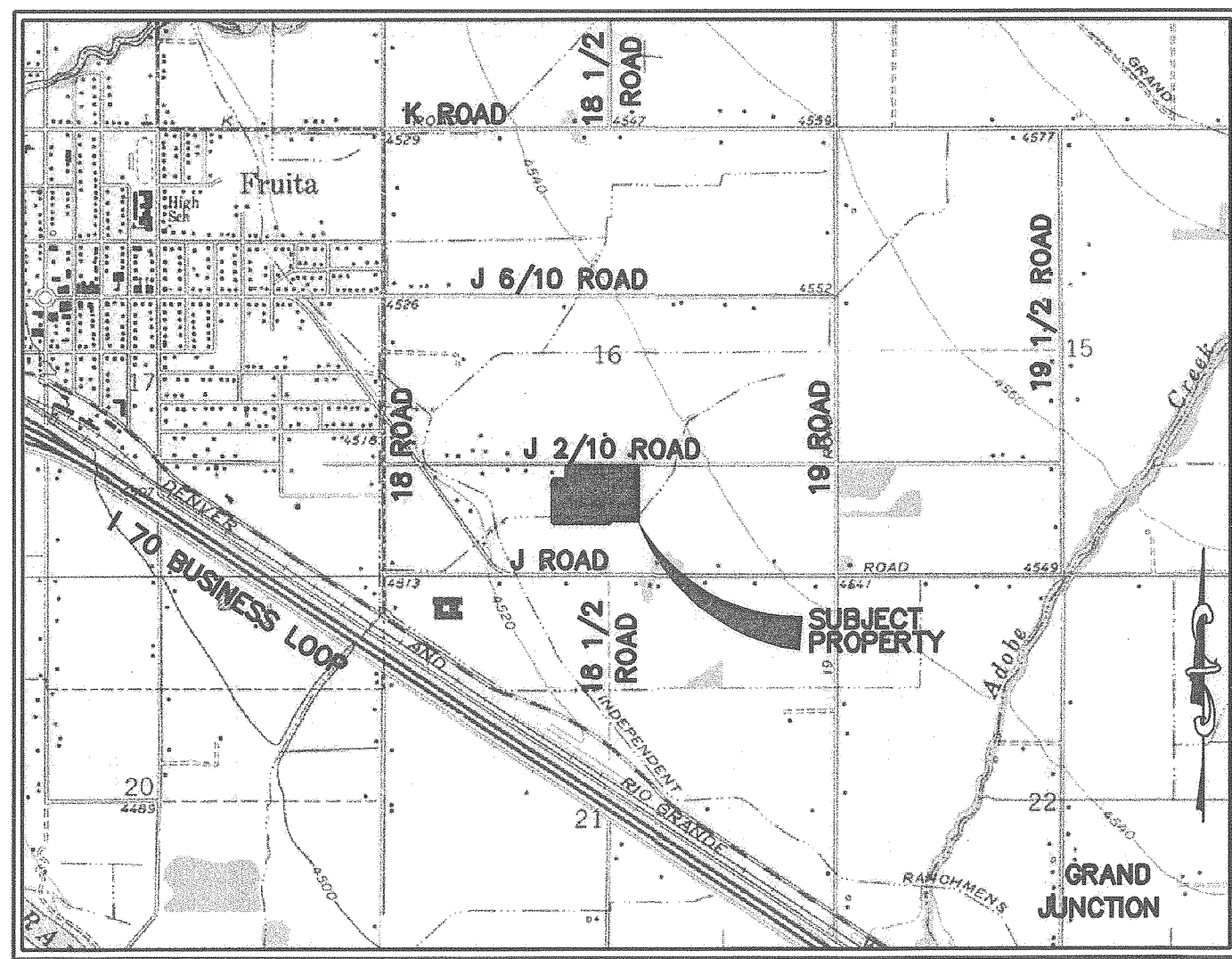


# FINAL PLAT GRAND VALLEY ESTATES SUBDIVISION, FILING 1

A RESUBDIVISION OF PARCEL 1 AND A PORTION OF PARCEL 2, HOBBS SIMPLE LAND DIVISION, PLAT BOOK 15, PAGE 309  
SITUATED IN THE SW1/4 SE1/4 AND THE SE1/4 SW1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN  
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO  
SHEET 1 OF 2



