

BENSON ESTATES

A REPLAT OF LOT 2A, COFF NO. TWO MINOR SUBDIVISION

RIGHT TO FARM
THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 36-25-101.

SOIL CONDITIONS
SOILS AND GEOTECHNICAL REPORTS FOR THIS SUBDIVISION INDICATE THE POTENTIAL FOR HIGH GROUNDWATER AND WEAK BEARING STRENGTH. THESE REPORTS SHOULD BE CONSULTED FOR FOUNDATION DESIGN PARAMETERS.

CERTIFICATE OF OWNERSHIP
WILLIAMS DEVELOPMENT, LLP is the sole owner in fee simple of all that real property described as follows:
Lot 2A, Coff No. 2 Minor Subdivision described as follows:
Commencing at the center 1/4 corner of Section 9, Township 1 North, Range 2 West, U.M. and considering the East line of the NE 1/4 SW 1/4 of said Section 9 to bear S001°43'E 1318.11 feet with all bearings contained herein to be relative thereto:
Thence S88°54'59"W 856.95 feet to the True Point of Beginning;
Thence S00°07'52"E 828.10 feet; Thence S88°54'45"W 850.48 feet;
Thence N00°17'11"W 277.02 feet; Thence N88°49'17"E 193.05 feet;
Thence N00°07'52"W 351.81 feet; Thence N88°54'59"E 458.18 feet to the True Point of Beginning.

Have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as BENSON ESTATES, in the City of Fruita, County of Mesa, State of Colorado.

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

- All streets and right-of-way to the City of Fruita for the use of the public forever.
- All multipurpose easements to the City of Fruita for the use of the City and Public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, drainage lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
- All utility easements to the City of Fruita for the use of the City and Public utilities as perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines. However, for the 26 foot wide easement North of the cul-de-sac, dedication is for subsurface facilities only.
- All irrigation easements to the Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
- All drainage easements to the City of Fruita and the Homeowners Association of lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of facilities for the conveyance of runoff water which originates within the area hereby platted or from upstream areas or from irrigation, nuisance, waste or flush water, through natural or man-made facilities above or below ground.
- All non-access easements to the City of Fruita for the control of ingress and egress to and from K.4 Road.
- All pedestrian easements to the City of Fruita for future trail use. If and when the easement does become a part of the City trail system, fences and other barricades shall not prohibit trail use.

WILLIAMS DEVELOPMENT, LLP, A Colorado Limited Liability Partnership

By: *Gerald R. Williams*
Gerald R. Williams (Partner)

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by *Gerald R. Williams* this 22 day of SEP, A.D., 2000

Witness my hand and official seal

Daniel Thomas
Notary Public



CITY COUNCIL CERTIFICATE

This plat approved by the City Council of Fruita, Colorado, this 27 day of September, 2000, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance of dedication to the City of Fruita 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 public 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 site, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that building permit, development 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, road lighting, road signs, 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 Board of Trustees.

CITY OF FRUITA, COLORADO
By: *Greg Ball*
Mayor

Witness my hand and seal of the City of Fruita, Colorado

ATTEST:
Angela Subman
City Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 11:26 o'clock A. M., September 29, A.D., 2000

and was duly recorded in Plat Book No. 18 Page No. 8

Reception No. 1966750
By: *Monika Todd*
Clerk and Recorder

By: *Chris Saba*
Deputy
Fees \$: 10.00

SURVEYOR'S CERTIFICATION

I, William O. Roy, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true correct and complete plat of Benson Estates Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

