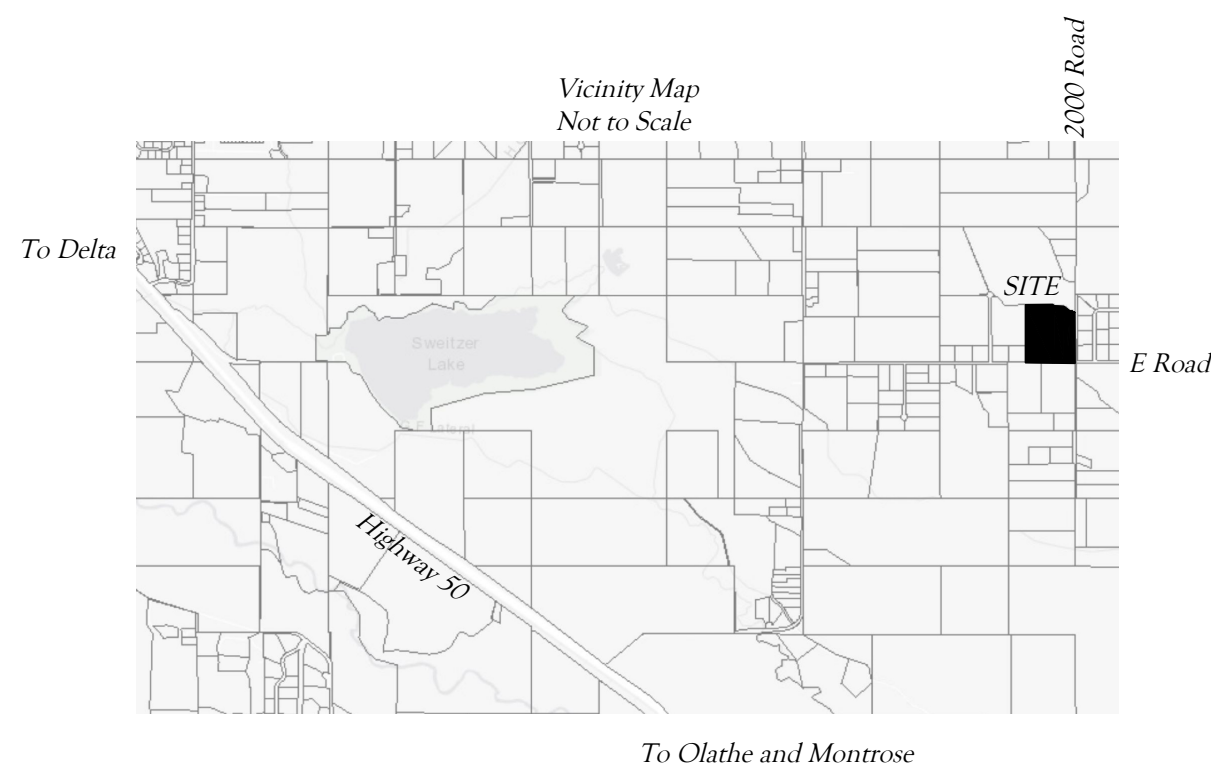


Pioneer Re-subdivision of Lot 5, Block 4 of the Adobe Sunsets Subdivision PLN 23-093

Located in Section 27, Township 15 South, Range 95 West, of the 6th P.M.
Delta County, Colorado



CERTIFICATE OF OWNERSHIP AND DEDICATION
I, TR Pioneer Delta LLC being the Owner(s) of the land described as follows:
A tract of land situate in part of Section 34, T 15 S. R 95 W of the 6th P.M. more particularly described as follows:
Lot 5, Block 4, Adobe Sunsets Subdivision
In Delta County, Colorado, under the name of Pioneer Re-Subdivision of Lot 5, Block 4 of the Adobe Sunsets Subdivision, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.
Additional Right of Way described as follows:
A tract of land located in Section 27, Township 15 South, Range 95 West, 6th P.M., Delta County, Colorado.
Beginning at the southeast corner of Lot 5, Block 4, Adobe Sunsets Subdivision, whence the southeast corner of said Section 27 bears S 43°20'43" E, a distance of 42.50'(R);
thence, along the east line of Lot 5, Block 4, Adobe Sunsets Subdivision, N 01°33'45" E a distance of 976.62';
thence, along the north line of Lot 5, Block 4, Adobe Sunsets Subdivision, N 66°33'27" W a distance of 10.78';
thence, 10 feet offset from and parallel to the east line of Lot 5, Block 4, Adobe Sunsets Subdivision, S 01°33'45" W a distance of 970.61';
thence, 10 feet offset from and parallel to the south line of Lot 5, Block 4, Adobe Sunsets Subdivision, N 88°15'10" W a distance of 942.97';
thence, along the west line of Lot 5, Block 4, Adobe Sunsets Subdivision, S 01°53'06" W a distance of 10.00';
thence, along the south line of Lot 5, Block 4, Adobe Sunsets Subdivision, S 88°15'10" E a distance of 953.03' more or less to the point of beginning.
Containing 0.44 acres, more or less