**VICINITY MAP**  
SCALE: 1" = 2000'

**NOTES:**

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S89°53'35"E BETWEEN THE SOUTH WEST SIXTEENTH CORNER OF SECTION SIXTEEN AND THE SOUTH CENTER SIXTEENTH CORNER OF SECTION SIXTEEN BOTH ARE A 3" DIAMETER MESA COUNTY SURVEY MONUMENT BRASS CAPS IN PLACE.
2. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS CONTAINED IN AN INSTRUMENT RECORDED IN BOOK 4119, AT PAGE 10, RECEPTION NUMBER 332490 AND EASEMENTS OF RECORD OR IN PLACE.
3. DATE OF SURVEY WAS NOVEMBER 8, 2005.
4. THIS MAP IS BASED ON THE RECORDED PLAT OF HOBBS SIMPLE LAND DIVISION RECORDED MAY 12, 1997 IN BOOK 15, PAGE 309 AS RECEPTION NO 1798401, IN THE MESA COUNTY CLERK AND RECORDERS OFFICE, CORNERS FOUND IN PLACE, AND THE TITLE COMMITMENT PREPARED BY MERIDIAN LAND TITLE, LLC, GRAND JUNCTION, COLORADO, FILE NO 78353, DATED NOVEMBER 2, 2005.
5. J 2/10 ROAD RIGHT-OF-WAY WIDTH SHOWN PER HOBBS SIMPLE LAND DIVISION RECORDED MAY 12, 1997 IN BOOK 15, PAGE 309 AS RECEPTION NO 1798401.
6. ALL IRRIGATION AND DRAINAGE EASEMENTS (I.D.E.) ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION. INDIVIDUAL LOT IRRIGATION AND DRAINAGE EASEMENTS ARE 5 FEET WIDE ON THE SIDE LOT LINE AND 10 FEET WIDE ON THE REAR LOT LINE UNLESS OTHERWISE NOTED.
7. THE OWNER IS DEDICATING A DRAINAGE EASEMENT TO THE GRAND JUNCTION DRAINAGE DISTRICT LOCATED ALONG THE SOUTHERLY PORTION OF THE OUTLOT FUTURE FILING 2 AS SHOWN.
8. THE OWNER IS DEDICATING AN IRRIGATION EASEMENT TO THE HOMEOWNERS ASSOCIATION LOCATED ALONG THE SOUTHERLY AND EASTERLY PORTION OF THE OUTLOT FUTURE FILING 2 AS SHOWN.

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT APPROVED BY THE CITY OF FRUITA PLANNING COMMISSION THE 12<sup>th</sup> DAY OF June, A.D., 2006.  
*Susan L Carter*  
CHAIRMAN

**TITLE CERTIFICATE**

LAWRENCE D. VENT DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN GRAND VALLEY ESTATES DEVELOPMENT COMPANY, LLC FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS: DEED DE TRUST IN FAVOR OF LUCYEN LLC, RECORDED FEBRUARY 1, 2006 IN BOOK 4086 AT PAGE 282  
EXECUTED THIS 12<sup>th</sup> DAY OF JUNE, A.D., 2006.  
*L.D. Vent*  
LAWRENCE D. VENT, EXAMINER  
MERIDIAN LAND TITLE, LLC

