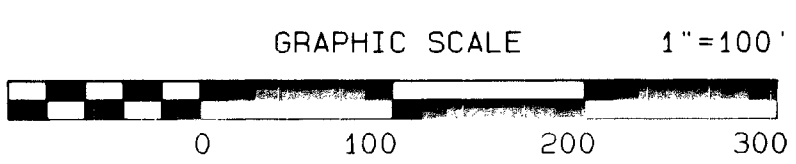
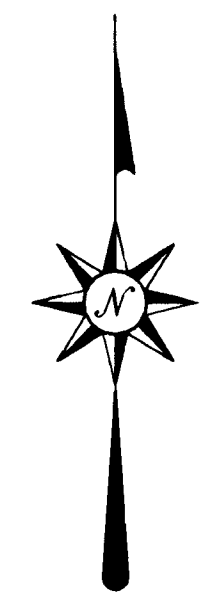
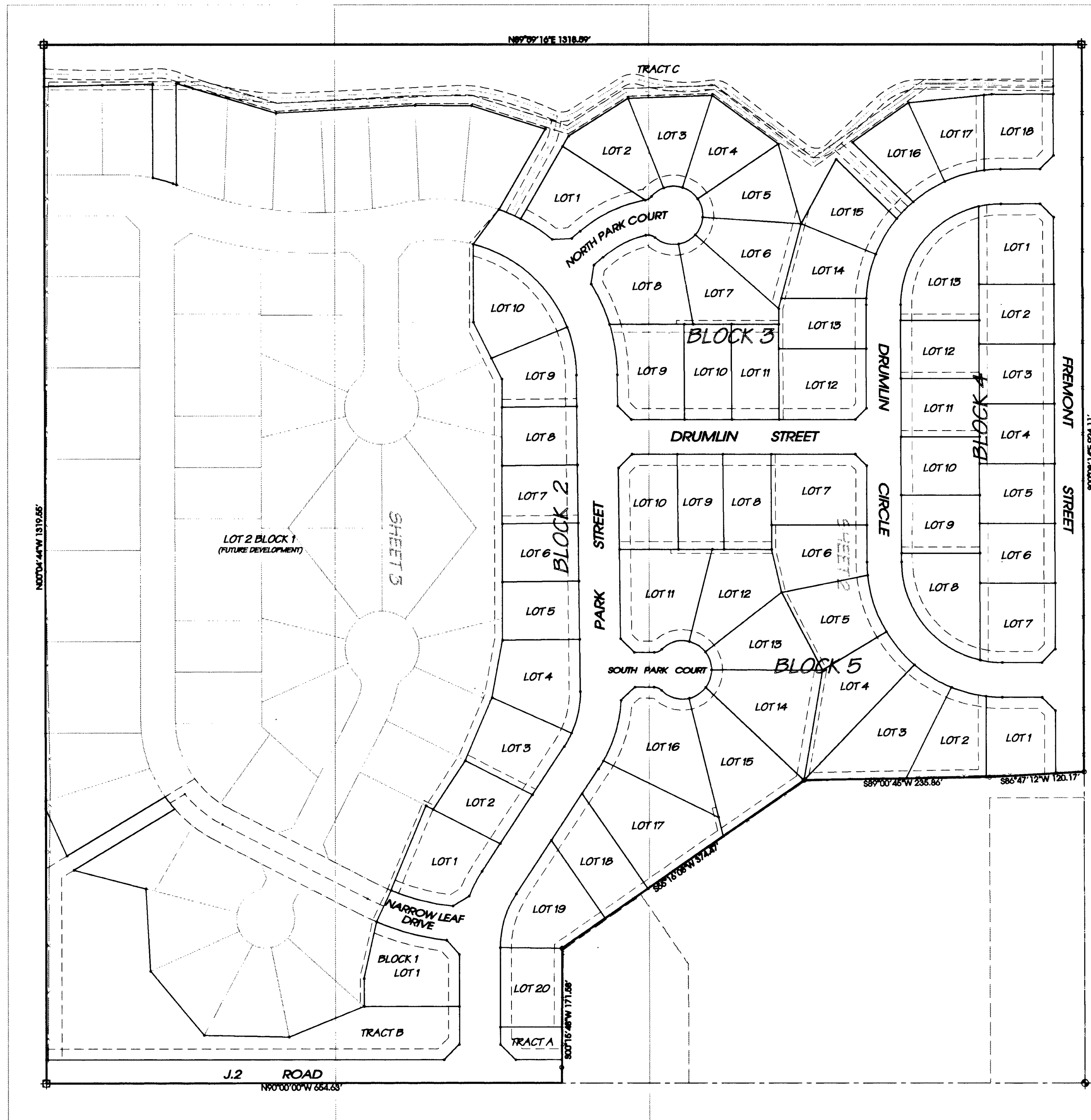


# COTTON WOODS SUBDIVISION FILING ONE

SITUATED IN THE NE1/4 SW1/4 OF SECTION 16, T.1 N., R.2 W. OF THE UTE MERIDIAN  
CITY OF FRUITA, MESA COUNTY, COLORADO



**BASIS OF BEARINGS STATEMENT:** Bearings are based on a grid north of the Mesa County Local Coordinate System, locally determined by GPS observations at the Mesa County Survey marker for the Center-South 1/16 corner and the aluminum cap PLS 16835 for the Southwest 1/16 corner of Section 16. The measured bearing of this line is South 90°00'00" West.

**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.

Irrigation easements are to be granted by separate instrument by reference to this plat to a duly formed association of the owners of the Lots and Tracts hereby platted, or to the adjoining property, as noted.

Tracts A and B are to be conveyed by separate instrument to a duly formed association of the owners of the Lots and Tracts hereby platted, as common open space and for the conveyance and detention of stormwater which originates on this property, for landscaping, and for other purposes set forth in said conveyance.

Tract C is to be conveyed by separate instrument to a duly formed association of the owners of the Lots and Tracts hereby platted, as common open space for irrigation delivery and storage, for the conveyance and detention of storm water which originates on this property, and for other purposes set forth in said conveyance.

Drainage easement across Tract C is to be conveyed by separate instrument to the Grand Junction Drainage District. All other drainage easements shown hereon are to be conveyed by separate instrument to a duly formed association of the owners of the Lots and Tracts hereby platted.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a non-concurrent title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00905958 C, dated July 6, 2001.

