

**GRAND VALLEY SUBDIVISION**  
 A REPLAT OF PART OF LOT 8 OF ORCHARD SUBDIVISION TO  
 FRUITA TOGETHER WITH THE VACATED S 1/2 OF K 1/4 ROAD  
 BETWEEN 17 1/4 AND 17 1/2 ROAD, AS RECORDED IN  
 BOOK 1373, PAGE 229, MESA COUNTY RECORDS  
 SW 1/4 SEC. 8, T1N, R2W, U.M., CITY OF FRUITA, MESA COUNTY, COLO.

**DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned are the owners of that real property located in the Southeast Quarter (SE 1/4) Southwest Quarter (SW 1/4) of Section 8, Township 1 North, Range 2 West of the Ute Meridian in Mesa County, Colorado, as recorded in Book 2132, Page 220 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

ALL THAT PART OF LOT 8 OF ORCHARD SUBDIVISION TO FRUITA LYING NORTH AND WEST OF THE LITTLE SALT WASH, TOGETHER WITH THAT PART OF VACATED RIGHT-OF-WAY ON THE NORTH BEING THE SOUTH ONE-HALF OF K 1/4 ROAD LYING BETWEEN 17 1/4 AND 17 1/2 ROADS AS VACATED BY ORDINANCE RECORDED MAY 19, 1982 IN BOOK 1373 AT PAGE 229, MESA COUNTY, COLORADO, ALSO BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

Beginning at a point which bears N87°00'00"E 40.00 feet from the Northwest corner of the SE 1/4 SW 1/4 of Section 8, T1N, R2W, U.M., thence N87°00'00"E 125.00 feet along the North line of the SE 1/4 SW 1/4 of said Section 8 to a point on the West line of 17 1/2 Road, thence S07°04'10"W 82.70 feet along the West line of 17 1/2 Road to a point in the center (flowline) of the Little Salt Wash, thence following the center (flowline) of the Little Salt Wash the following fifteen courses and distances: S84°51'10"W 13.06 feet, thence S37°13'43"W 151.80 feet, thence S45°00'00"W 106.07 feet, thence S78°41'24"W 50.99 feet, thence N86°11'09"W 150.33 feet, thence S68°11'55"W 53.85 feet, thence S32°49'43"W 184.46 feet, thence N61°11'21"W 114.13 feet, thence N84°17'22"W 100.50 feet, thence S45°00'00"W 70.71 feet, thence S58°02'10"W 58.31 feet, thence S26°33'54"W 111.80 feet, thence S07°00'00"E 20.00 feet, thence S51°20'25"W 64.03 feet, thence S88°11'55"W 80.11 feet to a point on the South line of Lot 8 of Orchard Subdivision to Fruita, thence following along said line S88°59'54"W 243.98 feet to a point on the East line of 17 1/4 Road; thence N07°01'55"E 658.76 feet along the East line of 17 1/4 Road to the point of beginning containing 12.237 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as GRAND VALLEY SUBDIVISION, A Replat of Part of Lot 8 of Orchard Subdivision to Fruita, together with the vacated S 1/2 of K 1/4 Road between 17 1/4 and 17 1/2 Roads as recorded in Book 1373, page 229, Mesa County Records, a Subdivision to the 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 (POS) is dedicated to the Property Owners for their use and enjoyment, and is also dedicated to the Public Utilities for the installation and maintenance of utilities as listed above. The 8' Buffer Zone and Outlot A are dedicated to the City of Fruita as Public Open Space.

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 1st day of August, A.D., 1996.

*Vernon Ray Slickel*      *Sarah A. Slickel*  
 Vernon Ray Slickel      Sarah A. Slickel

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 1st day of August, A.D., 1996, by Vernon Ray Slickel and Sarah A. Slickel.

My commission expires 01-23-99  
 Witness my hand and official seal.

*Terry S. Jones*



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 12:32 o'clock P.M. this 3rd day of Sept., A.D., 1996, and is duly recorded in Plot Book No. 15, Page 153 & 154, Reception No. 1769798, DRAWER NO. CC67

*Monika Todd*      *By: Babcock Brewer*  
 Clerk and Recorder      Deputy      Fees: \$20.00 1.00 surcharge

**CITY OF FRUITA PLANNING COMMISSION**

Approved this 1st day of Aug., A.D., 1996, City of Fruita Planning Commission, County of Mesa, State of Colorado

*Judith J. Saunders*  
 Chairman

**CITY OF FRUITA COUNCIL**

Approved this 1st day of August, A.D., 1996, Fruita City Council, County of Mesa, State of Colorado.

*John R. Ballouin*  
 Chairman

Attest: *Margaret Johnson* Date: 8-2-96  
 Fruita City Clerk

The owners of this property have stated that there are no lienholders for this property

**SURVEYOR'S CERTIFICATE**

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Grand Valley Subdivision, a subdivision of the City of Fruita was prepared from notes taken in the field by me during March through June, 1995, and that this plat is true and correct to the best of my knowledge and belief.

*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.



SHEET 1 OF 2

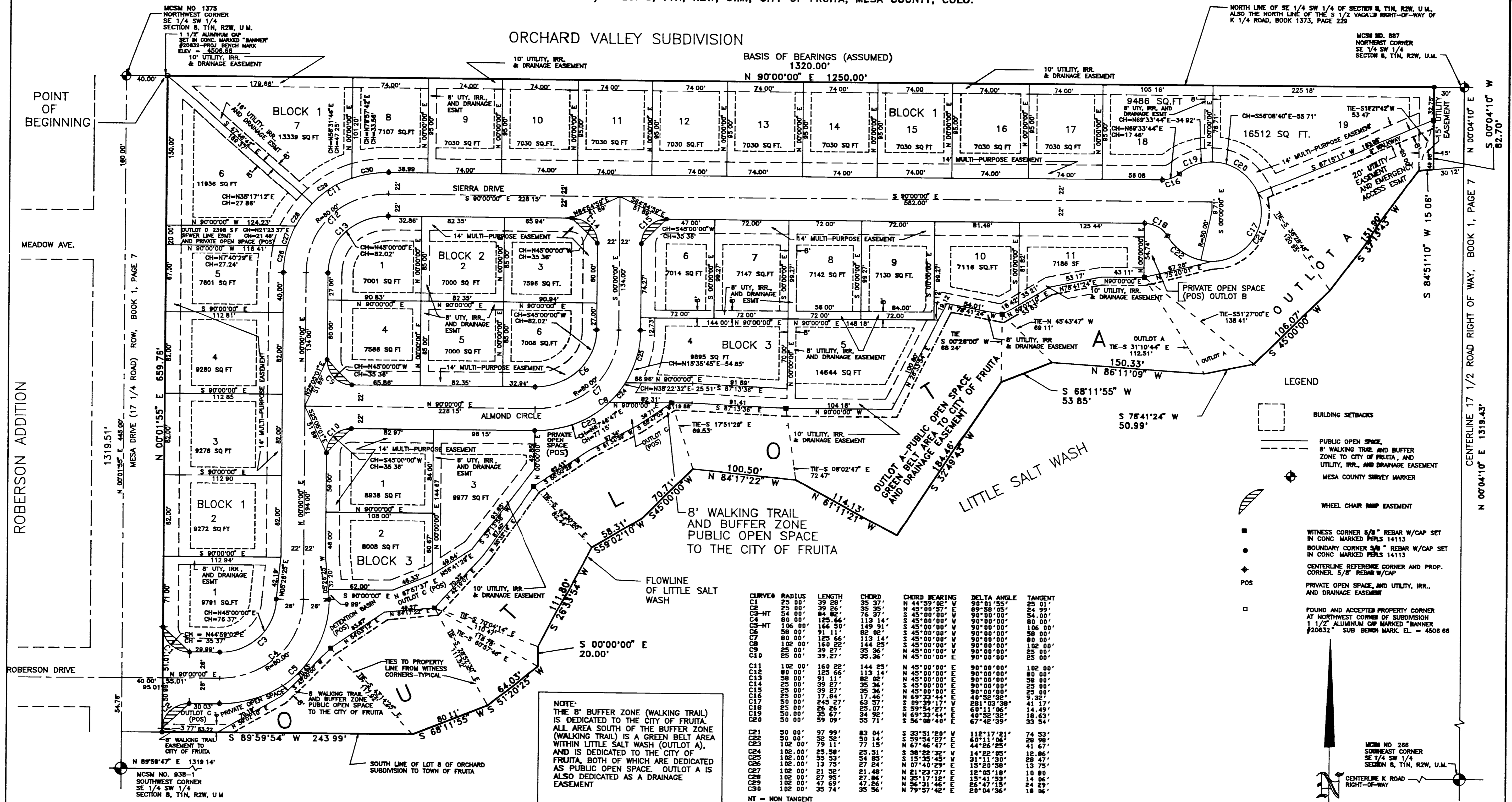
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**W.H. LIZER AND ASSOCIATES**  
 ENGINEERING CONSULTING AND LAND SURVEYING  
 576 25 ROAD-UNIT 8  
 GRAND JUNCTION, COLORADO

DATE	PROJ NO	SCALE	FILE NAME	DRAWN BY	CHECKED BY
JULY 23, 1996	853160-4	1" = 80'	CVFINAL	D.S., W.H.L.	W.H.L.

# GRAND VALLEY SUBDIVISION

A REPLAT OF PART OF LOT 8 OF ORCHARD SUBDIVISION TO FRUITA TOGETHER WITH THE VACATED S 1/2 OF K 1/4 ROAD BETWEEN 17 1/4 AND 17 1/2 ROAD, AS RECORDED IN BOOK 1373, PAGE 229, MESA COUNTY RECORDS SW 1/4 SEC. 8, T1N, R2W, U.M., CITY OF FRUITA, MESA COUNTY, COLO.



**LAND USE SUMMARY**

NUMBER OF LOTS	36
AREA IN LOTS	67 AC. 54.7%
AREA IN STREETS AND ROW	2.2 AC. 18.0%
AREA IN LITTLE SALT WASH AND 8' BUFFER	2.64 AC. 21.6%
AREA IN PRIVATE OPEN AREA	0.7 AC. 5.70%
TOTAL	12.24 AC. 100.0%
DENSITY	36 LOTS/12.24 AC = 2.92 LOTS/ACRE

**SURVEYOR'S CERTIFICATE**

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Grand Valley Subdivision, a subdivision of the City of Fruita was prepared from notes taken in the field by me during March through June, 1995, and that this plat is true and correct to the best of my knowledge and belief.

*Wayne H. Lizer* 8/30/96  
 Wayne H. Lizer  
 Professional Land Surveyor  
 P.E., P.L.S. No. 14113