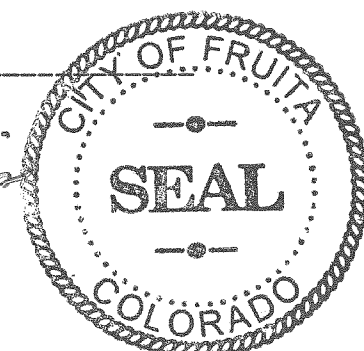
**CITY COUNCIL CERTIFICATE**

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO, THIS 14<sup>th</sup> DAY OF June, A.D., 2006 FOR FILING WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO AND FOR CONVEYANCE OR DEDICATION TO THE CITY OF THE 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 CITY 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 LOT SHOWN HEREON ARE SUCH THAT A PLANNING CLEARANCE, BUILDING 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, STREET LIGHTING, STREET SIGNS, OTHER TRAFFIC CONTROL 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 CITY COUNCIL.

CITY OF FRUITA, STATE OF COLORADO

BY: *[Signature]*  
MAYOR

ATTEST: *[Signature]*  
CITY CLERK



**SUBORDINATION BY LIENHOLDERS**

LINDA DALY BEING THE HOLDER OF A PROMISSORY NOTE SECURED BY A DEED OF TRUST DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, HEREBY CONSENTS TO THE SUBDIVISION OF THE LANDS SET FORTH IN THIS FINAL PLAT, AND SUBORDINATES THE LIEN REPRESENTED BY THE AFORESAID DEED OF TRUST TO THE DEDICATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS SHOWN ON THIS FINAL PLAT.  
BY: *[Signature]*  
LIENHOLDER

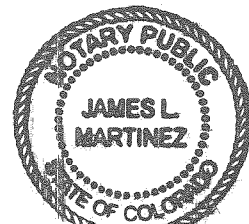
STATE OF COLORADO )  
                                  )SS  
COUNTY OF MESA     )

THE FORGOING WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF MAY, A.D., 2006 BY Linda Daly AS Managing Member OF Lucyen LLC

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11/12/2008

*[Signature]*  
NOTARY PUBLIC



My Comm. Expires 11/12/2008

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)  
IRRIGATION AND DRAINAGE EASEMENTS (HOA) BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
TRACT A (HOA) BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

LAND USE SUMMARY		
TOTAL LOT AREA	6.610 ACRES±	66.45%
TOTAL TRACT AREA	0.784 ACRES±	7.88%
TOTAL PUBLIC RIGHT-OF-WAY AREA	2.553 ACRES±	25.67%
TOTAL DEVELOPED AREA	9.947 ACRES±	100.00%

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT GRAND VALLEY ESTATES DEVELOPMENT COMPANY, LLC IS THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE SW1/4SE1/4 AND THE SE1/4SW1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT BOOK 4013, PAGES 364 AND 365, OF THE RECORDS IN THE OFFICE OF MESA COUNTY CLERK AND RECORDER. SAID OWNER DOES HEREBY PLAT SAID REAL PROPERTY UNDER THE NAME OF GRAND VALLEY ESTATES SUBDIVISION, FILING 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AND A PORTION OF PARCEL 2 OF HOBBS SIMPLE LAND DIVISION AS RECORDED IN PLAT BOOK 15 AT PAGE 309 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE ON MAY 12TH 1997.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, A MCSM BRASS CAP IN PLACE; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16 N00°00'29"E A DISTANCE OF 625.14 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH-SOUTH CENTERLINE N89°52'46"W A DISTANCE OF 660.39 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MONUMENT VIEW SUBDIVISION RECORDED IN PLAT BOOK 8 AT PAGE 435 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE; THENCE N00°01'26"E ALONG THE EASTERLY BOUNDARY OF SAID MONUMENT VIEW SUBDIVISION A DISTANCE OF 506.51 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY N89°57'35"E ALONG THE SOUTHERLY BOUNDARY OF A PARCEL DESCRIBED IN BOOK 1579 AT PAGE 710 A DISTANCE OF 155.50 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL N00°01'26"E A DISTANCE OF 157.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF J 2/10 ROAD AS RECORDED IN PLAT BOOK 15 AT PAGE 309 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE; THENCE LEAVING SAID EASTERLY BOUNDARY S89°59'35"E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 504.52 FEET TO A POINT ON SAID NORTH-SOUTH CENTERLINE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY S89°53'44"E A DISTANCE OF 55.95 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY S45°03'21"W A DISTANCE OF 36.65 FEET; THENCE S00°00'36"W A DISTANCE OF 604.08 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL DESCRIBED IN BOOK 1977 AT PAGE 935 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE; THENCE N89°53'05"W A DISTANCE OF 29.82 FEET TO A POINT ON SAID NORTH-SOUTH CENTERLINE; THENCE ALONG SAID NORTH-SOUTH CENTERLINE S00°00'29"E A DISTANCE OF 34.45 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 9.947 ACRES, MORE OR LESS.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE PLAT SHOWN HEREON AS FOLLOWS:

1. ALL DRIVES, PLACES AND STREET RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF FRUITA FOR THE USE OF THE PUBLIC FOREVER.
2. ALL MULTIPURPOSE EASEMENTS TO THE CITY OF FRUITA FOR THE USE OF CITY APPROVED UTILITIES AND PUBLIC PROVIDERS AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY WASTEWATER LINES, STORM SEWERS, WATER LINES, TELEPHONE AND TELECOMMUNICATIONS LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.
3. TRACT A IS DEDICATED AS A PERPETUAL, NON-EXCLUSIVE BLANKET EASEMENT FOR THE USE BY THE GENERAL PUBLIC FOR PARK AND RECREATION PURPOSES. UNDER THE TERMS OF SAID EASEMENT, MEMBERS OF THE GENERAL PUBLIC SHALL BE ENTITLED TO USE SUCH PROPERTY, AND ANY IMPROVEMENTS CONSTRUCTED THEREON, ON AN EQUAL BASIS WITH RESIDENTS OF THE SUBDIVISION, SUBJECT TO NON-DISCRIMINATORY RULES AND REGULATIONS PROMULGATED BY THE GRAND VALLEY ESTATES HOMEOWNERS ASSOCIATION, INC.

ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH; PROVIDED HOWEVER, THAT THE BENEFICIARIES OF SUCH EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF SAID LOTS OR TRACTS HEREBY PLATTED SHALL NOT BURDEN OR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

SAID OWNER HEREBY ACKNOWLEDGES THAT ALL LIEN HOLDERS OR ENCUMBRANCE'S, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

IN WITNESS WHEREOF SAID OWNER, GRAND VALLEY ESTATES DEVELOPMENT COMPANY, LLC., HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 31 DAY OF MAY, A.D., 2006.

*[Signature]*  
LOREN E. ENNIS, MANAGING MEMBER  
GRAND VALLEY ESTATES DEVELOPMENT COMPANY, LLC

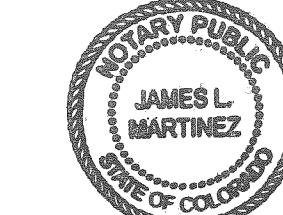
STATE OF COLORADO )  
                                  )SS  
COUNTY OF MESA     )

ON THIS 31<sup>st</sup> DAY OF MAY, A.D., 2006, BEFORE ME THE UNDERSIGNED OFFICER, LOREN E. ENNIS, PERSONALLY APPEARED AND ACKNOWLEDGED THAT HE EXECUTED THE FORGOING CERTIFICATE OF OWNERSHIP AND DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO AFFIX MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11/12/2008

