

# FINAL PLAT CANTERBURY PARK SUBDIVISION

NE 1/4 SW 1/4 NW 1/4 & NW1/4 SE1/4 NW1/4 SECTION 16, T.1N., R.2W., Ute Meridian  
City of Fruita, Mesa County, Colorado

### SUBORDINATION BY LIENHOLDERS

The First National Bank of the Rockies, being the holder of a promissory note secured by a Deed of Trust dated April 2, 2005 and recorded on Page 223 8334 at Book 3916, Page 881, 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, CANTERBURY PARK SUBDIVISION, and subordinates the lien represented by the afore said Deed of Trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

First National Bank of the Rockies

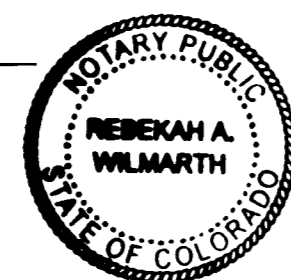
By: [Signature]

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September A.D., 2005 by Ron Sawyer, President, First National Bank of the Rockies

Witness my hand and official seal: [Signature]  
Notary Public

Address 1950 Highway 6 & 50 Fruita, CO 81521  
My commission expires: 10/25/2006



### CITY COUNCIL CERTIFICATE

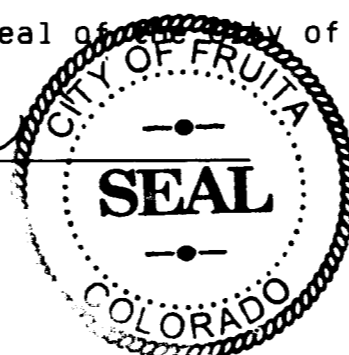
This Plat approved by the City Council of the City of Fruita, Colorado, this 30 day of May A.D., 2005, for filing with the Clerk and Recorder of Mesa County Colorado, and for conveyance or dedication to the City of the public dedications shown hereon, subject to the provision that approval in no way 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 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, road lighting, road 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: [Signature]  
Mayor

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

ATTEST:  
[Signature]  
City Clerk



### PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 29<sup>th</sup> day of September, A.D., 2005.

[Signature]  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for recording in the office of the Mesa County Clerk and Recorder at 12:59 o'clock PM, this 24<sup>th</sup> day of October A.D. 2005, and is duly recorded in Book No. 4021 at page 42, 43, 44

Reception No. 2281936 Fees 30<sup>00</sup> 1<sup>00</sup> Drawer No. RR-57

[Signature]  
Deputy

[Signature]  
Mesa County Clerk and Recorder

Declarations of Protective Covenants are filed in Book 4021 at Page 88-112 as Document No. 2281940

### TITLE CERTIFICATE

Lawrence D. Vent, does hereby certify that I have examined the title to all lands shown on this Plat and that title to such lands is Zeck Homes, Inc. free and clear of all liens, taxes, vested in and encumbrances, except as follows:

First National Bank Of The Rockies: Book 3916, Page 821

EXECUTED this 28<sup>th</sup> day of SEPTEMBER, A.D., 2005.

BY: [Signature]  
Lawrence D. Vent / Meridian Land Title, LLC

### SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, 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 the CANTERBURY PARK 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, in compliance with Title 38, Article 51, C.R.S., as amended, to the best of my knowledge and belief.

EXECUTED this 28<sup>th</sup> day of September, 2005.



### CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Zeck Homes, Inc., the sole owner in fee simple of all the real property described as follows:

A parcel of land situated in the NW 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

The NE 1/4 SW 1/4 NW 1/4 and the NW 1/4 SE 1/4 NW 1/4 of said Section 16: Said parcel contains 19.96 acres more or less.

