	48.00'	020°46'42"	17.31'	S10° 09' 23"E
C15	36.88'	48.00'	044°01'09"	35.98'	S22° 14' 33"W
C16	28.50'	48.00'	034°01'10"	28.08'	S61° 15' 42"W
C17	27.43'	48.00'	032°44'36"	27.06'	N85° 21' 25"W
C18	4.90'	13.50'	020°46'42"	4.87'	N79° 22' 28"W
C19	110.22'	48.00'	131°33'37"	87.55'	S45° 14' 04"W
C20	78.54'	50.00'	090°00'12"	70.71'	N45° 14' 04"E
C21	43.98'	28.00'	090°00'12"	39.60'	N45° 14' 04"E

Line Table

Line #	Length	Direction
L1	19.47'	S44° 46' 02"E
L2	19.47'	S45° 13' 58"W
L3	19.47'	S45° 13' 58"W
L4	19.47'	S44° 46' 02"E
L5	19.47'	S45° 13' 58"W
L6	21.62'	S46° 06' 22"W
L7	21.71'	S43° 53' 38"E
L8	19.47'	S44° 45' 56"E
L9	19.47'	S45° 14' 04"W
L10	19.47'	S44° 45' 56"E
L11	19.47'	N45° 14' 04"E
L12	22.14'	S45° 04' 21"W
L13	19.47'	S44° 46' 02"E



SCALE
(IN U.S. SURVEY FEET)

LEGEND

- 1.5" ALUMINUM CAP ON #5 REBAR
L5 37075 - TED TAGGART
- 2" ALUMINUM CAP ON #5 REBAR
PL5 24953 - HIGH DESERT SURVEYING
- 2" ALLOY CAP IN CONCRETE
L5 20671 - DH SURVEYING
- SET 1.5" ALUMINUM CAP ON #5 REBAR
PL5 38214
- ALIQUOT MONUMENT AS NOTED
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE
- CENTERLINE

BASIS OF BEARINGS
The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the north line of the south one-half of the southwest quarter of Section 15, Township 1 North, Range 2 West, Ute Meridian, south 1/16th of Section 15 & 16 being a 3" brass cap marked MCSM 582-1, whence a 2.5" aluminum cap marked L5 24943 for the center-south sixteenth of Section 15, bears South 89°46'02" East with all bearings herein relative thereto.

Lineal Units of Measurement are U.S. Survey Foot.
MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.121746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000.00FT
EASTING: 100,000.00FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVDB8)

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.

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
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Drawing name: S:\PROJETS\2060_Palmer_Developm_LL2001_1024_H_RoadSurvey\2060-001_SUBDIVISION.dwg