*[Signature]*  
NOTARY PUBLIC

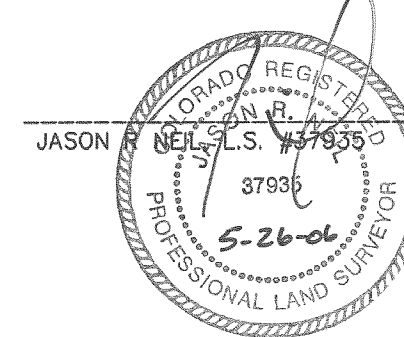


My Comm. Expires 11/12/2008

**SURVEYOR'S CERTIFICATE**

I, JASON R NEIL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE PLAT OF GRAND VALLEY ESTATES SUBDIVISION, FILING 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 TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND ALL OTHER REGULATIONS GOVERNING THE SUBDIVISION OF LAND. I FURTHER CERTIFY THAT THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION 38-33.3-209, C.R.S., CONTAINED WITHIN THE COLORADO COMMON INTEREST OWNERSHIP ACT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
                                  )SS  
COUNTY OF MESA     )

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER AT 3:25 P.M. ON THIS 13<sup>th</sup> DAY OF June, A.D., 2006, IN PLAT BOOK NO. 4179, PAGE(S) NO. 663, 664, 665, RECEPTION NO. 332490

DRAWER SS-29 FEES 3000 100

*[Signature]*  
MESA COUNTY CLERK AND RECORDER  
*[Signature]*  
DEPUTY

**DECLARATIONS**

DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_

LEGEND	
⊙	BLOCK NUMBER
⊙0000	LOT ADDRESS
⊙	SET PROPERTY CORNER L&#37935
M.P.E.	MULTIPURPOSE EASEMENT
I.D.E.	IRRIGATION AND DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
S.F.	SQUARE FEET
AC.	ACRES
G.U.D.	GRAND JUNCTION DRAINAGE DISTRICT
NO.	NO.
SEC.	SECTION
MCSM	MESA COUNTY SURVEY MONUMENT
WC	WITNESS CORNER
LS	LAND SURVEYOR
R.O.W.	RIGHT-OF-WAY

