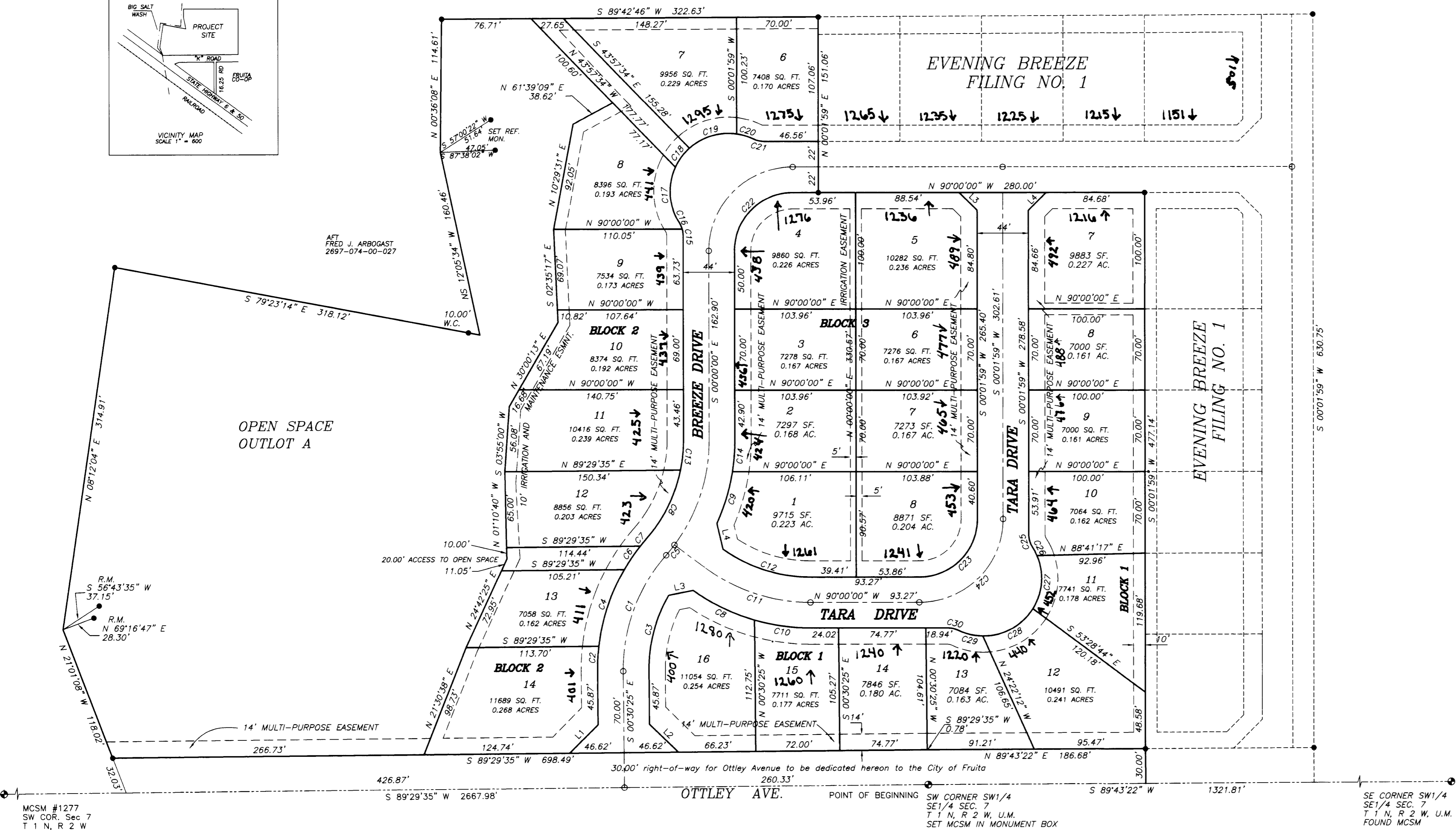
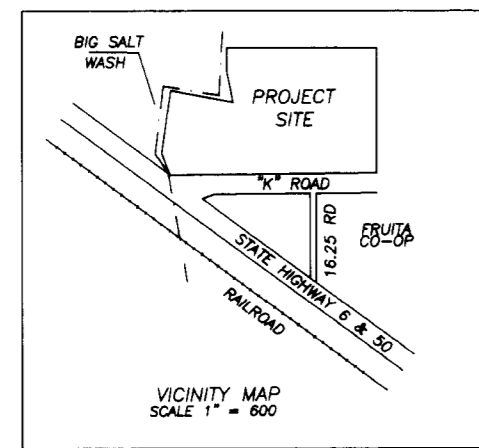