**SURVEYOR'S STATEMENT**

I, Dennis R. Shelton, do hereby state that I am a registered land surveyor licensed under the laws of the State of Colorado, that to the best of my knowledge, information, and belief this plat of Cotton Woods Subdivision Filing One, as laid out, platted, dedicated and shown hereon was made from a survey of said property by me and under my supervision and correct as to the location and dimensions of the lots, staked upon the ground in accordance with C.R.S. 38-51, as amended, and all other regulations governing the subdivision of land.

Dennis R. Shelton P.E. 18478

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Park Ridge Joint Venture, a Colorado joint venture is the owner of that real property in the County of Mesa, State of Colorado, described in Book 2690 at Page 914 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat; said property being more particularly described as follows:

All that part of the NE1/4 SW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian Ming North and West of the permanent irrigation ditch, EXCEPT road right-of-way for J1/4 Road across the South portion of said NE1/4 SW1/4.

That said owners 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 COTTON WOODS SUBDIVISION FILING ONE, a subdivision of the City of Fruita, Mesa County, Colorado; and do hereby make the following dedications and grants:

\* All streets shown hereon, being Park Street, Cotton Woods Drive, South Park Court, North Park Court, Drumlin Street, Drumlin Circle, and Fremont Street to the full width of their platted rights-of-way are hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

\* All multi-purpose easements are hereby dedicated to the City of Fruita for the use of 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, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

\* Pedestrian easement shown across Tract C is hereby dedicated to the City of Fruita as a perpetual easement for public pedestrian and non-motorized access.

\* Temporary emergency access easement is hereby dedicated to the City of Fruita for emergency access including but not limited to fire, police, and medical vehicles. This easement will be extinguished at such time as future street rights-of-way are accepted and construction of said streets completed.

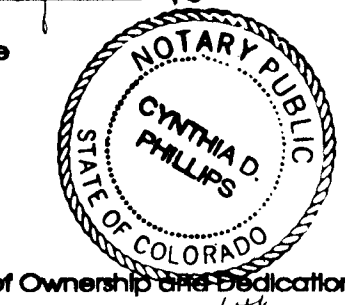
Said owners hereby accept the responsibility for the completion of required public improvements for Cottonwood Village Filing One. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, in Book \_\_\_\_\_ at Page \_\_\_\_\_.

That said owner certifies that all lien holders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 6<sup>th</sup> day of August, A.D., 2002.

By: Kenneth B. Milyard, Jr.  
Park Ridge Joint Venture

State of Colorado )  
County of Mesa )



The foregoing Certificate of Ownership and Dedication was acknowledged before me by Kenneth B. Milyard, Jr. on this 6<sup>th</sup> day of August, A.D., 2002, for the aforementioned purposes.

Notary Public Cynthia D. Phillips

My Commission expires: 3-1-05

**CITY OF FRUITA PLANNING COMMISSION**

This plat approved by the City of Fruita Planning Commission this 5<sup>th</sup> day of August, 2002.

By:   
Chairwoman

**FRUITA CITY COUNCIL CERTIFICATE**

This plat approved by the Fruita City Council, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2002 for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements to the public except as specifically agreed to by the Fruita City Council. 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 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 Fruita City Council. The City of Fruita has no opinion in regards to any conflicting boundary shown on this plat.

**CITY OF FRUITA, COLORADO**

By:   
Mayor

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

ATTEST:  
  
City Clerk

**CLERK AND RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 2:00 o'clock at P.M., on this 14<sup>th</sup> day of August, 2002, and is

duly recorded in Book 19 at Page 92, 93, 94, 95, Document No. 2020595

Drawer MM-58 Fees \$40.00

MESA COUNTY CLERK & RECORDER Monika Todd

By:   
Deputy

**TITLE CERTIFICATE**

Donald K. Paris hereby certifies that I have examined the title to all lands shown on this plat and that title to such lands is vested in Park Ridge Joint Venture free and clear of all liens, taxes, and encumbrances, except as follows:

Executed this 8<sup>th</sup> day of August, 2002.

By:

LAND USE SUMMARY		
LOTS (63)	26.416 ACRES	75.9%
TRACTS	4.033 ACRES	11.6%
STREETS	4.372 ACRES	12.6%
<b>TOTAL</b>	<b>34.821 ACRES</b>	<b>100.0%</b>

**COTTON WOODS SUBDIVISION FILING ONE**  
PARK RIDGE JOINT VENTURE

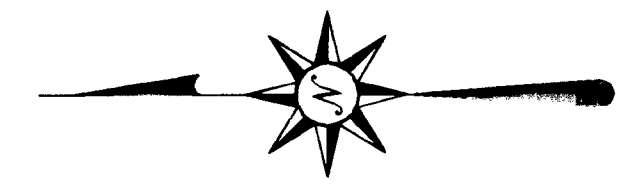
SECTION: NE1/4 SW1/4	S.16	TWNSHP: 1 North	RNGE: 2 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>				
829 28 1/2 ROAD - B-210 (970) 243-8067				
Grand Junction CO 81605 <a href="mailto:tlc@tlowest.com">tlc@tlowest.com</a>				
S:\Survey\0187 covest\1-028\plat.pro			Job No. 0187-028	
Drawn: DRS	Checked: KST	Date: Aug 1, 2002	Sheet 1 of 3	



