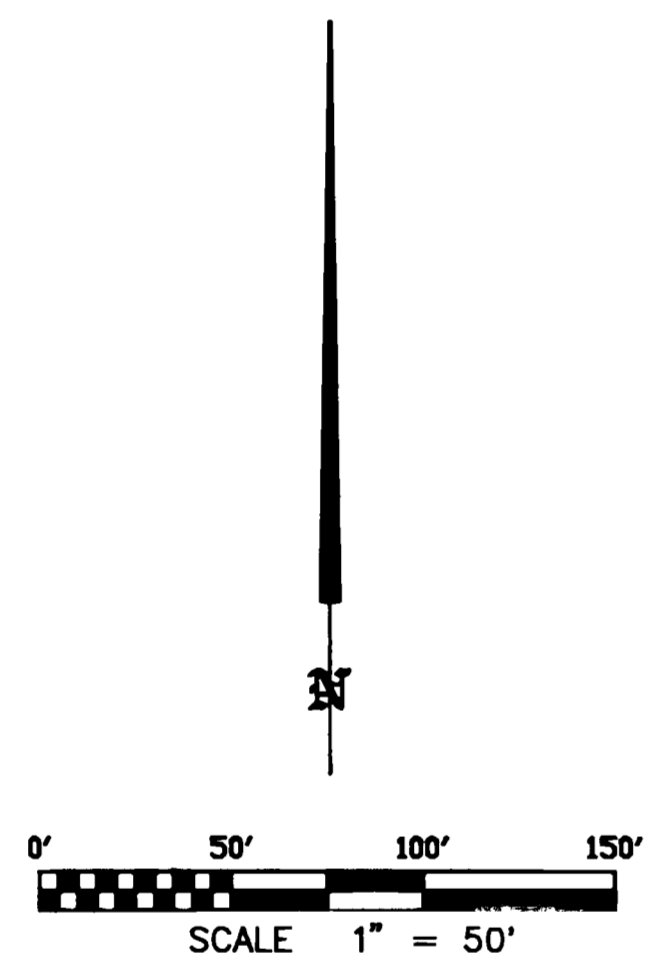
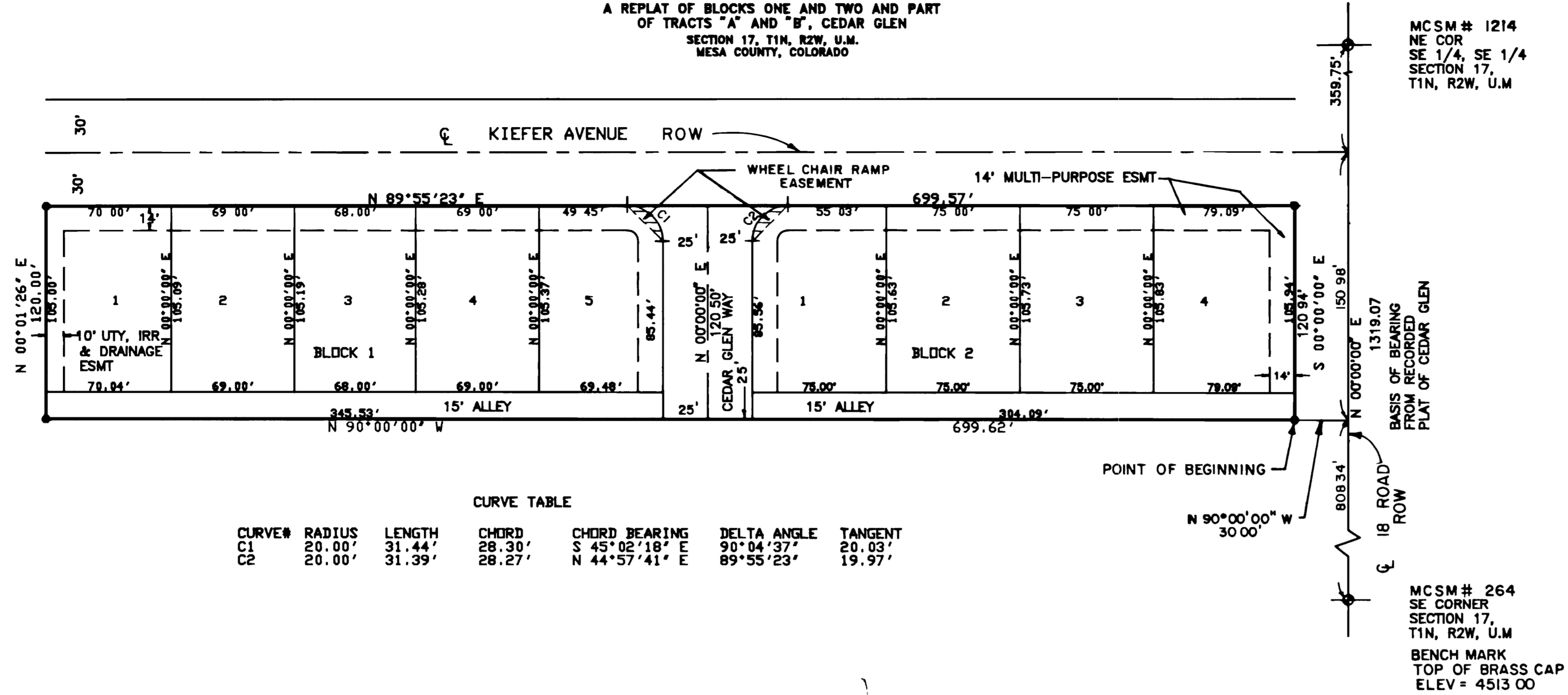