75' WIDE DITCH EASEMENT CENTERED ON EXISTING SIPHON GH LATERAL
Note: Original Adobe Sunsets Subdivision has an easement width of 70'. Easement changed due to input from UVWUA

- Notes:**
- The owner/sellers shall be responsible for any necessary easements or water delivery systems and for the removal of tail/wastewater back to the UVWUA deliver system for each lot.
 - The new lot shall be a part of the Adobe Sunsets Water Users Association.
 - The Bureau of Reclamation and UVWUA easements cannot have permanent structures or surfaces over the top of them.
 - UVWUA cannot accept street drainage.
 - BOR Note: UVWUA has stated the BOR has a policy that restricts easements that encroach on UVWUA easements. The policy number or date of publishing has been requested but not provided. Should this policy be valid then the Trail Easements could not be granted at the time of approval of the Adobe Sunsets Subdivision.
 - Lot 2 shall be allowed to operate an excavation business pursuant to SD02-008. All operations of said business shall be subject to conditions in accordance with the Development Agreement for SD02-008. Prior to any development on Lot 2, a Development Application will be required, along with proof of a domestic water source that can support both commercial and residential uses on the lot. Any changes or additions to the business operations will require review by the Planning Department.

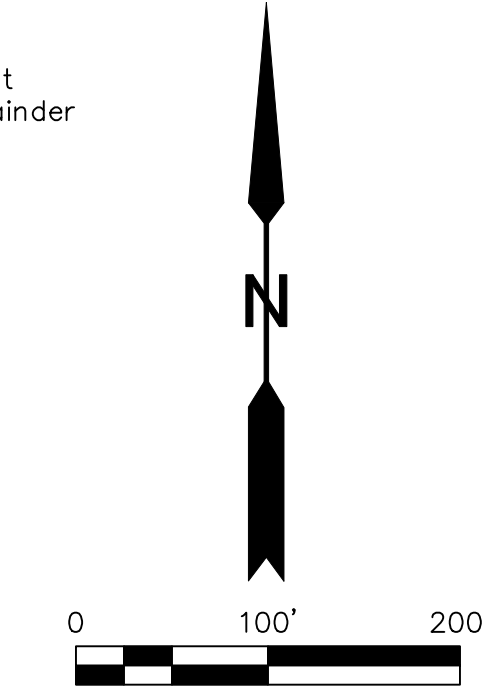
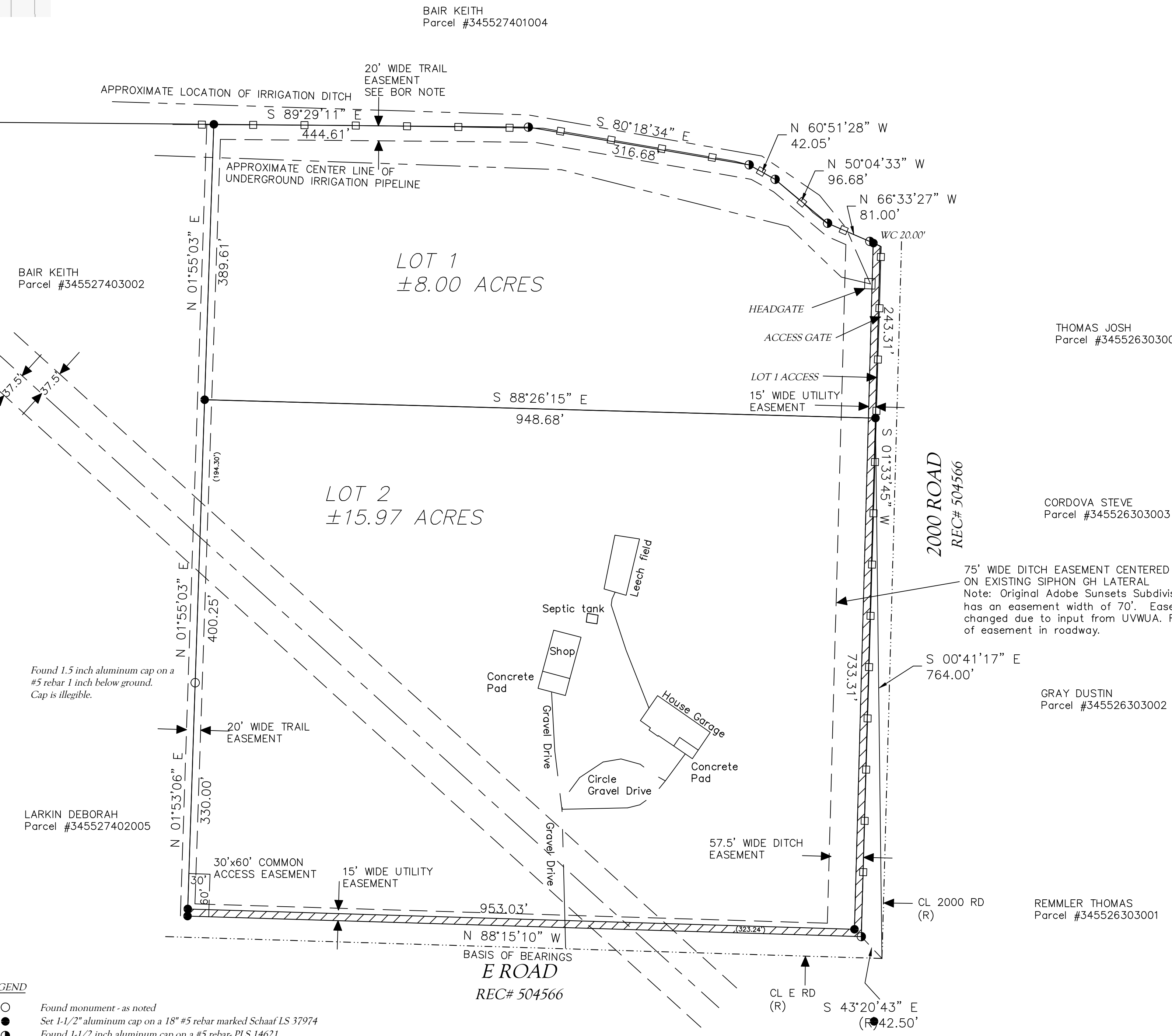
Water Tap Tri County:
Lot 1: TBD
Lot 2: #6204

STANDARD PLAT NOTES:
NOTICE TO LOT PURCHASERS. As of the date of this final plat, adjacent property is used for agricultural purposes. The land within this plat may be impacted by agricultural activities, including but not limited to noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage, and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports; legal hunting of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying.