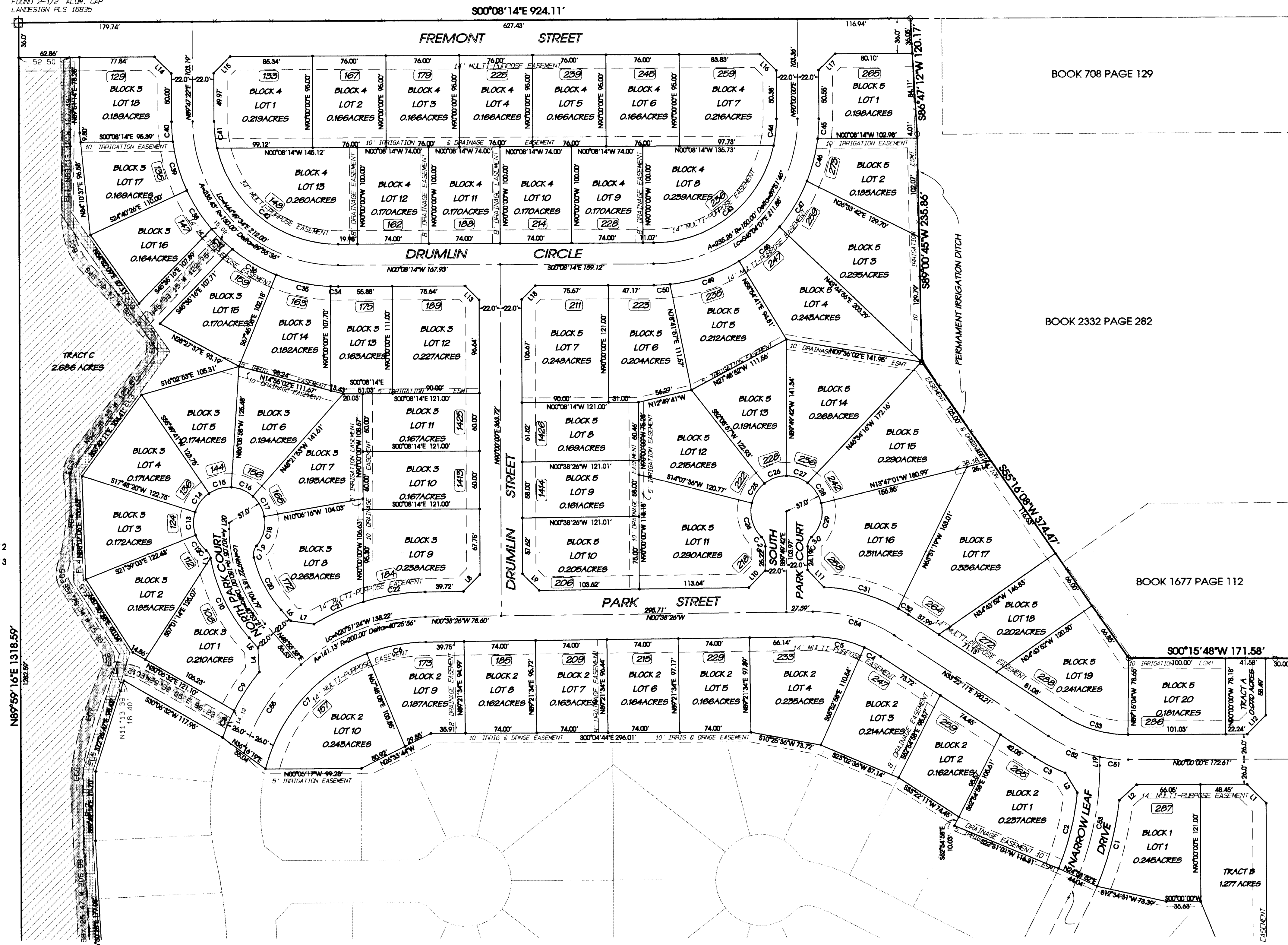
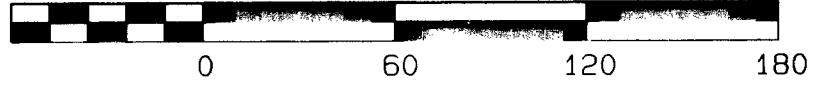
# COTTON WOODS SUBDIVISION FILING ONE

SECTION 16  
FOUND 2-1/2" ALUM. CAP  
LAND DESIGN PLS 16835

FOUND BRASS CAP  
MESA COUNTY SURVEY MARKER



GRAPHIC SCALE 1"=60'



BOOK 708 PAGE 129

BOOK 2332 PAGE 282

BOOK 1677 PAGE 112

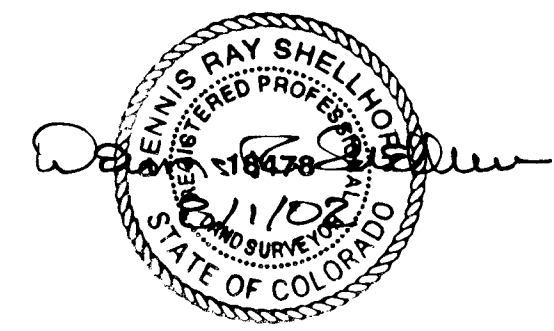
CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	92.28'	322.00'	1675.11'	N75°22'09"W	91.95'
C2	81.15'	278.00'	1648.36'	S10°51'37"E	80.87'
C3	36.44'	124.00'	1172.17'	N27°34'03"E	35.38'
C4	19.40'	124.00'	677.44'	N28°53'20"E	19.38'
C5	54.21'	124.00'	287.64'	N11°55'01"E	63.78'
C6	62.49'	174.00'	2074.43'	N10°55'48"W	62.16'
C7	166.29'	174.00'	6475.46'	N48°25'02"W	169.15'
C8	30.28'	226.00'	759.59'	S65°30'07"E	30.21'
C9	47.88'	226.00'	1278.16'	S55°41'57"E	47.79'
C10	92.82'	172.00'	3075.11'	N64°23'14"E	91.70'
C11	9.36'	13.60'	99.40'37"	N60°03'1"E	9.16'
C12	19.37'	37.00'	307.02'	N65°10'14"E	19.15'
C13	24.30'	37.00'	373.05'	N68°59'17"E	23.87'
C14	24.55'	37.00'	380.12'	S65°11'02"E	24.11'
C15	24.55'	37.00'	380.12'	S10°32'39"E	24.11'
C16	24.60'	37.00'	387.12'	S22°53'38"W	24.14'
C17	24.51'	37.00'	375.30'	S60°54'59"W	24.07'
C18	32.39'	37.00'	607.93'	N75°01'30"W	31.37'
C19	12.60'	13.60'	63.29'32"	N75°41'30"W	12.15'
C20	61.74'	128.00'	2738.05'	S62°44'41"W	61.14'
C21	65.31'	226.00'	1471.57'	S24°17'27"E	65.17'
C22	65.12'	226.00'	1670.33'	S08°53'44"E	64.90'
C23	10.68'	13.60'	48.20'03"	N67°30'16"E	10.41'
C24	38.29'	37.00'	691.72'	N74°28'55"E	36.60'
C25	24.55'	37.00'	380.12'	S65°11'02"E	24.11'
C26	24.55'	37.00'	380.12'	S18°50'23"E	24.11'
C27	23.64'	37.00'	343.60'	S18°50'21"W	23.24'
C28	25.47'	37.00'	392.35'	S52°59'42"W	24.97'
C29	38.29'	37.00'	691.72'	N74°28'20"W	36.60'
C30	10.68'	13.60'	48.20'03"	N67°09'41"W	10.41'
C31	80.89'	176.00'	2819.56'	S16°16'34"W	80.18'
C32	12.07'	176.00'	3755.40'	S31°24'21"W	12.05'
C33	72.22'	124.00'	3322.11'	S16°10'06"W	71.20'
C34	8.13'	172.00'	242.28'	N01°12'28"E	8.13'
C35	57.81'	172.00'	1915.31'	N12°11'56"E	57.54'
C36	52.78'	172.00'	1734.52'	N07°37'07"E	52.57'
C37	30.04'	172.00'	1070.22'	N44°24'44"E	30.00'
C38	47.76'	172.00'	1654.39'	N57°22'15"E	47.61'
C39	52.61'	172.00'	1731.28'	N47°55'17"E	52.40'
C40	20.83'	172.00'	636.22'	N65°19'10"E	20.52'
C41	28.05'	128.00'	1233.44'	S83°30'30"W	28.01'
C42	172.83'	128.00'	7721.52'	S38°32'42"W	160.00'
C43	172.83'	128.00'	7721.52'	S38°49'10"E	160.00'
C44	27.92'	128.00'	1229.54'	S85°45'03"E	27.87'
C45	20.64'	172.00'	675.32'	N60°33'44"W	20.53'
C46	45.37'	172.00'	1875.48'	N18°54'49"W	45.24'
C47	55.42'	172.00'	1827.40'	N68°46'49"W	55.18'
C48	56.42'	172.00'	1827.40'	N40°19'09"W	56.18'
C49	76.05'	172.00'	2620.12'	N18°25'13"W	75.44'
C50	16.85'	172.00'	675.63'	N22°56'41"W	16.85'
C51	29.58'	150.00'	1118.00'	N05°59'07"E	29.54'
C52	57.78'	150.00'	2294.11'	N22°20'01"E	57.42'
C53	118.78'	300.00'	2241.05'	N78°59'27"W	118.00'
C54	99.04'	150.00'	3470.38'	N16°21'52"E	87.74'
C55	110.33'	200.00'	3136.29'	N65°32'37"W	108.94'
C56	26.40'	176.00'	675.45'	S74°12'08"E	26.38'
C57	20.16'	172.00'	643.00'	N38°10'19"W	20.15'

- GRAND JUNCTION DRAINAGE DISTRICT EASEMENT
- 12' PUBLIC PEDESTRIAN EASEMENT
- 10' IRRIGATION EASEMENT TO ADJOINING PROPERTY
- STREET ADDRESS

MATCH LINE SHEET 2  
SHEET 3

SHEET 2 MATCH LINE  
SHEET 3



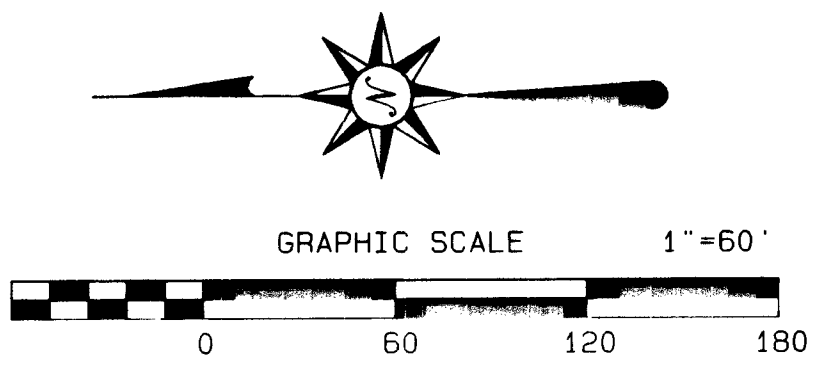
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**COTTON WOODS SUBDIVISION FILING ONE**  
PARK RIDGE JOINT VENTURE

SECTION: NE1/4 SW1/4 S.16 T.1N R.2W MERIDIAN: UTE  
**THOMPSON-LANGFORD CORPORATION**  
 828 25 1/2 ROAD - B-210 (970) 243-6087  
 Grand Junction CO 81808 tlo@tlcwest.com

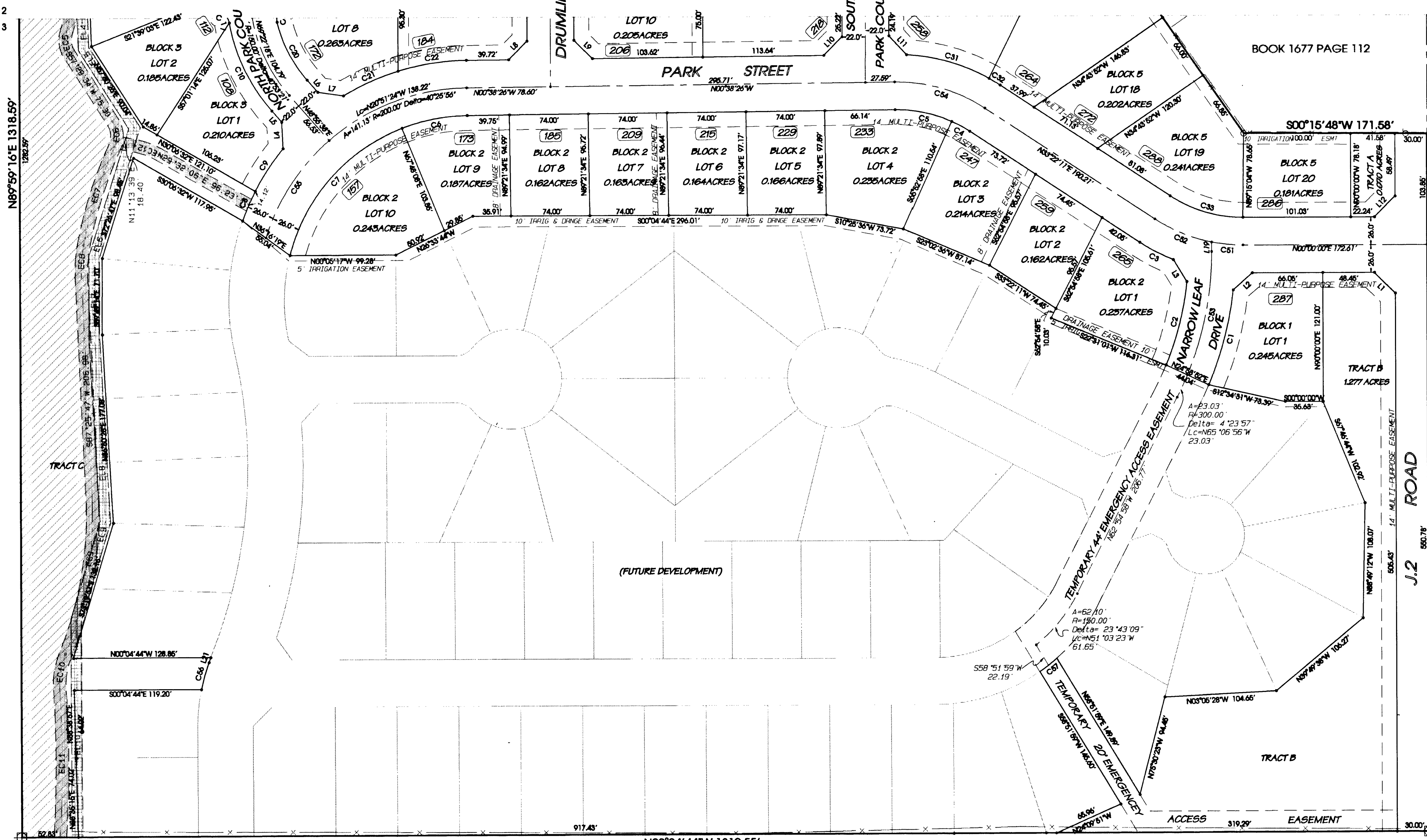
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 Drawn: DRS Checked: KST Date: Aug 1, 2002 Sheet 2 of 3

# COTTON WOODS SUBDIVISION FILING ONE



MATCH LINE  
SHEET 2  
SHEET 3

SHEET 2  
SHEET 3  
MATCH LINE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N44°46'56"E	27.63
L2	N41°45'22"W	24.09
L3	N55°29'11"E	24.20
L4	N87°19'47"E	24.99
L5	N48°55'38"E	14.08
L6	S48°55'38"W	15.26
L7	S08°15'39"W	24.36
L8	S48°19'13"E	24.41
L9	S44°40'47"W	24.46
L10	S47°14'04"E	24.41
L11	S45°45'39"W	24.36
L12	S45°14'04"E	27.47
L13	N44°56'53"E	20.29
L14	N44°56'23"E	24.33
L15	N45°10'56"W	24.30
L16	N44°56'23"E	25.92
L17	N40°04'37"W	23.87
L18	N45°04'07"W	20.29
L19	N90°00'00"W	8.93
L20	N87°48'58"E	6.37
L21	S67°54'16"E	4.93

**PEDESTRIAN EASEMENT CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
EC1	57.48'	75.00'	43°54'31"	S68°49'32"W	56.08'
EC2	35.14'	25.00'	67°31'28"	S87°08'01"W	32.31'
EC3	20.26'	25.00'	46°25'54"	N78°49'12"W	19.71'
EC4	92.82'	200.00'	28°30'13"	N85°47'02"W	91.69'
EC5	21.81'	25.00'	49°58'30"	S82°28'49"W	21.12'
EC6	24.92'	25.00'	57°07'25"	S86°03'17"W	23.91'
EC7	97.23'	400.00'	13°55'38"	N72°20'50"W	96.99'
EC8	28.93'	125.00'	13°15'34"	N85°56'26"W	28.86'
EC9	151.30'	350.00'	24°46'05"	N80°11'10"W	150.13'
EC10	33.73'	75.00'	25°46'11"	N80°41'13"W	33.45'
EC11	158.80'	1100.00'	7°13'47"	N89°57'28"W	158.71'
EC12	23.95'	75.00'	18°18'27"	N27°22'52"E	23.86'

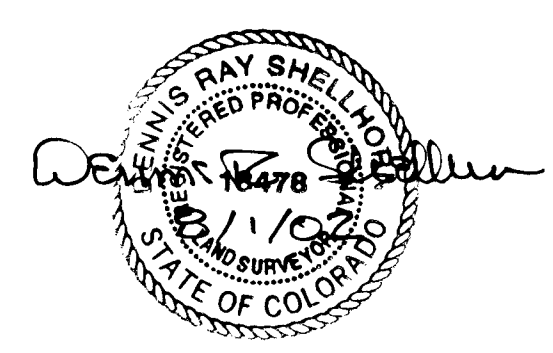
**IRRIGATION EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
EL1	S89°50'20"W	161.88
EL2	S54°52'09"W	174.99
EL3	N53°42'11"W	156.04
EL4	S88°07'06"W	111.28
EL5	S57°30'26"W	88.60
EL6	N72°26'47"W	126.83
EL7	N89°49'50"W	73.28
EL8	S85°50'28"W	175.77
EL9	N71°19'57"W	95.49
EL10	S89°50'20"W	203.02

- GRAND JUNCTION DRAINAGE DISTRICT EASEMENT
- 12' PUBLIC PEDESTRIAN EASEMENT
- 10' IRRIGATION EASEMENT TO ADJOINING PROPERTY
- STREET ADDRESS

