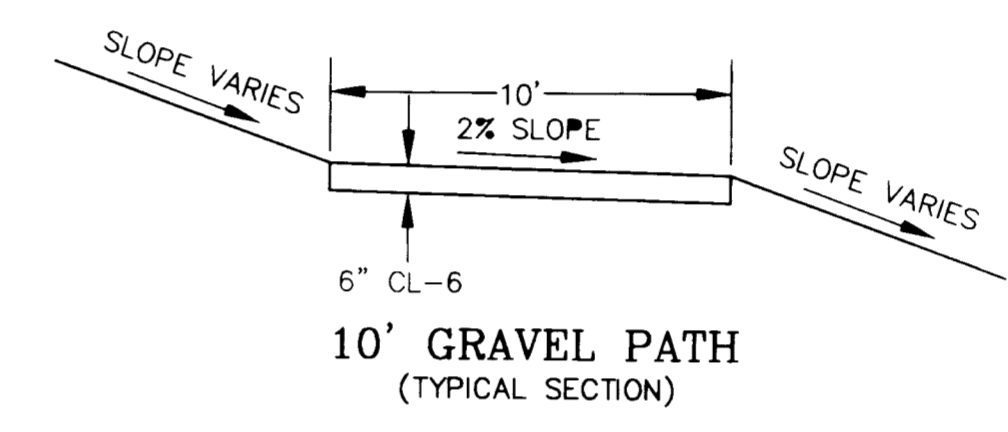
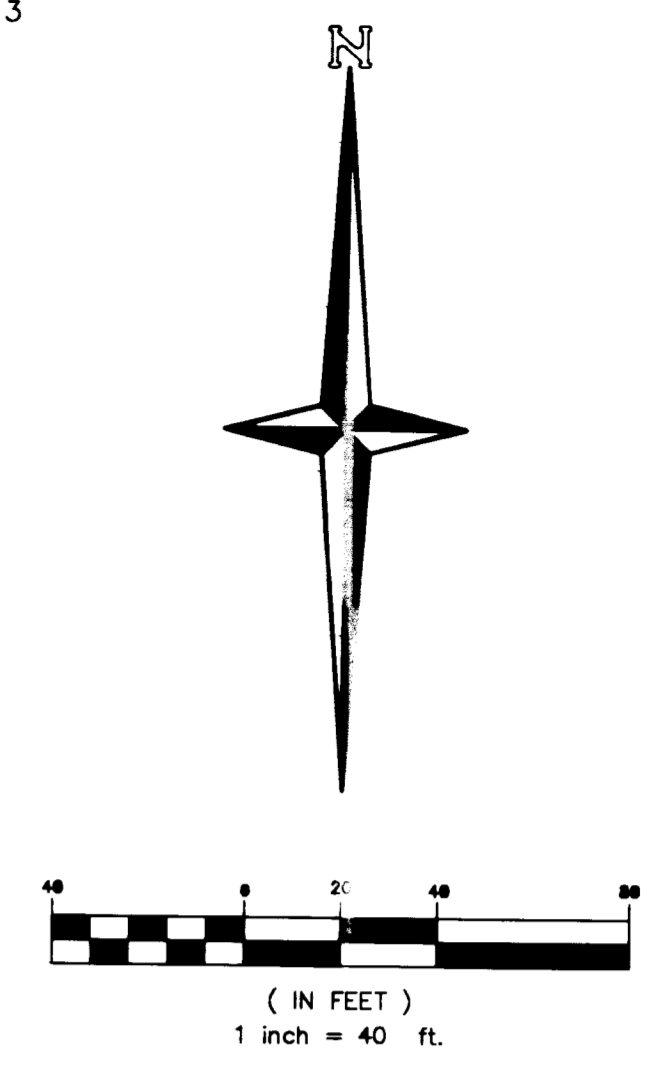


LEGEND

- FOUND PROPERTY CORNER #5 REBAR W/ ALUM. CAP LS 16413
- FENCE
- PROPOSED FENCE
- - - FLOW LINE OF DITCH
- - - EXISTING EDGE OF PAVEMENT
- - - SURVEYED SECTION SUBDIVISION LINE
- POWER POLE AND POWER LINE
- SSMH SSMH SANITATION SEWER MANHOLE AND SEWER LINE
- GAS LINE
- WATER LINE AND SIZE
- WATER VALVE
- TELEPHONE LINE
- FH FIRE HYDRANT
- - - REIMER PROPERTY LINE
- - - BLDG. SETBACK LINE
- - - GARAGE SETBACK LINE