Each lot owner shall be personally responsible to control undesirable, noxious weeds within the boundaries of that lot, to prevent the spreading of such weeds to other lands and to comply with the recommendations of the Delta County Weed Coordinator concerning the control of such weeds.
Outdoor lighting shall be hooded or shielded (cut-off) so that light is directed downward. Outdoor lighting shall not create glare onto adjacent property or public or private roads, nor shall it contribute to sky glow that dilutes the night sky.

GENERAL NOTES:
All fence lines shown hereon are for graphical purposes only. They may not be relied upon to establish property boundaries.
Certifications hereon shall run only to the persons(s) for whom this survey was prepared and on his behalf to the agencies listed on this (these sheets). Certifications are not transferable to additional institutions or subsequent owners.
No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor hereon named.
Only prints of this survey marked with an original seal and signature by the surveyor shall be considered true, valid copies.
The easements shown on this plat are from the original Adobe Sunsets Subdivision filed at Reception #: 504566, Book 18, Pages 81 and 82, in the Delta County Courthouse of Delta County, Colorado.

- LEGEND**
- Found monument - as noted
 - Set 1-1/2" aluminum cap on a 18" #5 rebar marked Schaff LS 37974
 - Found 1-1/2 inch aluminum cap on a #5 rebar-PLS 14621
 - Fence Line
 - Easement line
 - Irrigation ditch or pipe
- BOR** Bureau of Reclamation
UVWUA (0.00') Uncompaggre Valley Water Users Association
(0.00') Distance to Easement Centerline
ROW Dedication to Delta County

NOTICE: 1380105 C.R.S. as amended
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.