C-W 1/16 CORNER  
SECTION 16  
FOUND 2-1/2" ALUM CAP  
LANDSTON PLS 16834

SW 1/16 CORNER  
SECTION 16  
FOUND 2-1/2" ALUM CAP  
LANDSTON PLS 16835

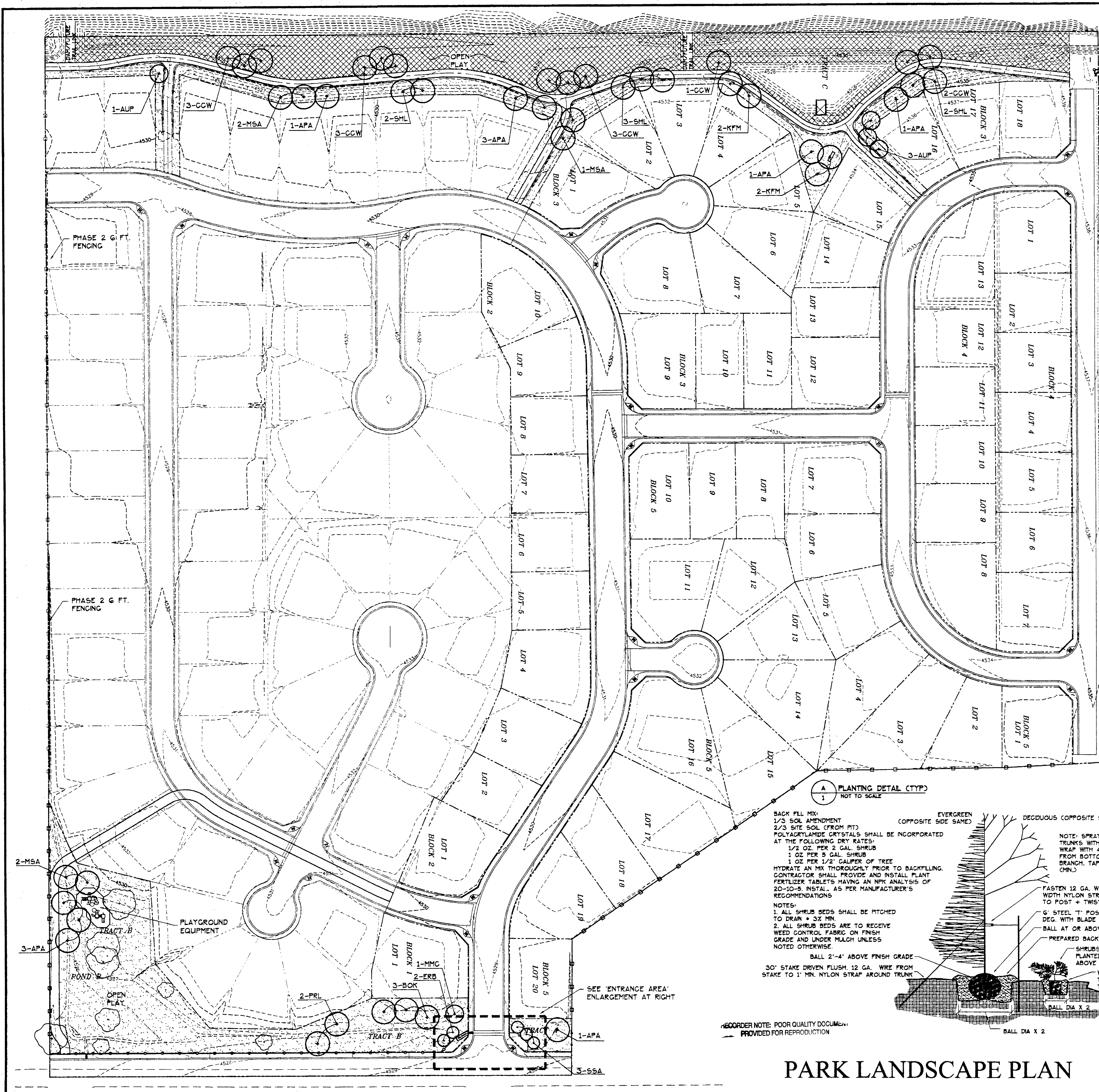


## COTTON WOODS SUBDIVISION FILING ONE PARK RIDGE JOINT VENTURE

SECTION: NE1/4SW1/4 S.16 T1N16S R.2E W.2 MERIDIAN: LITE  
**THOMPSON-LANGFORD CORPORATION**  
 828 28 1/2 ROAD - B-210 (970) 243-8087  
 Grand Junction CO 81808 tlo@tlwest.com  
 S:\Survey\0187 cwest\1-028\plaf.pro Job No. 0187-028  
 Drawn: DRS Checked: KST Date: Aug 1, 2002 Sheet 3 of 3

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.





**LEGEND**

- DECIDUOUS SHRUBS AND PERENNIALS
- EVERGREEN SHRUB
- DECIDUOUS TREE
- LAWN WITH CONCRETE EDGER
- NATIVE GRASSES (SEE MIX THIS SHEET)
- EXISTING TREE
- PROPOSED 1 FT. CONTOUR
- PROPOSED 5 FT. CONTOUR
- PROPOSED RAIL FENCING
- PROPOSED 6" SOLID PRIVACY FENCING