- NOTE:**
- FOUNDATION DESIGNS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. ANY STRUCTURES BORDERING THE COMPTON DRAIN DITCH MUST HAVE INDIVIDUAL ENGINEERED FOUNDATIONS.
 - A LETTER FROM A LICENSED PROFESSIONAL ENGINEER STATING THAT HE HAS VISITED THE SITE DURING CONSTRUCTION, AND THAT THE SOIL CONDITIONS HAVE BEEN ADDRESSED IS REQUIRED FOR EACH LOT.
 - RESTRICTIONS ON PRIVATE FENCING ARE SPECIFIED IN THE COVENANTS. FENCES OR HEDGES ALONG SHARED DRIVEWAYS ARE LIMITED TO 30" IN HEIGHT. ALL PRIVATE FENCING REQUIRES A FENCE PERMIT ISSUED BY THE CITY OF FRUITA.
 - NO RAISED LANDSCAPING OR STRUCTURES, INCLUDING SHEDS, SHALL BE PLACED WITHIN DRAINAGE EASEMENTS. SEE COVENANTS.
 - PERIMETER FENCING AS SHOWN HEREON SHALL BE INSTALLED BY THE DEVELOPER.
 - THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTONWOODS FILING THREE PLANNED UNIT DEVELOPMENT ARE RECORDED AT BOOK 3716 PAGES 511 OF THE MESA COUNTY RECORDS.
 - SETBACKS, SEPERATION DISTANCES, EASEMENTS, BUILDING ENVELOPES, AND OTHER LOT SPECIFIC CRITERIA AND RESTRICTIONS ARE SPECIFIED IN THE PLANNED UNIT DEVELOPMENT GUIDE FOR THE COTTONWOODS FILING THREE P.U.D. AND ARE RECORDED AT BOOK 3716 PAGES 52 OF THE MESA COUNTY RECORDS.
 - TRACT A, OPENSACE TRACTS, AND GENERAL COMMON ELEMENTS AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

LAND USE SUMMARY

SINGLE FAMILY LOTS	2,844 AC	28.5%
TOWNHOME LOTS	1,720 AC	17.2%
TOWNHOME ASSOCIATION TRACT A	0.035 AC	0.4%
STREETS	2,089 AC	20.9%
OPEN SPACE TRACTS B,C & D	1,377 AC	13.8%
GENERAL COMMON ELEMENT (SHADED)	1,829 AC	18.3%
TOTAL	9,994 AC	100.0%

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS:	XCEL ENERGY COMPANY
ELECTRIC:	XCEL ENERGY COMPANY
WATER:	UTE WATER CONSERVANCY DISTRICT
CABLE TELEVISION:	BRESNAN COMMUNICATIONS
SANITARY SEWER:	CITY OF GRAND JUNCTION
TELEPHONE:	QWEST COMMUNICATIONS
IRRIGATION:	GRAND VALLEY IRRIGATION CO.
DRAINAGE:	GRAND JUNCTION DRAINAGE DISTRICT

CONSTRUCTORS WEST	GRAND JUNCTION, CO.	COTTON WOODS FILING THREE COMPOSITE SITE PLAN
THOMPSON-LANGFORD CORP. ENGINEERS AND LAND SURVEYORS	529 28 1/2 RD., SUITE 2010 GRAND JUNCTION, COLORADO PH. (970) 243-0087 FAX (970) 241-8848 tlo@tloinc.com	
DRAWN BY: BMW	CHECKED BY: JEL	<p>Approved For Recording: <i>Eric Mader</i> 9-15-04 Fruita City Engineer</p>
DATE: 09/15/04		SCALE: 1"=40'
Horizontal: 1"=40'		Project No: 0187-037
SHEET NO: 1 of 1		

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:05 o'clock P.M., this 17th day of September, 2004, and is duly recorded in Plat Book No. 3740, Page 518 as Reception No. 2214344, Drawer No. 88-716.

Janece Ward by *Deville Moberly*, Clerk and Recorder of Mesa County

OWNER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION