

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1905895 06/08/99 1003AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 17 PAGE 88

DRAWER NO 66 162

FEE \$ 10⁰⁰ 1⁰⁰

NAME OF PLAT

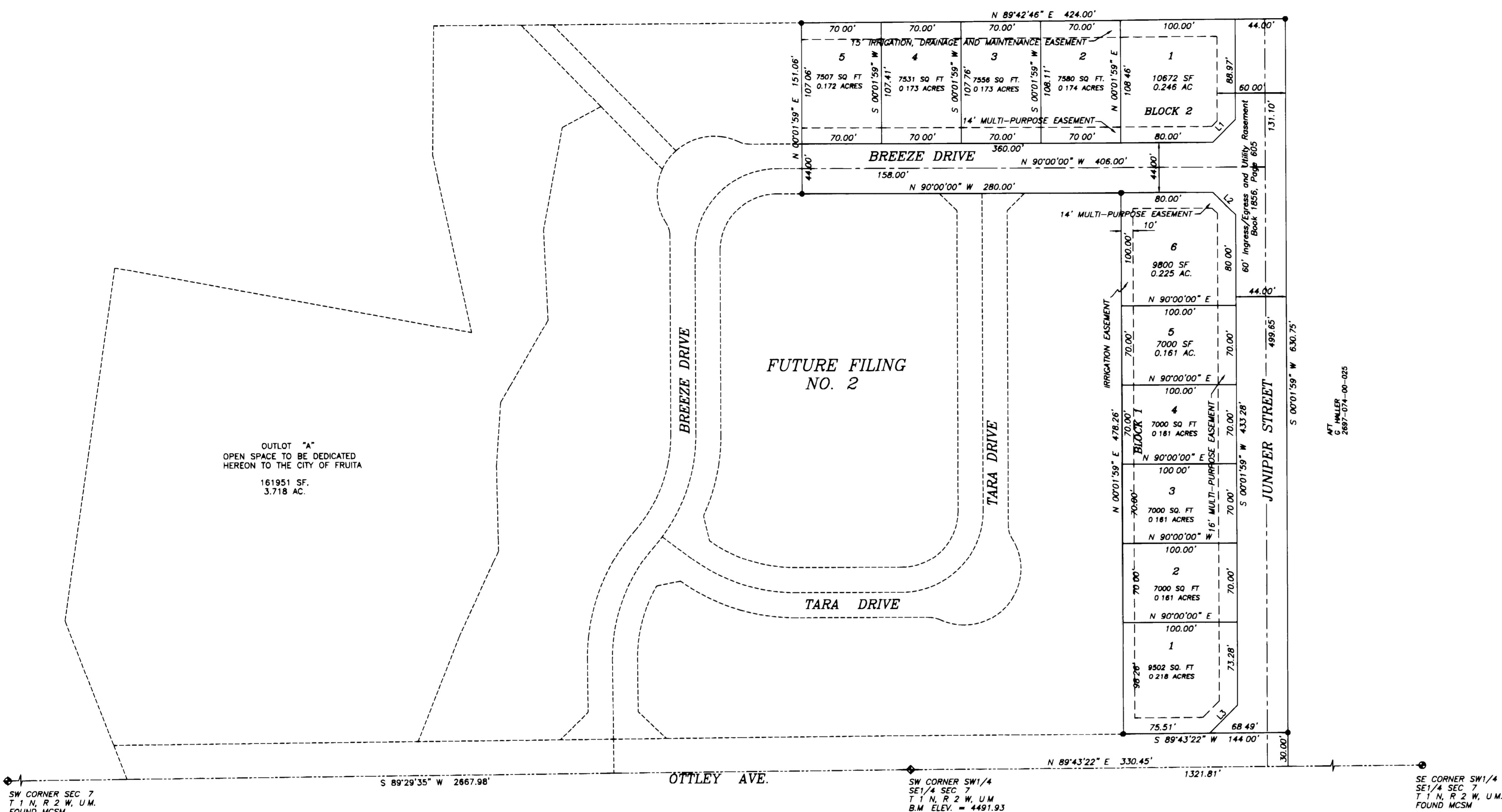
EVENING BREEZE SUB F1

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

RAYMOND L. DELLRICH

EVENING BREEZE SUBDIVISION, FILING NO.1

AFT
RICHARD B WHITE
2897-074-00-046



OUTLOT "A"
OPEN SPACE TO BE DEDICATED
HEREON TO THE CITY OF FRUITA
161951 SF.
3.718 AC.

SW CORNER SEC 7
T.1 N., R.2 W., U.M.
FOUND MCSM

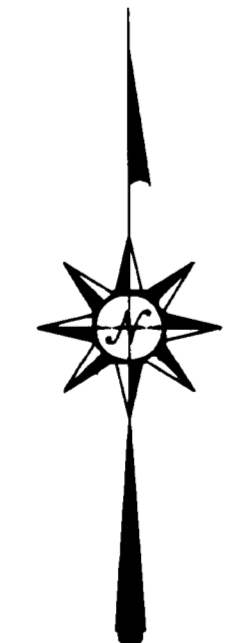
AFT
DAVID AND AMY HIBBERD
2897-182-06-001 AND
2897-182-06-002

SW CORNER SW 1/4
SE 1/4 SEC 7
T.1 N., R.2 W., U.M.
B.M. ELEV. = 4491.93
NAVD '88

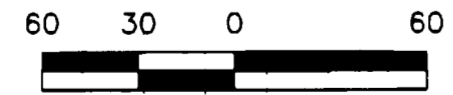
TO
FRUITA CONSUMERS CO-OP ASSOCIATION
2897-181-00-038

SE CORNER SW 1/4
SE 1/4 SEC 7
T.1 N., R.2 W., U.M.
FOUND MCSM

LINE#	BEARING	DISTANCE
11	S 45°01'00" W	28.28
12	S 11°29'00" E	33.72



SCALE: 1"=60'



AREA SUMMARY

LOTS	= 2.03 Acres	66.0 %
STREETS	= 1.03 Acres	34.0 %
TOTAL	= 3.06 Acres	100.0 %

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 CERTIFICATION SHOWN HEREON.

- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
 - SET CITY OF FRUITA CENTERLINE MONUMENT
 - SET 2" ALUMINUM CAP, LS 24953, ON No 5 REBAR IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
 - ◆ 2.5" ALUMINUM CAP ON No.6 REBAR

PLASTIC CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS

Basis of bearings assume the South line of the SE 1/4 SW 1/4 of Section 7 to bear N 89°43'22" E 1321.81 feet. Monuments on this line are as shown on the accompanying plot.

Easement and title documents (schedules A&B) provided by Abstract & Title Company of Mesa County policy No. 900389, dated November 20, 1998.

Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

CERTIFICATE OF DEDICATION AND OWNERSHIP

I, Raymond L. Oelrich, the sole owner in fee simple of all that real property described as follows:

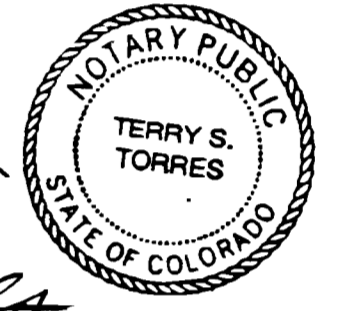
Commencing at the SW corner of the SW 1/4 SE 1/4 of Section 7, Township 1 North, Range 2 West, Ute Meridian, whence the SE corner of said SW 1/4 SE 1/4 bears N 89°43'22" E a distance of 1321.81 feet for a basis of bearings with all bearings contained herein relative thereto; thence N 89°43'22" E a distance of 330.45 feet; thence N 00°01'59" E a distance of 30.00 feet to the Point of Beginning; thence S 89°43'22" W a distance of 144.00 feet; thence N 00°01'59" E a distance of 478.26 feet; thence N 90°00'00" W a distance of 280.00 feet; thence N 00°01'59" E a distance of 151.06 feet; thence N 89°42'46" E a distance of 424.00 feet; thence S 00°01'59" W a distance of 630.75 feet to the Point of Beginning. Containing 3.06 acres as described.

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 the EVENING BREEZE SUBDIVISION, FILING NO.1 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 all the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of required public improvements for the EVENING BREEZE SUBDIVISION, FILING NO.1 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 1585 at Page 80.

EXECUTED this 20 day of May 1999
Raymond L. Oelrich
Raymond L. Oelrich

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by *Raymond Oelrich* this 20th day of May, A.D. 1999
Witness my hand and official seal
Terry S. Torres
Notary Public My Commission expires 02-05-2003



CITY COUNCIL CERTIFICATE

This plat approved by the City Council of Fruita, Colorado, this 20 day of May, 1999 for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance of dedication to the City of 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 public except as specifically agreed to by the City Council of the City 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 site, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any of any lot shown hereon are such that 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 Board of Trustees.

CITY OF FRUITA, COLORADO
Debra N. Baldwin
Mayor
Witness my hand and seal of the City of Fruita, Colorado

ATTEST
Monica Toth
City Clerk

CLERK AND RECORDER'S CERTIFICATE

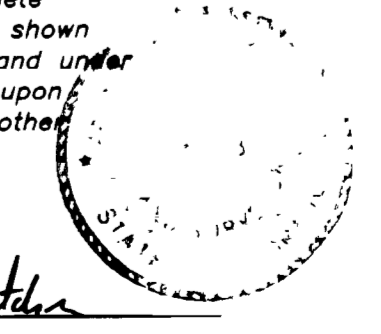
STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 10:03 o'clock A. M., JUNE 8, A.D. 1999 and was duly recorded in Plat Book No. 17 Page No. 88

1905895 Reception No.
GG 162 Drawer No.
Monica Toth Clerk and Recorder
Kevin M. Erney Deputy
Fees \$ 102 100

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, 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 Evening Breeze Subdivision, Filing No.1 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, staked upon the ground in compliance with the Title 39, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 20th day of May, 1999
Jeffrey C. Fletcher
Registered Land Surveyor



CENTURY SURVEYING
P.O. BOX 356, GRAND JCT., CO 81501
970-241-2667

EVENING BREEZE SUB. FILING NO.1
A PART OF THE S1/2 OF SEC. 7, T.1N.
R.2W., UTE MERIDIAN, CITY OF FRUITA,
MESA COUNTY, COLORADO