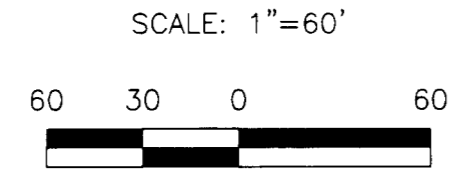
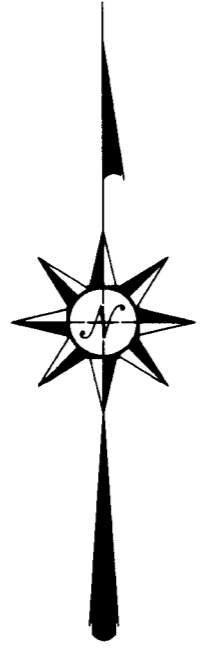
# EVENING BREEZE SUBDIVISION, FILING NO.2



MCSM #1277  
SW COR. Sec 7  
T 1 N, R 2 W

AFT  
DAVID AND AMY HIBBERD  
2697-182-06-001 AND  
2697-182-06-002

\*At plat recording, Lot 16 of Block 1 and Lots 12, 13 and 14 of Block 2 are all in a regulatory 100 year floodplain. Application for map correction that would remove these lots from the floodplain is pending. Until removed, all minimum finish floor elevations on these lots shall be regulated (to approximately one foot above natural grade). If the mapping is changed, minimum finish floor requirements may be reduced or eliminated. Specific minimum finish floor requirements shall be provided at planning clearance for obtaining a building permit.



AREA SUMMARY	
LOTS	= 3.78 Acres 36.21%
OUTLOTS	= 3.78 Acres 36.16%
STREETS	= 2.90 Acres 27.63%
<b>TOTAL</b>	<b>= 10.46 Acres 100.00%</b>

LINE	BEARING	DIST.
L1	N 45°04'28"	34.47'
L2	S 46°05'58"	34.47'
L3	S 45°30'53"	21.89'
L4	N 44°59'28"	21.89'

- 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
  - ◆ 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

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD. BRNG.	CHORD
C1	41°36'58"	150.00'	108.95'	57.00'	N 201°18'04"	106.57'
C2	07°11'23"	172.00'	21.58'	10.81'	N 03°02'11"	21.58'
C3	5°22'45"	149.00'	67.34'	36.52'	N 14°42'02"	67.34'
C4	3°54'45"	149.00'	67.34'	36.52'	N 18°59'59"	67.34'
C5	04°18'02"	150.00'	11.43'	5.81'	S 34°08'04"	11.43'
C6	08°06'17"	172.00'	24.31'	12.49'	S 01°15'59"	24.31'
C7	05°55'21"	172.00'	8.77'	4.39'	N 38°38'53"	8.77'
C8	29°34'11"	128.00'	66.08'	34.78'	S 28°19'28"	66.08'
C9	15°28'49"	128.00'	46.49'	24.28'	S 54°48'25"	46.49'
C10	12°13'13"	172.00'	48.69'	24.51'	S 01°34'21"	48.69'
C11	36°28'32"	150.00'	58.39'	29.91'	S 71°14'42"	58.39'
C12	36°28'42"	150.00'	58.39'	29.91'	S 72°07'07"	58.39'
C13	11°35'23"	172.00'	25.78'	12.93'	S 05°46'11"	25.78'
C14	09°03'58"	172.00'	27.24'	13.64'	S 04°11'59"	27.24'
C15	15°16'42"	20.00'	5.33'	2.68'	S 07°38'21"	5.33'
C16	17°12'50"	20.00'	6.02'	3.02'	S 21°56'42"	6.02'
C17	32°15'48"	50.00'	43.87'	22.70'	N 01°05'12"	43.87'
C18	23°24'35"	50.00'	20.43'	10.36'	N 36°33'25"	20.43'
C19	42°24'02"	50.00'	43.58'	22.71'	N 23°01'18"	43.58'
C20	42°24'02"	50.00'	43.58'	22.71'	N 23°01'18"	43.58'
C21	25°47'55"	20.00'	9.01'	4.58'	S 72°06'12"	9.01'
C22	30°07'00"	20.00'	18.34'	9.300'	S 61°13'17"	18.34'
C23	88°58'01"	50.00'	28.51'	14.59'	S 45°02'59"	28.51'
C24	88°58'01"	50.00'	11.06'	5.56'	S 45°01'00"	11.06'
C25	88°58'01"	50.00'	11.06'	5.56'	S 45°01'00"	11.06'
C26	02°39'05"	50.00'	8.42'	4.22'	S 27°43'01"	8.42'
C27	35°00'17"	50.00'	48.00'	26.00'	S 04°16'40"	48.00'
C28	35°00'17"	50.00'	48.00'	26.00'	S 04°16'40"	48.00'
C29	25°15'23"	50.00'	34.00'	17.18'	S 26°42'42"	34.00'
C30	25°15'30"	20.00'	9.03'	4.59'	S 77°04'15"	9.03'

Basis of bearings assume the South line of the SE1/4 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 plat.

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 SW1/4 SE1/4 of Section 7, T 1 N, R 2 W, Ute P.M., whence the SE corner of said SW1/4 SE1/4 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 S 89°43'22" E a distance of 186.67 feet; thence N 00°01'59" E a distance of 30.00 feet to a point on the North right-of-way of Otley Avenue and the Point of Beginning. Thence N 00°01'22" E a distance of 477.14 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 S 89°42'46" W a distance of 322.63 feet; thence S 00°36'08" W a distance of 114.61 feet; thence S 12°05'34" E a distance of 160.46 feet; thence N 79°23'14" W a distance of 318.12 feet; thence S 08°12'04" W a distance of 314.91 feet; thence S 21°01'08" E a distance of 118.02 feet; thence N 89°29'35" E a distance of 698.48 feet to the Point of Beginning.  
Containing 10.46 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.2 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.2 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 2585 at Page 80.

EXECUTED this 18 day of February, 2000  
Raymond L. Oelrich  
Raymond L. Oelrich

STATE OF COLORADO } ss  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by Raymond L. Oelrich this 18th day of February, A.D., 2000  
Witness my hand and official seal  
Notary Public  
Anastasia J. Miller

## CITY COUNCIL CERTIFICATE

This plat approved by the City Council of Fruita, Colorado, this 11th day of January, 2000, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or 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 size, 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  
By: Joe N. Ballentine  
Mayor

Witness my hand and seal of the City of Fruita, Colorado  
ATTEST:  
Margaret Sautman  
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 8:47 o'clock A.M., February 25, A.D., 2000, and was duly recorded in Plat Book No. 17 Page No. 280

1940090  
Reception No. 471616  
11-62  
Drawer No. By: Shelia Howard  
Deputy  
Fees \$ 10.00  
Clara J. Joffe  
Clerk and Recorder

## 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.2 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 17th day of January, 2000  
Jeffrey C. Fletcher  
Registered Land Surveyor

Prepared for: Raymond L. Oelrich  
1530 Hall Ave.  
Grand Junction, CO 81501

CENTURY SURVEYING  
P.O. BOX 356, GRAND JCT., CO 81501  
970-241-2667  
EVENING BREEZE SUB. FILING NO.2  
A PART OF THE SW 1/4 OF SEC. 7, T1N,  
R2W, UTE MERIDIAN, CITY OF FRUITA,  
MESA COUNTY, COLORADO