

ASPEN VILLAGE SUBDIVISION

SW¼ NW¼ Section 16, Township 1 North, Range 1 West, Ute Meridian
City of Fruita, County of Mesa, State of Colorado

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that McCurter Land Company LLC, an Arkansas limited liability company, is the owner of record of that real property situated in the NW¼ of the SW 1/4 of the NW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4580, Page 463, of the records in the office of the Mesa County Clerk and Recorder.
Said owner does hereby plat said real property under the name and style of ASPEN VILLAGE SUBDIVISION and being more particularly described as follows:

All of the NW¼ of the SW 1/4 of the NW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian;
EXCEPT a triangular piece of land located in the Southeast Corner of said NW1/4 of the SW 1/4 of the NW1/4 of Section 16, Township 1 North, Range 2 West of the the Meridian described as beginning at the Southeast Corner thereof,
thence West 475 feet along the South boundary line of the said tract;
thence Northeasterly in a straight line 667 feet to a point on the East boundary line of the said tract;
thence South along said East boundary line to the Point of Beginning;
AND EXCEPT that parcel conveyed in instrument recorded in Book 3879 at Page 292
AND ALSO EXCEPT that parcel conveyed in instrument recorded in Book 4158 at Page 948.

County of Mesa, State of Colorado

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

1. All drives, places and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
2. All multi-purpose easements to the City of Fruita for the use of City approved utilities and public service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. Tract B and Tract C shown hereon is dedicated and conveyed to the City of Fruita for use by the general public for pedestrian pathway purposes.

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 and brush; provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, McCurter Land Company LLC, has caused its name to be hereunto

subscribed this _____ day of _____, A.D., 20____.

Owner

STATE OF COLORADO }
COUNTY OF } ss

On this _____ day of _____, A.D., 20____, before me the undersigned officer, personally appeared James R. McCurter, and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

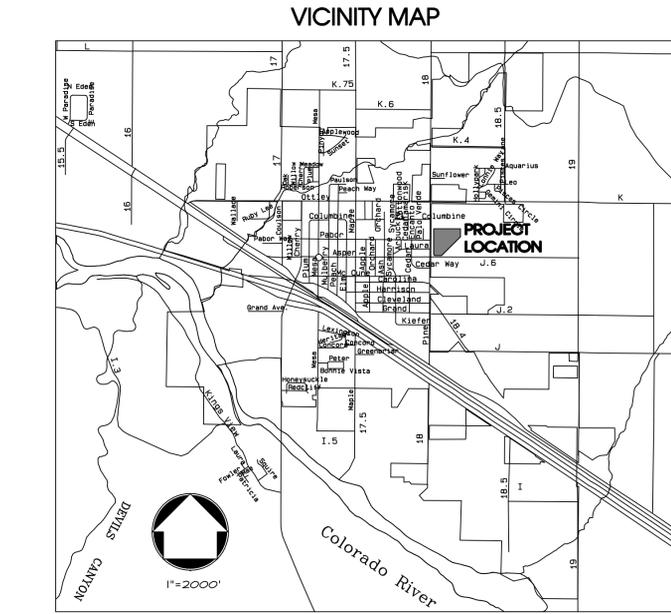
My commission expires: _____

Notary Public

TITLE CERTIFICATE

_____ does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in _____ free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this _____ day of _____, 20____.



NOTE - TRACT A and TRACT D

Tract A shall be granted to the Aspen Village Subdivision Home Owner's Association by separate instrument for drainage and detention purposes, subject to the existing multi purpose easement.

Tract D shall be granted to the Aspen Village Subdivision Home Owner's Association by separate instrument for irrigation purposes, subject to the existing multi purpose easement.

NOTICE - RESTRICTION ON SALE OF LOTS

The lots in each phase of this subdivision shall not be conveyed to individual owners until all required improvements have been constructed and accepted by Resolution of the Fruita City Council which shall be recorded in the records of the Mesa County Clerk & Recorder for each phase of development or until the lots in each phase are covered by a NEW subdivision improvements agreement approved by Resolution of the City of Fruita which also shall be recorded in the records of the Mesa County Clerk & Recorder for each phase of development.

SURVEYOR'S CERTIFICATE

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ASPEN VILLAGE SUBDIVISION, a subdivision of a part of the City of Fruita, 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.

For and on behalf of
River City Consultants, Inc.
K. Scott Thompson,
Colorado PLS 18480



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

This Plat was filed for record in the office of the Mesa County Clerk and Recorder

at _____, _____M., on this _____ day of _____, A.D., 20____, at

Reception No. _____.

Drawer _____, Fees _____

Mesa County Clerk and Recorder

Deputy

LIENHOLDERS CERTIFICATE

_____, being the holder of a promissory note secured by a deed of trust dated _____, recorded _____ at Book _____, Page _____,

in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: _____
Lienholder

STATE OF COLORADO }
COUNTY OF } ss

The foregoing was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

PLANNING COMMISSION CERTIFICATION

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

Chairman

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, Colorado, 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 not 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

DECLARATIONS

Declarations or Protective Covenants are filed in Book _____ at Pages _____

through _____ as Document No. _____.

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.

ASPEN VILLAGE SUBDIVISION
SW¼ NW¼ Section 16, Township 1 North, Range 1 West, Ute Meridian
City of Fruita, County of Mesa, State of Colorado

SW¼ NW¼ Section 16, Township 1 North, Range 1 West, Ute Meridian
Sheet 1 of 2 Date: Sep 14, 2016 Job No. 1071-006

Surveyed: kst/slg Drawn: kst Checked: akt Approved: _____

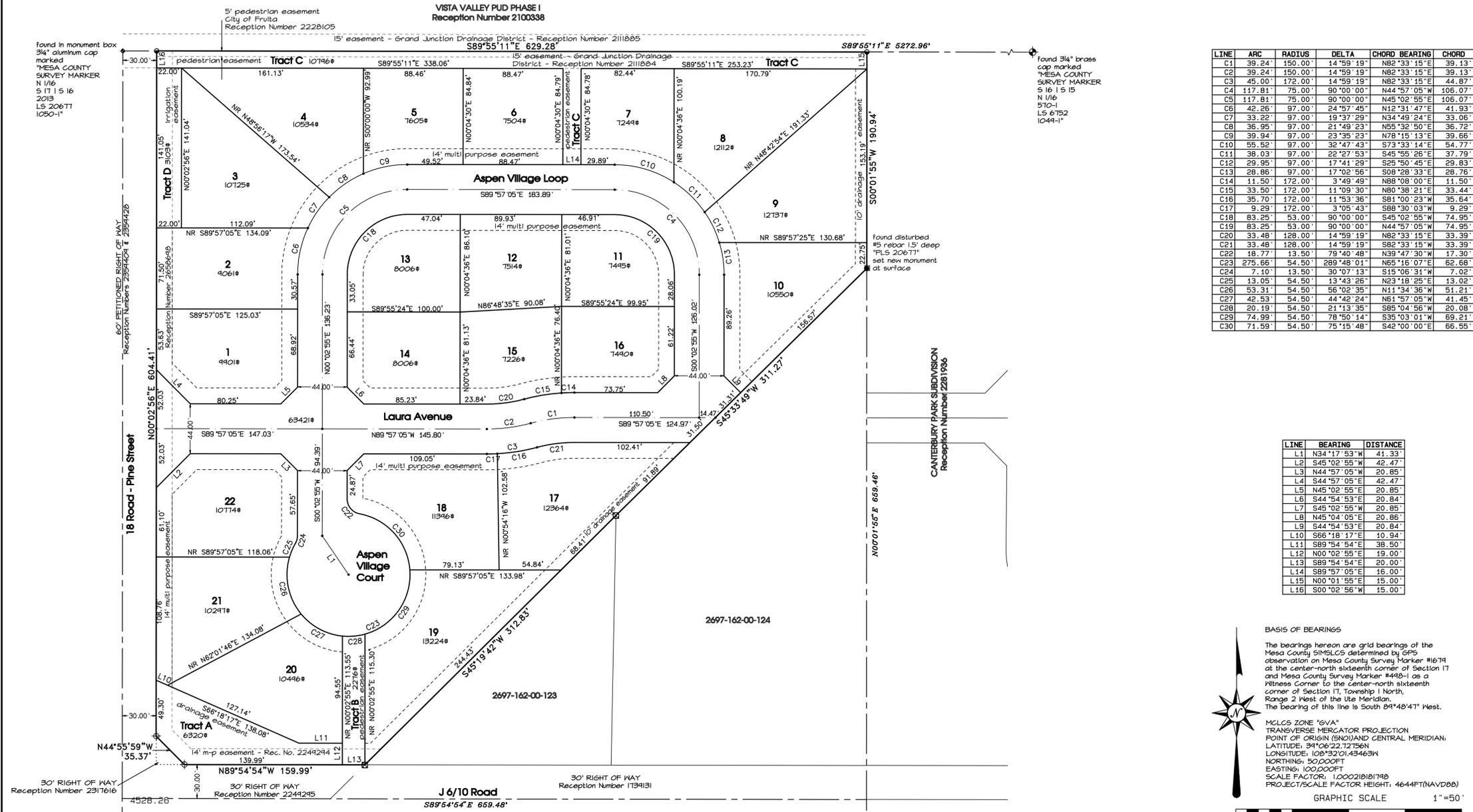
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RIVER CITY
CONSULTANTS
www.rccwest.com