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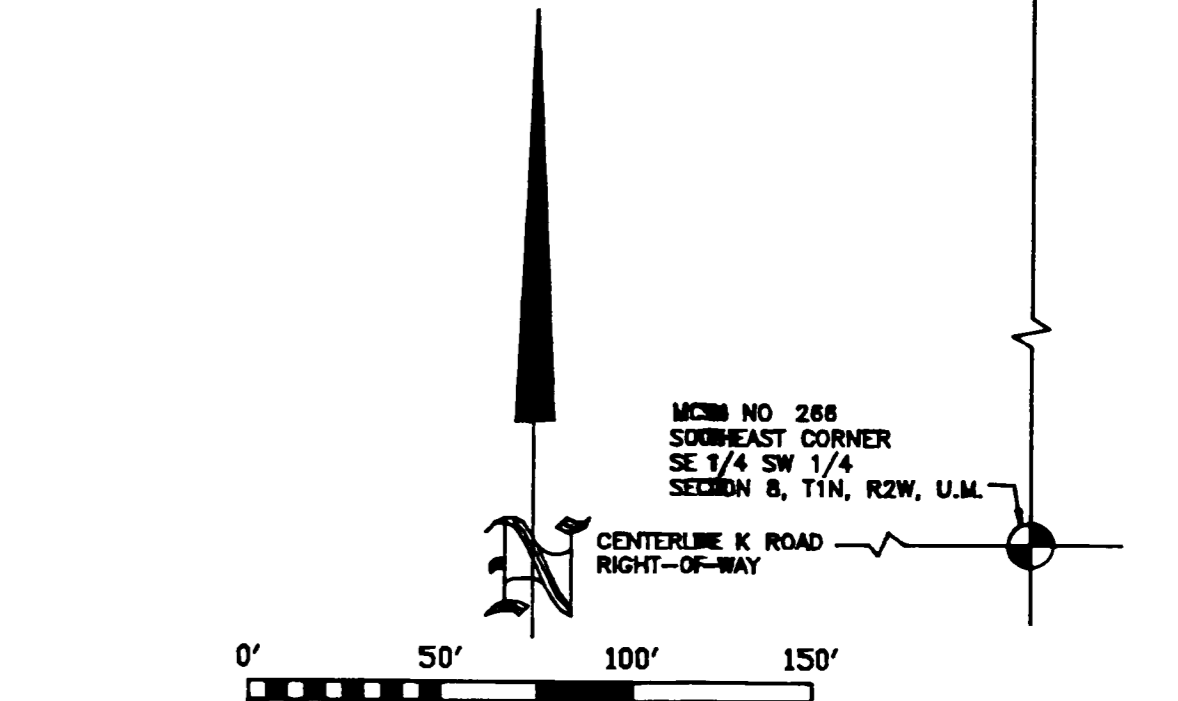
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	39.26'	35.37'	N 44°59'02" E	90°01'25"	25.01'
C2	100.00'	39.26'	35.37'	N 44°59'02" E	89°58'05"	24.99'
C3	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C4	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C5	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C6	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C7	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C8	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C9	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C10	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C11	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C12	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C13	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C14	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C15	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C16	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C17	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C18	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C19	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C20	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C21	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C22	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C23	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C24	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C25	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C26	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C27	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C28	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C29	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C30	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C31	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C32	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C33	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C34	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C35	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C36	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C37	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C38	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C39	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'
C40	100.00'	125.66'	113.14'	N 45°00'00" W	90°00'00"	54.00'

**SETBACKS FROM PROPERTY LINES**

FRONT YARD	25 FEET
SIDE YARD	8 FEET
REAR YARD	8 FEET
17 1/4 ROAD	25 FEET
17 1/2 ROAD	25 FEET
FROM 8 FOOT WALKING TRAIL (BUFFER ZONE TO CITY OF FRUITA)	17 FEET
EXCEPT LOT 11, BLOCK 3 10 FEET FROM WALKING TRAIL (BUFFER ZONE TO CITY OF FRUITA)	
NORTH BOUNDARY LINE	10 FEET
ALL SETBACKS SHALL BE CLEAR OF EASEMENTS	

**LEGEND**

- BUILDING SETBACKS
- PUBLIC OPEN SPACE, 8' WALKING TRAIL AND BUFFER ZONE TO CITY OF FRUITA, AND UTILITY, IRR., AND DRAINAGE EASEMENT
- MESA COUNTY SURVEY MARKER
- WHEEL CHAIR RAMP EASEMENT
- WITNESS CORNER 5/8" REBAR W/CAP SET IN CONC. MARKED PERLS 14113
- BOUNDARY CORNER 5/8" REBAR W/CAP SET IN CONC. MARKED PERLS 14113
- CENTERLINE REFERENCE CORNER AND PROP. CORNER 5/8" REBAR W/CAP
- PRIVATE OPEN SPACE, AND UTILITY, IRR., AND DRAINAGE EASEMENT
- FOUND AND ACCEPTED PROPERTY CORNER AT NORTHWEST CORNER OF SUBDIVISION 1 1/2" ALUMINUM CAP MARKED "BANNER #20632" SUB BENCH MARK. EL. = 4506.66



SHEET 2 OF 2

**GRAND VALLEY SUBDIVISION**

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**W.H. LIZER AND ASSOCIATES**  
 ENGINEERING CONSULTING AND LAND SURVEYING  
 576 25 ROAD—BMT 8  
 GRAND JUNCTION, COLORADO

DATE:	PROJ NO:	SCALE:	FILE NAME:	DRAWN BY:	CHECKED BY:
AUG 22, 1998	953150-4	1" = 50'	GRVAL	D.S., WHL	W.H.L.