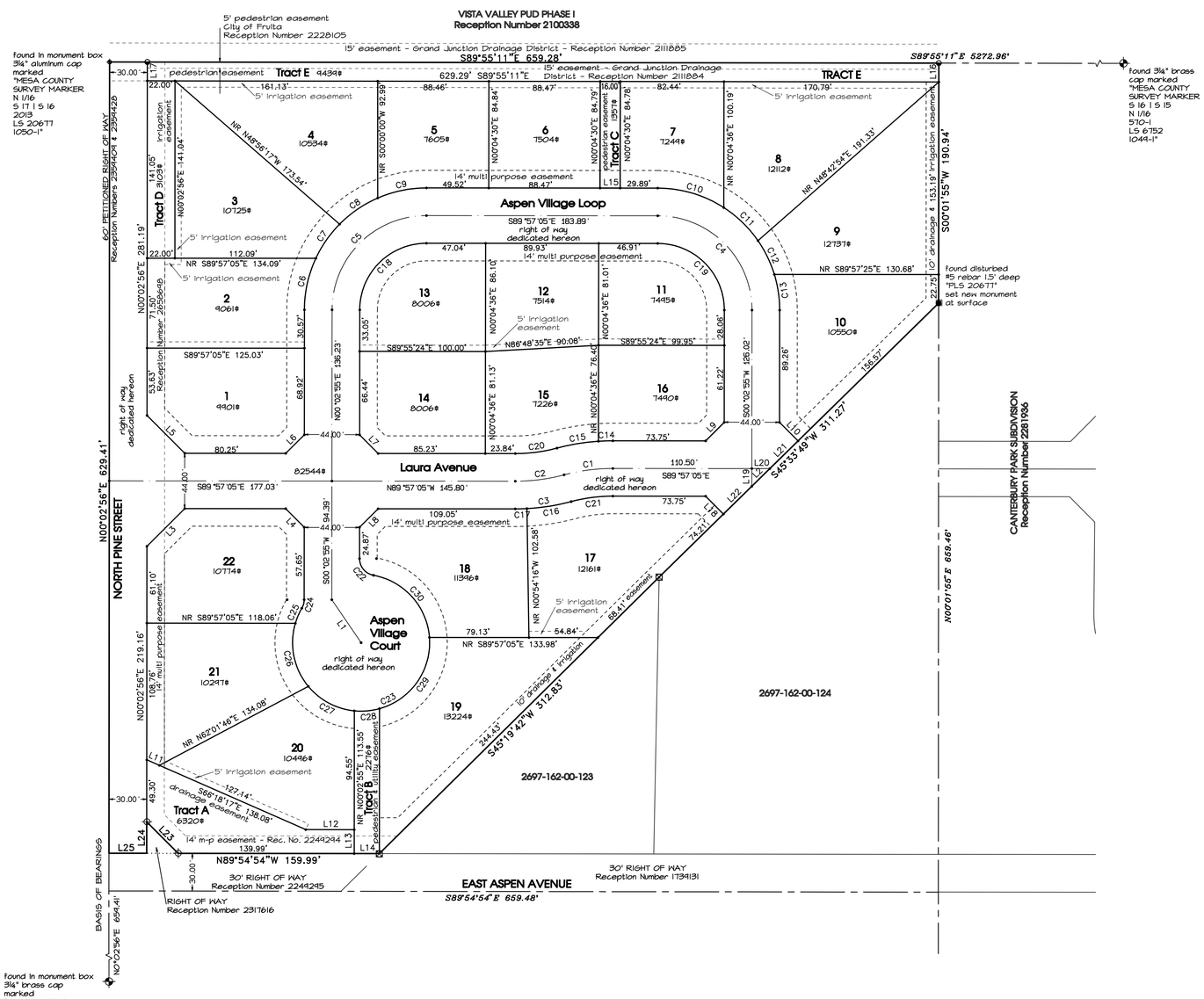
ASPEN VILLAGE SUBDIVISION

SW¼ NW¼ Section 16, Township 1 North, Range 1 West, Ute Meridian

City of Fruita, County of Mesa, State of Colorado



CURVE TABLE

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"	N78°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"	S88°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°16'07"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 TABLE

LINE	BEARING	DISTANCE
L1	N34°17'53"W	41.33'
L2	N45°33'49"E	20.06'
L3	S45°02'55"W	42.47'
L4	N44°57'05"W	20.85'
L5	S44°57'05"E	42.47'
L6	N45°02'55"E	20.85'
L7	S44°54'53"E	20.84'
L8	S45°02'55"W	20.85'
L9	N45°02'55"E	20.86'
L10	S44°54'53"E	20.84'
L11	S66°18'17"E	10.94'
L12	S89°54'54"E	38.50'
L13	N00°02'55"E	19.00'
L14	S89°54'54"E	20.00'
L15	S89°57'05"E	16.00'
L16	N00°01'55"E	15.00'
L17	S00°02'56"W	15.00'
L18	N44°54'53"W	20.09'
L19	N00°02'55"E	14.06'
L20	S89°57'05"E	14.31'
L21	N45°33'49"E	31.41'
L22	N45°33'49"E	31.62'
L23	N44°55'59"W	35.37'
L24	S00°02'56"W	25.00'
L25	N89°54'54"W	30.00'

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

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SHPSLCS determined by GPS observation on Mesa County Survey Marker #1679 at the center-north sixteenth corner of Section 17 and Mesa County Survey Marker #4418-1 as a witness corner to the center-north sixteenth corner of Section 17, Township 1 North, Range 2 West of the Ute Meridian. The bearing of this line is South 89°48'47" West.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SN01) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72756N
LONGITUDE: 108°32'01.43463W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.00021818174B
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

GRAPHIC SCALE 1"=50'

0 50 100 150

Lineal Units of Measurement are the U.S. Survey Foot.

LEGEND

- found PLSS brass monument as noted
- found PLSS aluminum monument as noted
- found 2"Φ aluminum monument stamped "DH SURVEYS LS 20677" on #5 rebar
- found 2"Φ aluminum monument stamped "RIVER CITY CONSULTANTS PLS 18478 DRS" on #5 rebar
- found rebar and cap as noted
- calculated position - no monument
- set 24" #5 rebar/2"Φ aluminum cap stamped "RIVER CITY CONSULTANTS PLS 18480"
- set 1"Φ brass disk stamped "PLS 18480" in concrete path
- benchmark
- control point

AREA SUMMARY

	#(square feet)	acres	
LOTS	212,063	4.868	66.88%
TRACTS	22,495	0.516	7.09%
R-O-W by this plat	82,544	1.461	26.03%
TOTALS	298,182	6.845	100.00%

COLORADO LICENSED
18480
KENNETH SCOTT FROST
PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

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

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Sheet 2 of 2	Date: Oct 11, 2016	Job No. 1071-006	
Surveyed: kst/slg	Drawn: kst	Checked: akt	Approved:

\\RCSERVER\Data\PROJECTS\071 Freeway Properties (McCarter)\006 Aspen Village SFR\Survey\2016plat.pro

RIVERCITY CONSULTANTS
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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.