0 60 120 180

NORTH

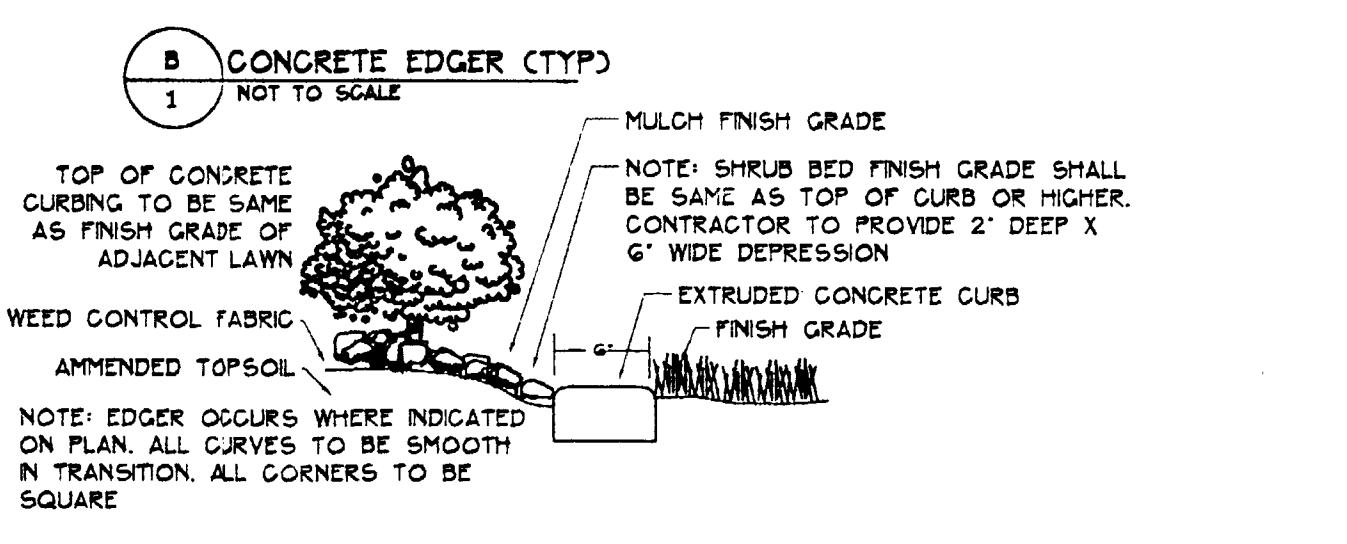
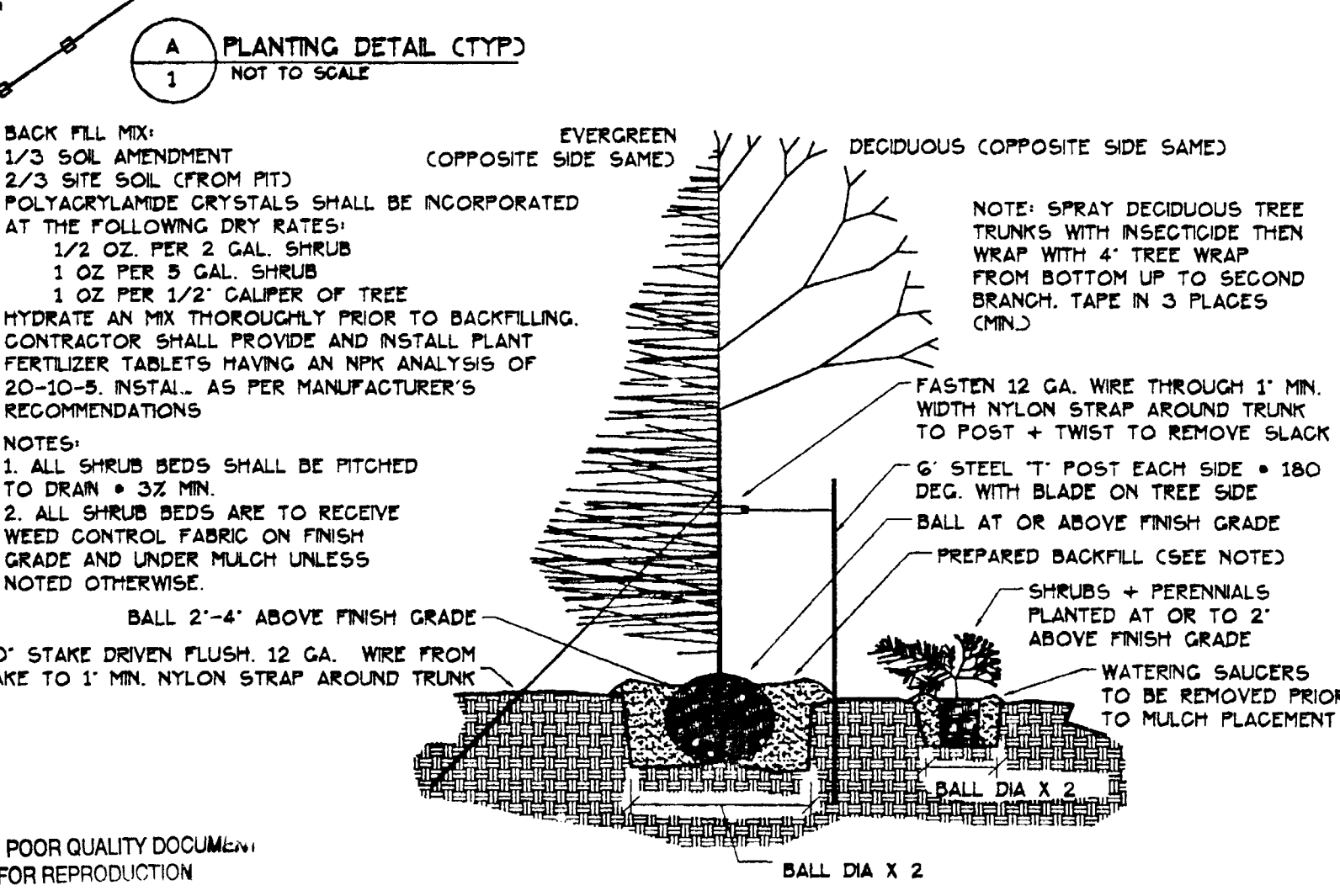
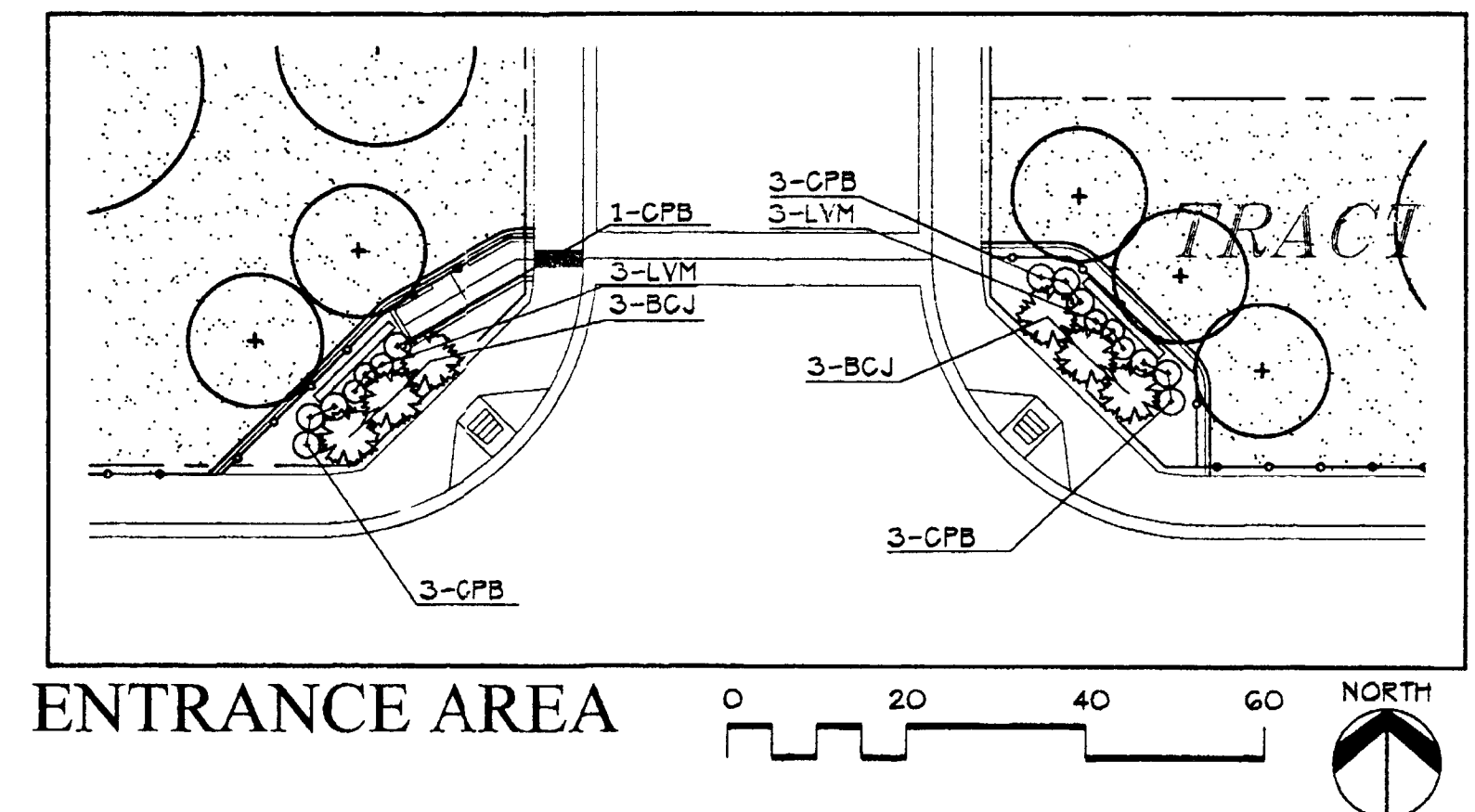
**PLANT LIST**