744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722

ASPEN VILLAGE SUBDIVISION

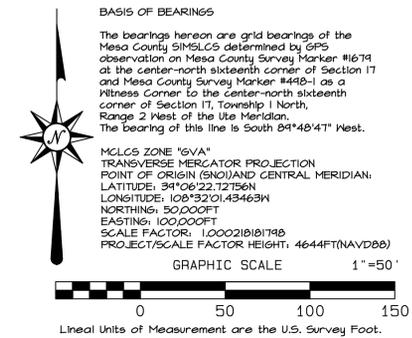
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LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.24'	150.00'	14°59'19"	N82°33'15"E	39.13'
C2	39.24'	150.00'	14°59'19"	N82°33'15"E	39.13'
C3	45.00'	172.00'	14°59'19"	N82°33'15"E	44.87'
C4	117.81'	75.00'	90°00'00"	N44°57'05"W	106.07'
C5	117.81'	75.00'	90°00'00"	N45°02'55"E	106.07'
C6	42.26'	97.00'	24°57'45"	N12°31'47"E	41.93'
C7	33.22'	97.00'	19°37'29"	N34°49'24"E	33.06'
C8	36.95'	97.00'	21°49'23"	N55°32'50"E	36.72'
C9	39.94'	97.00'	23°35'23"	N79°15'13"E	39.66'
C10	55.52'	97.00'	32°47'43"	S73°33'14"E	54.77'
C11	38.03'	97.00'	22°27'53"	S45°55'26"E	37.79'
C12	29.95'	97.00'	17°41'29"	S25°50'45"E	29.83'
C13	28.86'	97.00'	17°02'56"	S08°28'33"E	28.76'
C14	11.50'	172.00'	3°49'49"	N88°08'00"E	11.50'
C15	33.50'	172.00'	11°09'30"	N80°38'21"E	33.44'
C16	35.70'	172.00'	11°53'36"	S81°00'23"W	35.64'
C17	9.29'	172.00'	3°05'43"	S89°30'03"W	9.29'
C18	83.25'	53.00'	90°00'00"	S45°02'55"W	74.95'
C19	83.25'	53.00'	90°00'00"	N44°57'05"W	74.95'
C20	33.48'	128.00'	14°59'19"	N82°33'15"E	33.39'
C21	33.48'	128.00'	14°59'19"	S82°33'15"W	33.39'
C22	18.77'	13.50'	79°40'48"	N39°47'30"W	17.30'
C23	275.66'	54.50'	289°48'01"	N65°18'07"E	62.68'
C24	7.10'	13.50'	30°07'13"	S15°06'31"W	7.02'
C25	13.05'	54.50'	13°43'26"	N23°18'25"E	13.02'
C26	53.31'	54.50'	56°02'35"	N11°34'36"W	51.21'
C27	42.53'	54.50'	44°42'24"	N61°57'05"W	41.45'
C28	20.19'	54.50'	21°13'35"	S85°04'56"W	20.08'
C29	74.99'	54.50'	78°50'14"	S35°03'01"W	69.21'
C30	71.59'	54.50'	75°15'48"	S42°00'00"E	66.55'