CEDAR PARK SUBDIVISION
 A REPLAT OF BLOCKS ONE AND TWO AND PART
 OF TRACTS "A" AND "B", CEDAR GLEN
 SECTION 17, T1N, R2W, U.M.
 MESA COUNTY, COLORADO



LAND USE SUMMARY

NO. OF LOTS	9	
AREA IN LOTS	1.57 AC	81.3%
AREAS IN STREETS AND ALLEYS	0.38 AC	19.7%
TOTAL	1.94 AC.	100.0%
DENSITY	9 LOTS/1.94 ACRE = 4.7 UNITS/ACRE	

- LEGEND**
- ◆ MESA COUNTY SURVEY MARKER
 - SET 5/8 INCH REBAR WITH CAP MARKED P.E., P.L.S 14113
- EASEMENTS**
- 14' ADJACENT TO STREET ROW—MULTIPURPOSE EASEMENT
 - 10' UTILITY, IRRIGATION, AND DRAINAGE AS INDICATED
 - WHEEL CHAIR RAMP EASEMENT AS NOTED

UTILITIES COORDINATING COMMITTEE

Phil Bertrand
 APPROVED CHAIRMAN, UTILITIES COORDINATING COMMITTEE

DATE 3-9-95

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of CEDAR PARK SUBDIVISION, a subdivision of the City of Fruita was prepared from the plat of Cedar Glen and by field checking during August, 1994, and that this plat represents said survey.

Wayne H. Lizer
 Wayne H. Lizer
 Professional Land Surveyor
 P.E., P.L.S. No. 14113

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 17, Township 1 North, Range 2 West of the Ute Meridian in Mesa County, Colorado, as recorded in Book 282-283 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears N00°00'00"E 808.34 feet and N90°00'00"W 30.00 feet from the Southeast corner of Section 17, T1N, R2W, U.M.; thence N90°00'00"W 699.62 feet; thence N00°01'28"E 120.00 feet; thence N89°55'23"E 699.57 feet along the South line of Kiefer Avenue; thence S00°00'00"E 120.94 feet along the West line of 18 Road to the point of beginning containing 1.935 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as CEDAR PARK Subdivision, a Replat of Blocks One and Two, and Part of Tracts "A" and "B" of Cedar Glen, City of Fruita, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES. The Private open Space is Dedicated to the Public Utilities.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser, not the City of Fruita.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 20 day of April, A.D., 1995.

Sheryl S. Fitzgerald
 Sheryl S. Fitzgerald
 Manager, K & S LLC

STATE OF COLORADO }
 COUNTY OF MESA } ==

The foregoing instrument was acknowledged before me this 20th day of April, A.D., 1995.

by Sheryl S. Fitzgerald, Manager, K & S LLC

My commission expires 9-20-97

Witness my hand and official seal

Joseph D. Pomeroy
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ==

I hereby certify that this instrument was filed in my office at 10:34 o'clock A.M. this 25th day of April, A.D., 1995, and is duly recorded in Plat Book No. 14, Page 338, Reception No. 1715296.

Monika Todd Clerk and Recorder
Carol Zinke Deputy
 Fee \$ 10.00

CITY OF FRUITA PLANNING COMMISSION

Approved this 24th day of April, A.D., 1995 City of Fruita Planning Commission, County of Mesa, State of Colorado

James Adams
 Chairman

CITY OF FRUITA COUNCIL

Approved this 24th day of April, A.D., 1995 Fruita City Council, County of Mesa, State of Colorado

David L. Wilkie
 Chairman

CEDAR PARK SUBDIVISION
 A REPLAT OF BLOCKS ONE AND TWO AND PART
 OF TRACTS "A" AND "B", CEDAR GLEN
 SECTION 17, T1N, R2W, U.M.
 MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
 ENGINEERING CONSULTING AND LAND SURVEYING
 576 25 ROAD—UNIT 8—PH. 241-1129
 GRAND JUNCTION, COLORADO 81505

SCALE 1" = 50'	DATE AUGUST 28, 1994	PROJ NO 942991-7	DRAWN BY mll
			CHECKED BY mll