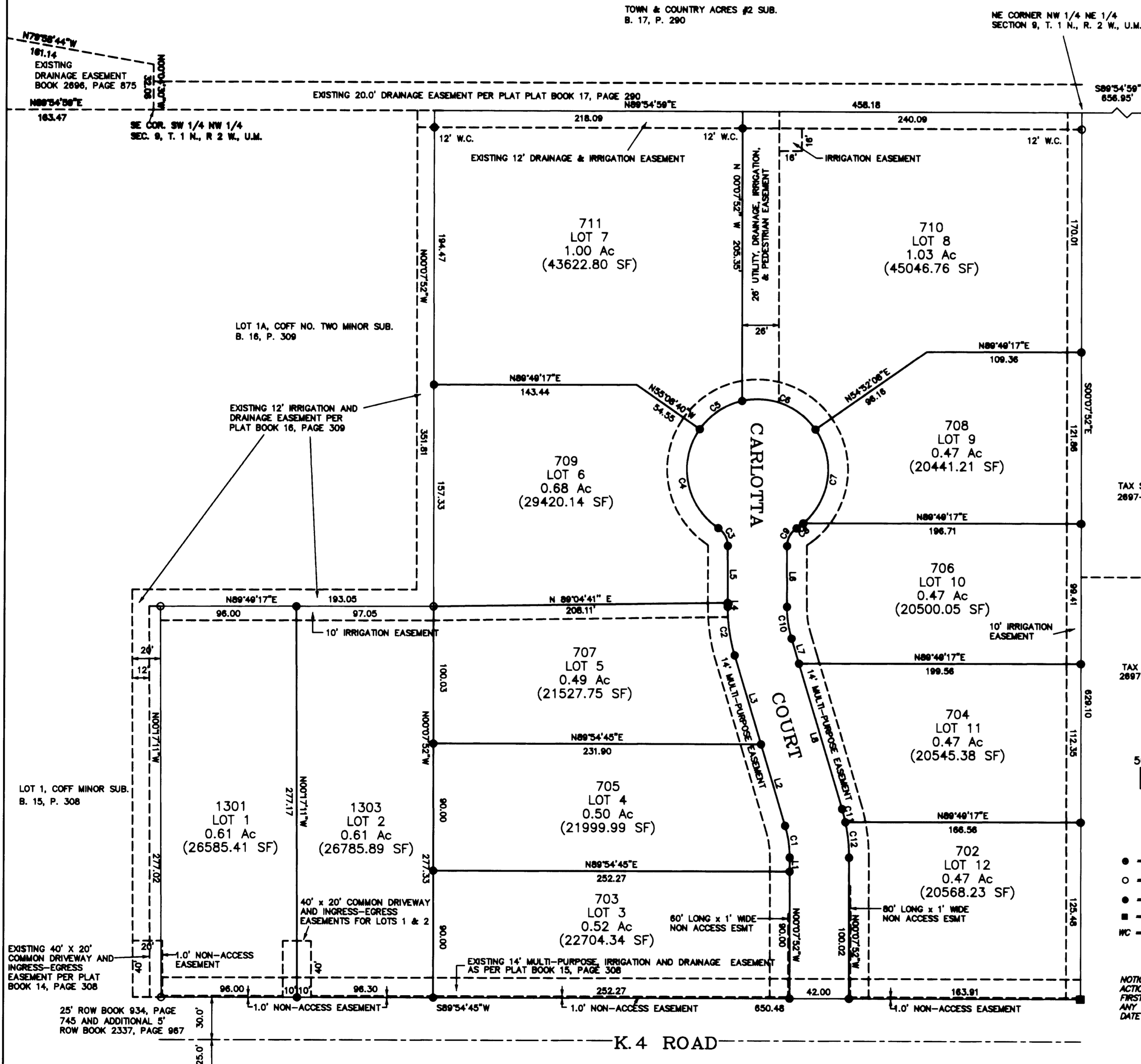
EXECUTED this 21st day of September, 2000

William O. Roy
William O. Roy Registered Land Surveyor L.S. 12901

CENTURY SURVEYING
P.O. BOX 358, GRAND JCT., CO 81502
970-241-2867

BENSON ESTATES
A REPLAT OF LOT 2A,
COFF NO. 2 MINOR SUBDIVISION

JOB NO. 8907 SHEET OF



NUMBER	DELTA ANGLE	CHORD	TANGENT	RADIUS	CHORD LENGTH
C1	18°33'17"	S 08°24'30" E	11.46	79.00	22.75
C2	18°33'17"	N 08°24'30" W	17.60	121.00	34.84
C3	96°22'07"	N 28°18'58" W	8.04	15.00	14.17
C4	91°22'07"	N 10°48'58" W	51.21	90.00	71.55
C5	42°17'27"	N 56°00'52" E	19.34	50.00	36.07
C6	87°42'33"	S 68°50'08" E	33.54	50.00	55.71
C7	84°38'36"	S 07°11'28" W	48.53	50.00	67.33
C8	08°43'28"	S 52°32'31" W	2.84	50.00	5.86
C9	58°22'07"	S 28°03'12" W	8.04	15.00	14.17
C10	18°33'17"	S 08°24'30" E	11.46	79.00	22.75
C11	04°32'01"	S 14°25'08" E	4.79	121.00	9.57
C12	12°01'18"	S 08°08'30" E	12.74	121.00	25.34

NUMBER	DIRECTION	DISTANCE
L1	N 00°07'52" W	8.99'
L2	N 18°41'09" W	80.01'
L3	N 18°41'09" W	85.95'
L4	S 00°07'52" E	2.68'
L5	N 00°07'52" E	40.51'
L6	S 00°07'52" E	43.19'
L7	S 18°41'09" E	18.46'
L8	S 18°41'09" E	107.50'

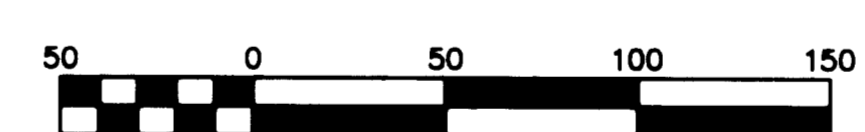
TAX SCHEDULE NO. 2897-083-00-435

FOUND PIN & CAP FOR THE SOUTH 1/16 COR. SEC. 9, T. 1 N., R. 2 W., U.M.

TAX SCHEDULE NO. 2897-083-00-436

FOUND PIN & CAP FOR THE SOUTH 1/16 COR. SEC. 9, T. 1 N., R. 2 W., U.M.

AREA SUMMARY
LOTS=7.34 AC.
ROADS=50 AC.
TOTAL=7.84 AC.



- = FOUND MONUMENT AS NOTED
- = CONCRETED FOUND REBAR & CAP L.S. 18489
- = SET 24" NO. 5 REBAR W/CAP MARKED L.S. 12901
- = FOUND REBAR AND CAP IN CONCRETE P.E., P.L.S. 14113
- WC = WITNESS CORNER

NOTICE: ACCORDING TO COLORADO STATE 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.