Basis of Bearings:
The South line of the Original Lot 5, Block 4 of the Adobe Sunsets Subdivision was found to bear N 88°15'10" W (Assumed), and is monumented as shown. All other bearings are relative thereto.
Lineal Units:
The lineal unit used on this plat is U.S. Survey Feet.
Summary Table:
Lot 1: 8 Acres
Lot 2: 15.97 Acres
Right of Way to be Dedicated: 0.44 Acres
Total Area of Subdivision: 23.97
Number of Buildable Lots: 2
Number of Non-Buildable Lots: None
Zoning Designation: A5
Setbacks:
Roadside 25'
All Other 15'

CERTIFICATE OF SURVEY:
I, Jeffrey J. Schaff, a Registered Land Surveyor in the State of Colorado, do hereby certify that this survey represented by this plat was made under my responsible charge and that this plat accurately reflects said survey. This survey is based upon my professional knowledge, information and belief. This survey was performed in accordance with applicable standards of practice. It is not a guarantee or warranty, either expressed or implied.

STONEHOUSE MICHAEL Parcel #345534100002
BARCLAY RICHARD H. Parcel #345534100001

Signature _____ Date _____ Seal _____
PLS No. 37974

David Reynolds/Member _____ Date _____
Terri Reynolds/Member _____ Date _____
The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 20____ by _____
(SEAL) _____ Notary Public
Lien Holder(s) _____
Printed Full Legal Name _____ Printed Full Legal Name _____
Signature-Title _____ Signature-Title _____
The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 20____ by _____
My commission expires _____ Witness my hand and seal
(SEAL) _____ Notary Public

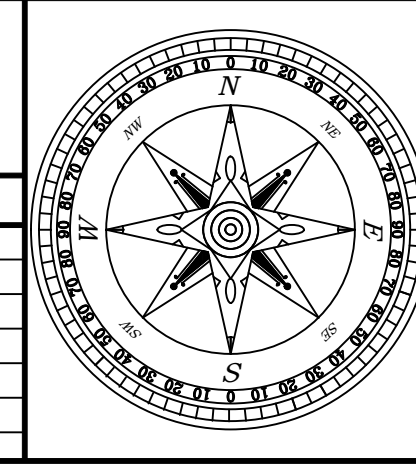
BOARD OF COUNTY COMMISSIONERS APPROVAL
The within plat of James Re-subdivision of Lot 5, Block 4 of the Adobe Sunsets Subdivision PLN #23-093 is accepted by the Delta County Board of County Commissioners. The roads and other public areas are hereby accepted provided; however that such acceptance shall not in any way be considered as an acceptance for maintenance purposes. Maintenance or, or snow removal from, the subject roads shall be only upon a separate resolution of the Board of County Commissioners passed in accordance with such policies, resolutions or regulations in effect at that time.
Dated this _____ day of _____, 20____
Chairman, Delta County Board of County Commissioners
Attest:
County Clerk of Delta County, Colorado _____

COUNTY SURVEYOR'S CERTIFICATE
Approved for content and form only and not as to the accuracy of survey, computations or drafting, pursuant to CRS 38-51-106
County Surveyor _____ Date _____

DELTA COUNTY PLANNING DEPARTMENT APPROVAL
This plat of the above subdivision has been checked for compliance in accordance with Case No. PLN23-093
Dated this _____ day of _____, 20____
Planning Director _____

CERTIFICATE OF TAXES PAID
I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this plat (Account #R019618) are paid in full.
Dated this _____ day of _____, 20____
Treasurer of Delta County, Colorado _____

COLORADO PROFESSIONAL REGISTERED LAND SURVEYOR
(970) 640-9085 Cell
PLAN SCALE: 1"=100'
FIELD CREW: JJS
DRAFTER: JJS
REVISIONS:
SHEET 1 of 1



JEFFERY SCHAAF
4572 HWY 348 DELTA, COLORADO 81416 EMAIL: jschaaf5071@gmail.com
David Reynolds
19917 E ROAD
Delta, Colorado
81416
Pioneer Resubdivision of Lot 5, Block 4
Adobe Sunsets Subdivision
Section 34, Township
15 South, Range 95 West, 6th P.M.
Delta County
COLORADO
FW: 08/13/2021 JOB #: 23-70