Have by the presents laid out, platted and subdivided the same into lots tracts and blocks as shown on this Plat and designate the same as the CANTERBURY PARK SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use and the streets shown hereon, including avenues, drives, courts, places and alleys, pedestrian/bicycle trail, the public lands shown hereon for utility and drainage purposes. We hereby accept the responsibility for the completion of required public improvements of the CANTERBURY PARK SUBDIVISION and further hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Mesa County, in Book 4021 at Page 112, at Reception No. 2281940

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Fruita for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer lines, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

Irrigation Easements, Irrigation/Drainage Easements and Irrigation/Drainage/Utility Easements shown hereon are hereby granted to the Canterbury Park Homeowner's Association, Inc., as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water and to drain stormwater.

Tracts A, B, C, D, E, F, G, and H shown hereon are granted to the Canterbury Park Homeowner's Association Inc. for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligations in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

Tracts <sup>CD</sup> B, E, and H shown hereon

are dedicated to the City of Fruita for a perpetual, non-exclusive, blanket easement over and across said tracts for use by the general public for park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with the residents of this subdivision, subject to non-discriminatory rules promulgated by the Canterbury Park Homeowners Association, Inc.

EXECUTED this 28<sup>th</sup> day of September A.D., 2005

By: [Signature]  
Zeck Homes, Inc.  
Mansel L. Zeck, President

STATE OF COLORADO )  
COUNTY OF MESA ) ss

On this 28<sup>th</sup> day of September A.D., 2005, before me the undersigned officer, personally appeared and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained, promulgated by the

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

[Signature]  
Notary Public

Address 1950 Highway 6 & 50 Fruita, CO 81521  
My commission expires: 10/25/2006



### PLAT NOTES

Conveyances of Irrigation, Irrigation/Drainage and Irrigation/Drainage/Utility Easements shown on this Plat are recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

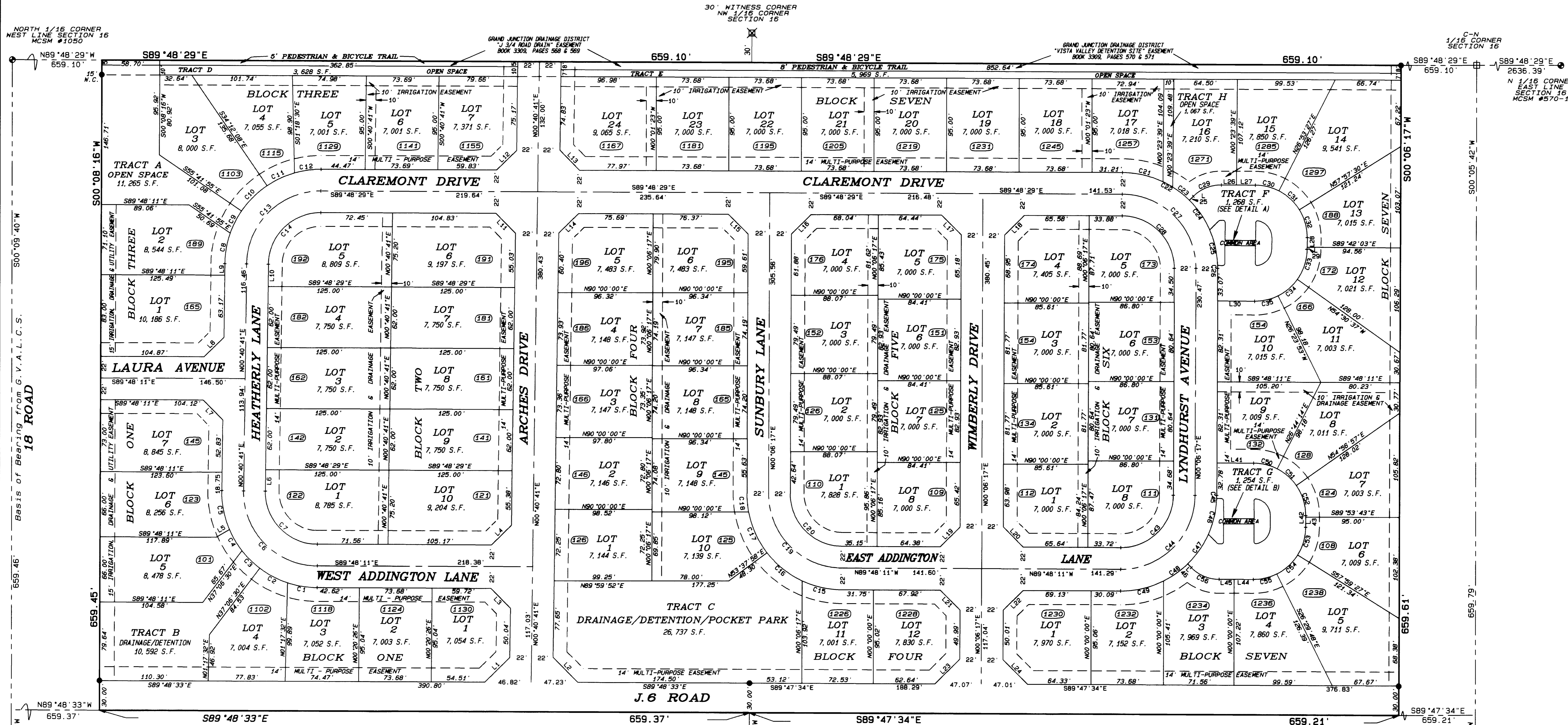
\*RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq.

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.

<b>FINAL PLAT</b>		
<b>CANTERBURY PARK SUBDIVISION</b>		
NE 1/4 SW 1/4 NW 1/4 & NW1/4 SE1/4 NW1/4 SECTION 16, T.1N., R.2W., UTE M.		
CITY OF FRUITA, MESA COUNTY, COLORADO		
<b>D H SURVEYS INC.</b>		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By S. L. H.	Checked By M. W. D.	Job No. 280-02-16
Drawn By TERRAMODEL	Date SEPTEMBER, 2005	Sheet 1 OF 3

# FINAL PLAT CANTERBURY PARK SUBDIVISION

NE 1/4 SW 1/4 NW 1/4 & NW1/4 SE1/4 NW1/4 SECTION 16, T.1N., R.2W., Ute Meridian  
City of Fruita, Mesa County, Colorado



NORTH 1/16 CORNER  
WEST LINE SECTION 16  
MCSM #1050

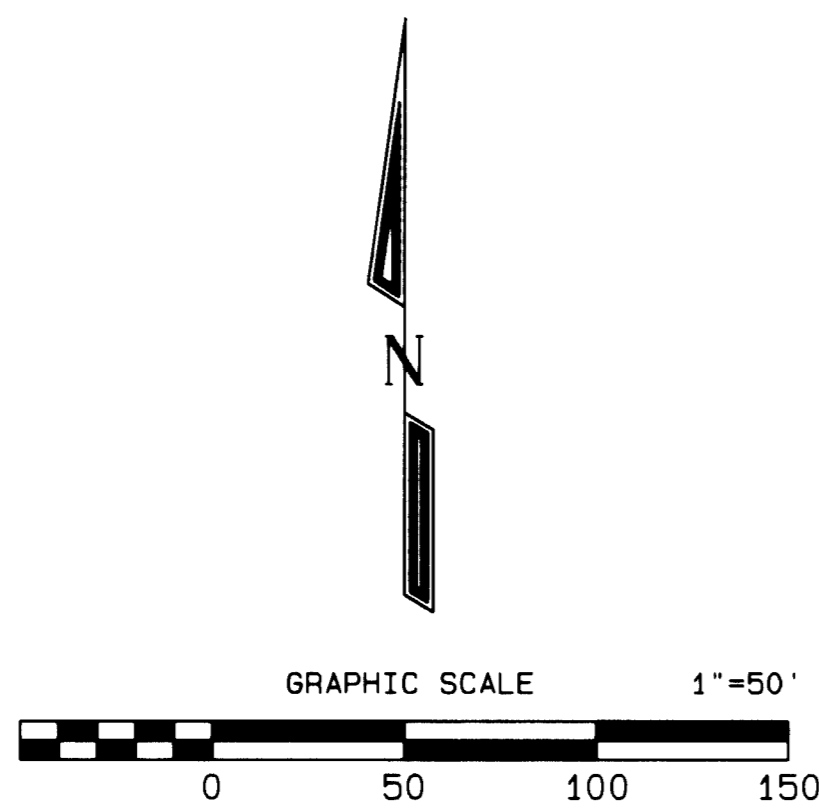
30" WITNESS CORNER  
NW 1/4 CORNER  
SECTION 16

C-N CORNER  
SECTION 16

Basis of Bearing from G.V.A.L.C.S.  
18 ROAD

WEST 1/4 CORNER  
SECTION 16  
MCSM #1049-1

C 1/4 CORNER  
SECTION 16



**LAND USE SUMMARY**

LOTS (76 TOTAL)	SINGLE FAMILY RESIDENTIAL	13.11 ACRES	65.7%
TRACTS A, D, E, & H	OPEN SPACE	0.50 ACRES	2.5%
TRACT B	DRAINAGE/DETENTION	0.24 ACRES	1.2%
TRACT C	DRAINAGE/DETENTION/POCKET PARK	0.61 ACRES	3.1%
TRACTS F & G	COMMON AREA	0.05 ACRES	0.3%
DEDICATED ROADS	PUBLIC RIGHT-OF-WAY	5.24 ACRES	26.2%
PEDESTRIAN/BICYCLE TRAIL	RIGHT-OF-WAY	0.20 ACRES	1.0%
<b>TOTAL AREA</b>		<b>19.96 ACRES</b>	<b>100%</b>

**LEGEND & ABBREVIATIONS**

- FOUND MESA COUNTY SURVEY MARKER (MCSM)
- ⊗ FOUND 3 1/4" ALUMINUM CAP ON #6 REBAR STAMPED "LS 24963"
- FOUND 1/2" ALUMINUM CAP ON #6 REBAR STAMPED "LANDESIGN LS 16835"
- ⊕ FOUND 3 1/4" ALUMINUM CAP ON #6 REBAR STAMPED "D H SURVEYS INC LS 20677"
- FOUND 2" ALUMINUM CAP STAMPED "D H SURVEYS LS 20677" ON FOUND #5 REBAR
- W.C. = WITNESS CORNER
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM

**FINAL PLAT  
CANTERBURY PARK SUBDIVISION**  
NE 1/4 SW 1/4 NW 1/4 & NW1/4 SE1/4 NW1/4  
SECTION 16, T.1N., R.2W., U.M.  
CITY OF FRUITA, MESA COUNTY, COLORADO

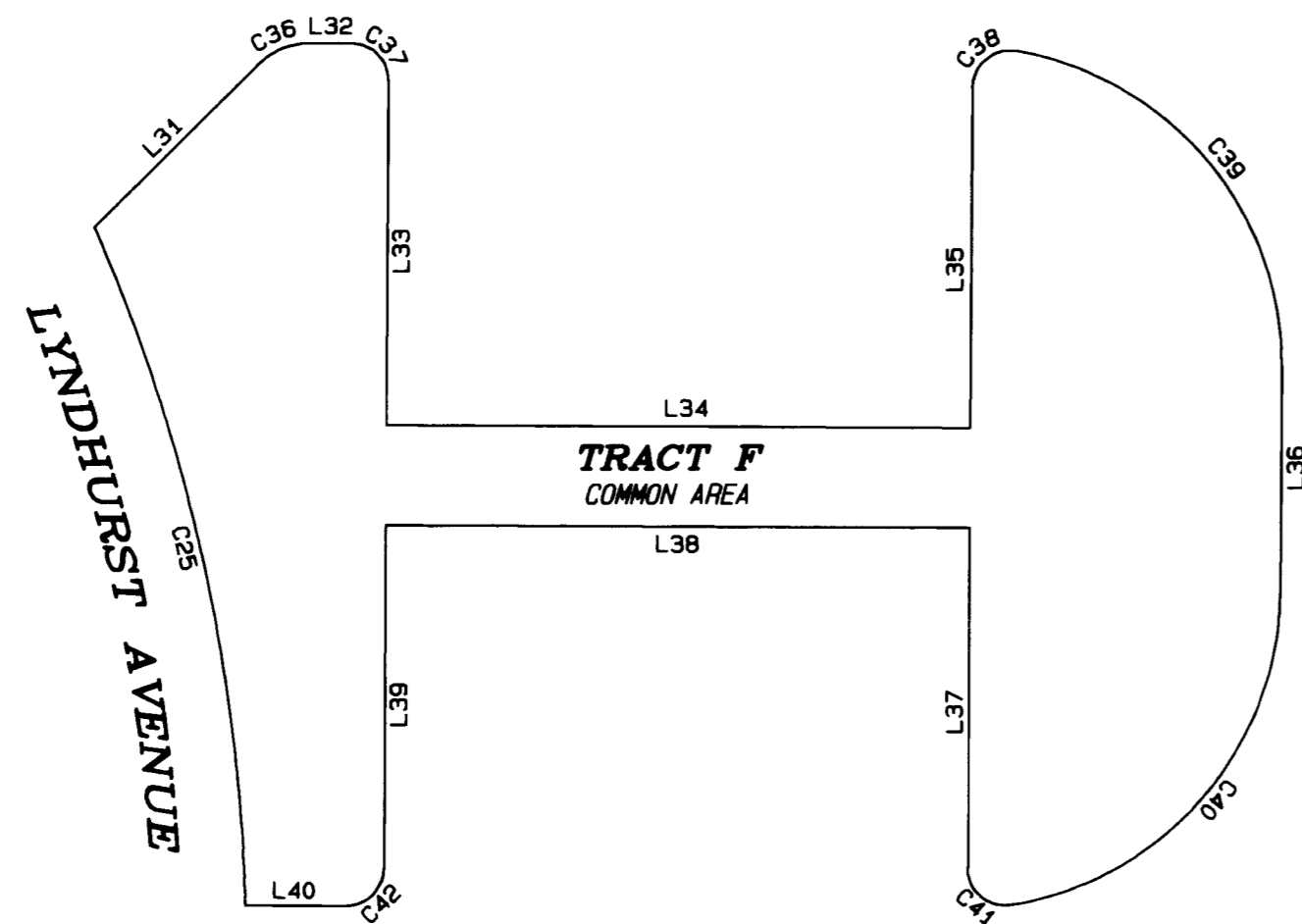
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

# FINAL PLAT CANTERBURY PARK SUBDIVISION

NE 1/4 SW 1/4 NW 1/4 & NW1/4 SE1/4 NW1/4 SECTION 16, T.1N., R.2W., Ute Meridian  
City of Fruita, Mesa County, Colorado

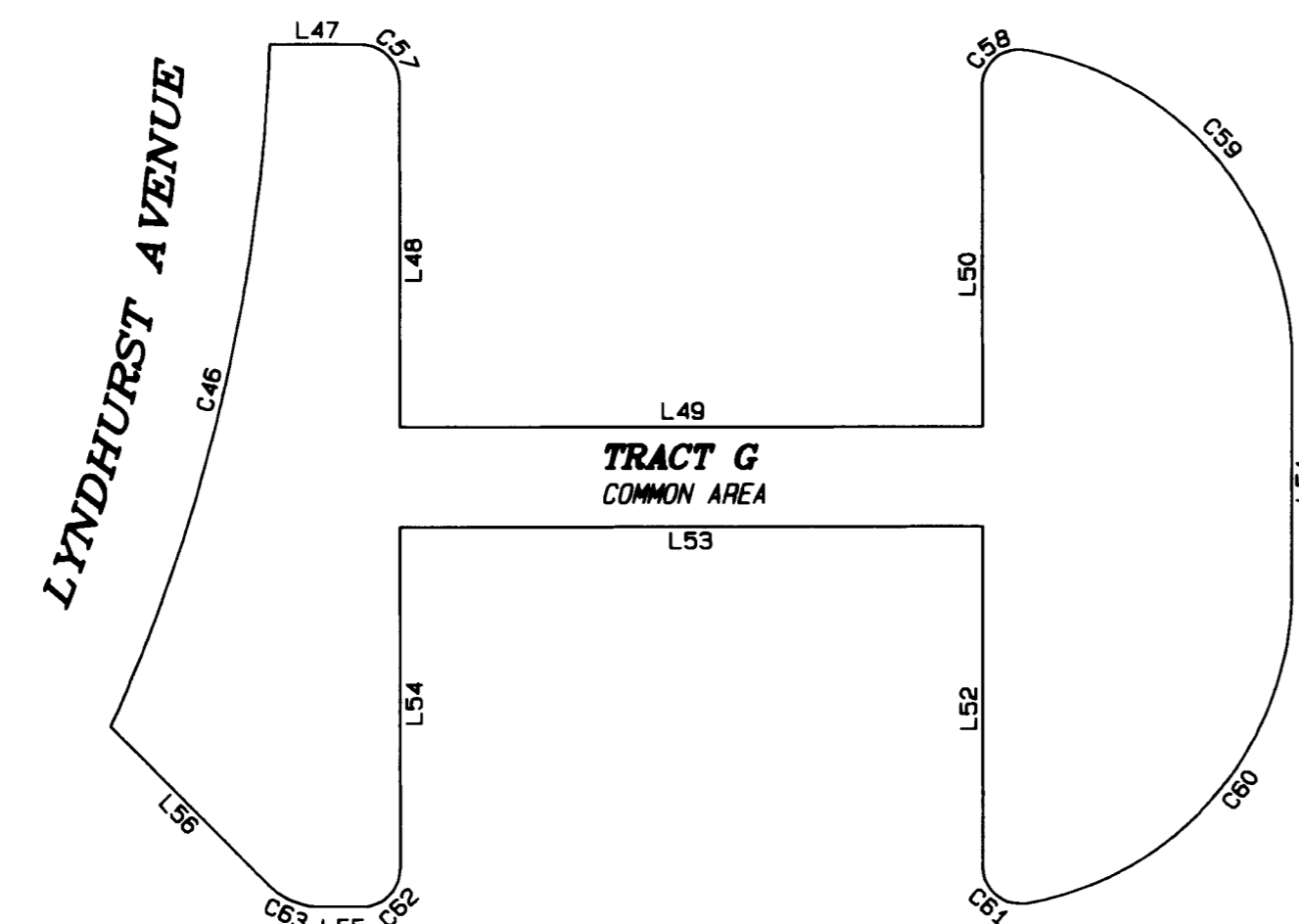
**DETAIL A**

SCALE: 1" = 10'



**DETAIL B**

SCALE: 1" = 10'

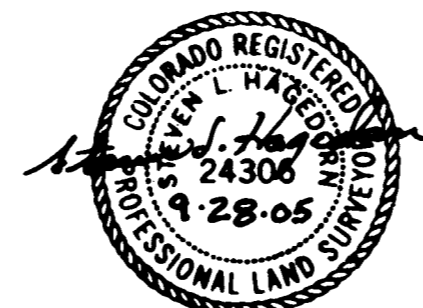


**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	18°07'48"	97.00'	30.69'	15.48'	N80°44'17"W	30.57'
C2	18°46'53"	97.00'	31.80'	16.04'	N62°16'56"W	31.65'
C3	14°56'08"	97.00'	25.29'	12.71'	N45°25'26"W	25.21'
C4	14°48'29"	97.00'	25.07'	12.61'	N30°33'07"W	25.00'
C5	23°49'33"	97.00'	40.34'	20.46'	N11°14'06"W	40.05'
C6	90°28'51"	75.00'	118.44'	75.63'	N44°33'45"W	106.51'
C7	90°28'51"	53.00'	83.70'	53.45'	N44°33'45"W	75.27'
C8	18°41'16"	97.00'	31.64'	15.96'	N10°01'19"E	31.50'
C9	14°56'08"	97.00'	25.29'	12.71'	N26°50'01"E	25.21'
C10	21°29'47"	97.00'	36.39'	18.41'	N45°02'59"E	36.18'
C11	18°09'53"	97.00'	30.75'	15.51'	N64°52'48"E	30.62'
C12	16°13'46"	97.00'	27.48'	13.83'	N82°04'38"E	27.38'
C13	89°30'50"	75.00'	117.17'	74.37'	N45°26'06"E	105.62'
C14	89°30'50"	53.00'	82.80'	52.55'	N45°26'06"E	74.63'
C15	24°45'32"	97.00'	41.92'	21.29'	N77°25'25"W	41.59'
C16	27°12'41"	97.00'	46.07'	23.48'	N51°26'18"W	45.64'
C17	26°58'18"	97.00'	45.66'	23.26'	N24°20'49"W	45.24'
C18	10°57'57"	97.00'	18.56'	9.31'	N05°22'42"W	18.54'
C19	89°54'27"	75.00'	117.69'	74.88'	N44°50'57"W	105.98'
C20	89°54'27"	53.00'	83.17'	52.91'	N44°50'57"W	74.89'
C21	25°00'19"	97.00'	42.33'	21.51'	S77°18'20"E	42.00'
C22	6°42'12"	97.00'	11.35'	5.68'	S61°27'04"E	11.34'
C23	12°46'27"	97.00'	21.63'	10.86'	S51°42'44"E	21.58'
C24	21°44'35"	97.00'	36.81'	18.63'	S34°27'13"E	36.59'
C25	21°57'13"	97.00'	37.17'	18.81'	S12°36'19"E	36.94'
C26	1°43'59"	97.00'	2.93'	1.47'	S00°45'43"E	2.93'
C27	89°54'46"	75.00'	117.70'	74.89'	S44°51'06"E	105.99'
C28	89°54'46"	53.00'	83.17'	52.92'	S44°51'06"E	74.90'
C29	45°03'21"	40.00'	31.45'	16.59'	N67°46'16"E	30.65'
C30	26°35'30"	53.00'	24.60'	12.52'	S76°24'18"E	24.38'
C31	31°04'04"	53.00'	28.74'	14.73'	S47°34'31"E	28.39'
C32	32°20'27"	53.00'	29.92'	15.37'	S15°52'16"E	29.52'
C33	35°11'26"	53.00'	32.55'	16.81'	S17°53'40"W	32.04'
C34	28°16'09"	53.00'	26.15'	13.35'	S49°37'27"W	25.89'
C35	26°32'25"	53.00'	24.55'	12.50'	S77°01'44"W	24.33'
C36	45°03'21"	4.00'	3.15'	1.66'	N67°46'16"E	3.07'
C37	90°00'00"	2.00'	3.14'	2.00'	S44°42'03"E	2.83'
C38	99°29'58"	2.00'	3.47'	2.36'	N50°02'56"E	3.05'
C39	80°30'02"	17.00'	23.88'	14.39'	S39°57'04"E	21.97'
C40	80°30'02"	17.00'	23.88'	14.39'	S40°32'58"W	21.97'
C41	99°29'58"	2.00'	3.47'	2.36'	N49°27'02"W	3.05'
C42	90°00'00"	2.00'	3.14'	2.00'	S45°17'57"W	2.83'
C43	90°05'33"	53.00'	83.34'	53.09'	N45°09'03"E	75.01'
C44	90°05'33"	75.00'	117.93'	75.12'	N45°09'03"E	106.15'
C45	1°54'19"	97.00'	3.23'	1.61'	S01°03'26"W	3.23'