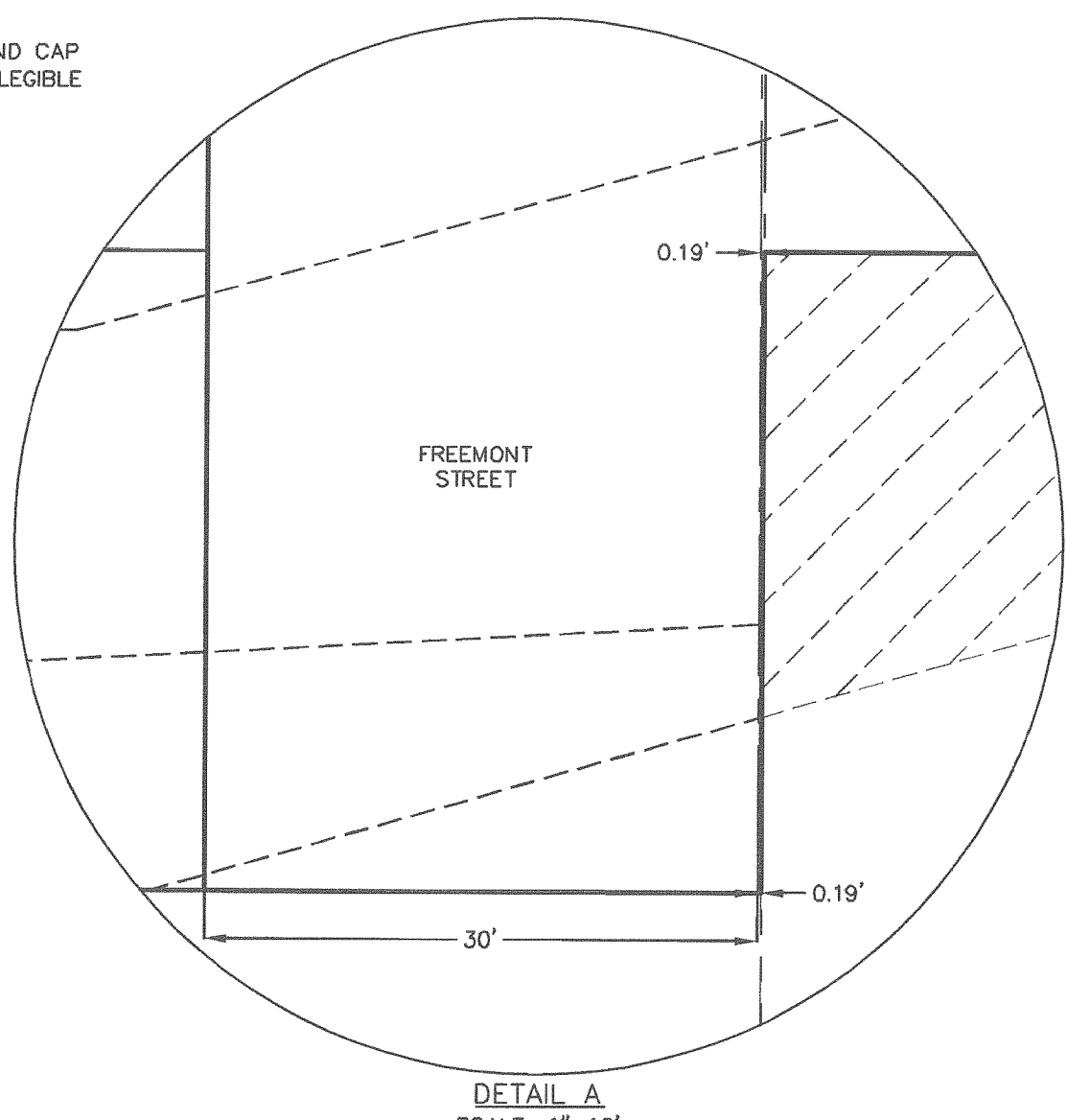
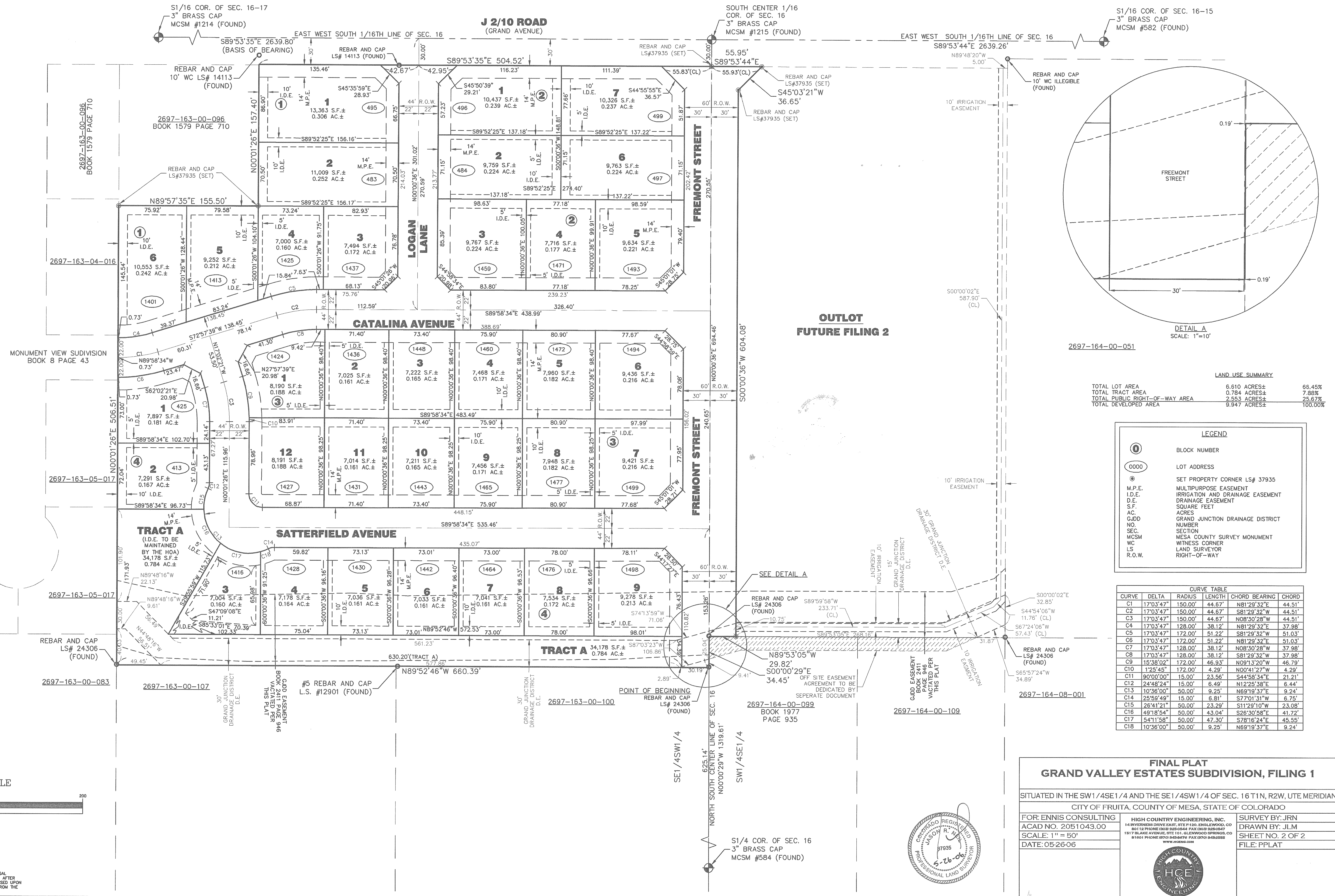
FINAL PLAT GRAND VALLEY ESTATES SUBDIVISION, FILING 1		
SITUATED IN THE SW1/4SE1/4 AND THE SE1/4SW1/4 OF SEC. 16 T1N, R2W, UTE MERIDIAN CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO		
FOR: ENNIS CONSULTING ACAD NO. 2051043.00 SCALE: N/A DATE: 05-26-06	HIGH COUNTRY ENGINEERING, INC. 14 BIVENS DRIVE EAST, STE F-120, ENGLEWOOD, CO 90112 PHONE (303) 928-0844 FAX (303) 928-0847 1917 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601 PHONE (970) 848-8976 FAX (970) 848-2888 www.hce.com	SURVEY BY: JRN DRAWN BY: JLM SHEET NO. 1 OF 2 FILE: PPLAT