LINE	BEARING	DISTANCE
L1	N34°17'53"W	41.33'
L2	S45°02'55"W	42.47'
L3	N44°57'05"W	20.85'
L4	S44°57'05"E	42.47'
L5	N45°02'55"E	20.85'
L6	S44°54'53"E	20.84'
L7	S45°02'55"W	20.85'
L8	N45°04'05"E	20.85'
L9	S44°54'53"E	20.84'
L10	S66°18'17"E	10.94'
L11	S89°54'54"E	38.50'
L12	N00°02'55"E	19.00'
L13	S89°54'54"E	20.00'
L14	S89°57'05"E	16.00'
L15	N00°01'55"E	15.00'
L16	S00°02'56"W	15.00'

- LIST OF ABBREVIATIONS
- #: SQUARE FEET
 - " : SECONDS OF ARC
 - # : NUMBER
 - ° : DEGREES OF ARC
 - ' : MINUTES OF ARC
 - A.D.: ANNO DOMINI
 - A: ARC LENGTH OF CURVE
 - ALUM.: ALUMINUM
 - BLM.: BUREAU OF LAND MANAGEMENT
 - ChBrg.: BEARING OF LONG CHORD OF CURVE
 - DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
 - DEPT.: DEPARTMENT
 - DIST.: DISTRICT
 - E: EAST
 - GJDD: GRAND JUNCTION DRAINAGE DISTRICT
 - GPS: GLOBAL POSITIONING SYSTEM
 - HOA: HOME OWNERS' ASSOCIATION
 - INC.: INCORPORATED
 - IRRIg.: IRRIGATION
 - Lc.: LENGTH OF LONG CHORD OF CURVE
 - LLC: LIMITED LIABILITY COMPANY
 - M.P.E.: MULTI-PURPOSE EASEMENT
 - MCSM: MESA COUNTY SURVEY MARKER
 - N: NORTH
 - No.: NUMBER
 - P.O.B.: POINT OF BEGINNING
 - PLS: PROFESSIONAL LAND SURVEYOR
 - PLSS: PUBLIC LAND SURVEY SYSTEM
 - R.: RANGE
 - R.O.W.: RIGHT-OF-WAY
 - R.: RADIUS OF CURVE
 - REC. NO.: DOCUMENT TION NUMBER
 - S: SOUTH
 - SQ FT: SQUARE FEET
 - T.: TOWNSHIP
 - U.S.: UNITED STATES
 - W: WEST



- LEGEND
- ⊕ found PLSS brass monument as noted
 - ⊞ found PLSS aluminum monument as noted
 - ⊞ found 2" aluminum monument stamped "DH SURVEYS LS 206771" on #5 rebar
 - ⊞ found 2" aluminum monument stamped "RIVER CITY CONSULTANTS PLS 18478 DR5" on #5 rebar
 - found rebar and cap as noted
 - calculated position - no monument
 - set 24" #5 rebar/2" aluminum cap stamped "RIVER CITY CONSULTANTS PLS 18480"
 - set 1" brass disk stamped "PLS 18480" in concrete path
 - ⊞ benchmark
 - △ control point

AREA SUMMARY

LOTS	(square feet)	acres	%
LOTS	120,493	2.776	71.4%
TRACTS	48,546	0.117	7.54%
R-O-W by this plat	63,421	1.456	21.27%
TOTALS	248,182	6.845	100.00%

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SEE SHEET I FOR SURVEYOR'S CERTIFICATE

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