C46	22°07'24"	97.00'	37.45'	18.96'	S13°04'18"W	37.22'
C47	21°43'57"	97.00'	36.79'	18.62'	S34°59'59"W	36.57'
C48	17°38'56"	97.00'	29.88'	15.06'	S54°41'25"W	29.76'
C49	26°40'56"	97.00'	45.17'	23.00'	N76°51'21"E	44.77'
C50	26°38'32"	53.00'	24.64'	12.55'	S76°35'02"E	24.42'
C51	28°12'43"	53.00'	26.10'	13.32'	S49°09'25"E	25.83'
C52	35°08'45"	53.00'	32.51'	16.79'	S17°28'41"E	32.00'
C53	31°54'51"	53.00'	29.52'	15.15'	S16°03'07"W	29.14'
C54	31°29'39"	53.00'	29.13'	14.94'	S47°45'23"W	28.77'
C55	26°35'30"	53.00'	24.60'	12.52'	S76°47'57"W	24.38'
C56	45°03'21"	40.00'	31.45'	16.59'	N67°22'37"W	30.65'
C57	89°48'54"	2.00'	3.14'	1.99'	S44°59'51"E	2.82'
C58	99°28'59"	2.00'	3.47'	2.36'	S49°39'06"W	3.05'
C59	80°42'07"	17.00'	23.94'	14.44'	S40°15'21"E	22.01'
C60	80°11'03"	17.00'	23.79'	14.31'	S40°11'13"W	21.90'
C61	99°37'51"	2.00'	3.48'	2.37'	N49°54'19"W	3.06'
C62	90°11'06"	2.00'	3.15'	2.01'	S45°00'09"W	2.83'
C63	45°03'21"	4.00'	3.15'	1.66'	N67°22'37"W	3.07'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N45°26'15"E	35.25'
L2	N44°33'45"W	35.53'
L3	N44°33'45"W	28.40'
L4	N45°26'15"E	28.17'
L5	N59°25'00"E	15.62'
L6	N00°40'41"E	21.74'
L7	N44°33'45"W	28.40'
L8	N45°26'15"E	28.17'
L9	N00°40'41"E	11.64'
L10	N00°40'41"E	22.65'
L11	N44°33'54"W	28.40'
L12	N45°26'06"E	28.16'
L13	S44°33'54"E	28.40'
L14	N45°26'06"E	28.16'
L15	S44°51'06"E	28.26'
L16	N45°08'54"E	28.31'
L17	S44°51'06"E	28.26'
L18	N45°08'54"E	28.31'
L19	N45°09'03"E	28.31'
L20	S44°50'57"E	28.26'
L21	N44°50'57"W	28.26'
L22	N45°09'03"E	28.31'
L23	N45°09'03"E	35.43'
L24	N44°50'57"W	35.40'
L25	N45°14'36"E	5.68'
L26	S89°42'03"E	15.17'
L27	S89°42'03"E	19.46'
L28	S00°17'57"W	9.86'
L29	S00°17'57"W	1.98'
L30	N89°42'03"W	37.69'
L31	N45°14'36"E	12.23'
L32	S89°42'03"E	2.11'
L33	S00°17'57"W	18.25'
L34	S89°42'03"E	31.00'
L35	N00°17'57"E	18.05'
L36	S00°17'57"W	11.83'
L37	N00°17'57"E	18.05'
L38	N89°42'03"W	31.00'
L39	S00°17'57"W	18.25'
L40	N89°42'03"W	5.33'
L41	S89°54'18"E	37.42'
L42	S00°06'17"W	1.60'
L43	S00°05'37"W	10.23'
L44	N89°54'18"W	19.46'
L45	N89°54'18"W	15.17'
L46	N44°50'57"W	5.41'
L47	S89°54'18"E	4.90'
L48	S00°05'24"E	18.33'
L49	N89°54'36"E	31.00'
L50	N00°05'24"W	18.02'
L51	S00°05'42"W	11.83'
L52	N00°05'24"W	18.07'
L53	S89°54'36"W	31.00'
L54	S00°05'24"E	18.18'
L55	N89°54'18"W	2.19'
L56	N44°50'57"W	11.85'



**FINAL PLAT  
CANTERBURY PARK SUBDIVISION**  
NE 1/4 SW 1/4 NW 1/4 & NW1/4 SE1/4 NW1/4  
SECTION 16, T.1N., R.2W., UTE M.  
CITY OF FRUITA, MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749