Qty	Key	Common Name	Scientific Name	Size
10	APA	Autumn Purple Ash	<i>Fraxinus americana</i> 'Autumn Purple'	1-1/2'
4	AUP	Autumn Blaze Pear	<i>Pyrus calleryana</i> 'Autumn Blaze'	1-1/2'
3	BOK	Burr Oak	<i>Quercus macrocarpa</i>	1-1/2'
12	CCW	Cottonless Cottonwood	<i>Populus deltoides</i> 'Noreaster'	1-1/2'
2	FRB	Eastern Redbud	<i>Gercis canadensis</i>	1-1/2'
4	KFM	Kingin Fruitless Mulberry	<i>Morus alba</i> 'Kingin'	1-1/2'
5	MSA	Marshall's Seedless Ash	<i>Fraxinus pennsylvanica</i> 'Marshall's'	1-1/2'
1	MMC	Montmorency Cherry	<i>Prunus</i> 'Montmorency'	1-1/2'
2	PRL	Purple Robe Locust	<i>Robinia pseudoacacia</i> 'Purple Robe'	1-1/2'
7	SHL	Shademaster Honeylocust	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	1-1/2'
3	SSA	Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'	1-1/2'
<b>Deciduous Shrubs</b>				
10	CPB	Crimson Pigmy Barberry	<i>Berberis thunbergii</i> 'Atropurpurea nana'	5 gal
<b>Evergreen Shrubs</b>				
6	BCJ	Blue Chip Juniper	<i>Juniperus horizontalis</i> 'Blue Chip'	5 gal
<b>Perennials/Ground Covers</b>				
6	LVM	Munstead Lavender	<i>Leucantherum munstead</i>	1 gal

**NATIVE SEED MIX**

Common Name	Scientific Name	PLS./Acre	% of Mix by Qty.
Galleta Grass	<i>Hilaria jamesii</i>	2.8 lbs.	20Z
Hard Fescue	<i>Festuca ovina</i> 'Dura'	5 lbs.	25Z
Indian Ricegrass	<i>Orizopsis hymenoides</i> 'Pelona'	12.8 oz.	5Z
Needle and Thread Grass	<i>Stipa comata</i>	12 oz.	5Z
Sheep Fescue	<i>Festuca ovina</i> 'Covar'	1 lb.	25Z
Western Wheatgrass	<i>Agropyron smithii</i> 'Arriba'	2 lbs.	20Z

\* IF NATIVE SEED AREA IS IRRIGATED, DOUBLE SEED RATE AND ADD 24 LBS./ACRE OATS, *Avena sativa*. (IN SANDY SOILS) OR BARLEY, *Hordeum vulgare*. (IN SALINE SOILS) AS A COVER CROP AS WEED CONTROL.



**PLANTING NOTES:**

- ALL SHRUB BEDS TO RECEIVE SOIL AMENDMENT, WEED FABRIC AND 3 INCH DEPTH OF MULCH.
- SOL. AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 3 CUBIC YARDS/1000 SF INTO ALL LAWN AND SHRUB AREAS.
- A FERTILIZER PROVIDING 2 LBS PER 1000 SF PHOSPHATE AND 1 LB PER 1000 SF POTASH IS TO BE SPREAD AND DISCED INTO ALL SHRUB AREAS.
- SHRUBS AND TREES ARE TO BE SPACED AS SCALED FROM THE PLANTING PLAN. OWNER'S REPRESENTATIVE TO APPROVE SPACING ON SITE.
- MULCH TO BE A MIXTURE OF 60% CLEAN SHAVINGS OF SHREDDED CEDAR, FREE OF TRASH, STICKS OR ROOTS AND 40% PINK SHALE ROCK, A MIXTURE OF 3/4" TO 2-1/2" SIZES.
- WEED FABRIC IS TO BE MFRASCAPE 1 AS MANUFACTURED BY MFRM OR EQUAL. WEED FABRIC IS TO OVERLAP 6 INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH SOD STAPLE 5" ON CENTER AND IN ALL CORNERS.
- DI-AMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1000 SF TO ALL LAWN SEED AREAS.
- LAWN AREAS TO BE HYDROSEED WITH BLUEGRASS SEED, AT A RATE OF 6 LBS./1000 SF. HYDROMULCH IS TO BE APPLIED AT A RATE OF 45 POUNDS PER 1000 SF. APPLY WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.
- CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. CONTRACTOR IS TO MAINTAIN LAWN AREAS AFTER EACH AREA IS SEEDDED AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.

**PARK LANDSCAPE PLAN**

**COTTON WOODS  
CONSTRUCTORS WEST, INC.**

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CHECKED: TC  
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