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.



# FINAL PLAT GRAND VALLEY ESTATES SUBDIVISION, FILING 1

A RESUBDIVISION OF PARCEL 1 AND A PORTION OF PARCEL 2, HOBBS SIMPLE LAND DIVISION, PLAT BOOK 15, PAGE 309  
SITUATED IN THE SW1/4 SE1/4 AND THE SE1/4 SW1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN  
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO  
SHEET 2 OF 2



**LAND USE SUMMARY**

TOTAL LOT AREA	6.610 ACRES±	66.45%
TOTAL TRACT AREA	0.784 ACRES±	7.88%
TOTAL PUBLIC RIGHT-OF-WAY AREA	2.553 ACRES±	25.67%
TOTAL DEVELOPED AREA	9.947 ACRES±	100.00%

**LEGEND**

- ⊙ BLOCK NUMBER
- ⓪ LOT ADDRESS
- ⊙ SET PROPERTY CORNER LS# 37935
- M.P.E. MULTIPURPOSE EASEMENT
- I.D.E. IRRIGATION AND DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- S.F. SQUARE FEET
- AC. ACRES
- G.J.D.D. GRAND JUNCTION DRAINAGE DISTRICT
- NO. NUMBER
- SEC. SECTION
- M.C.S.M. MESA COUNTY SURVEY MONUMENT
- WC WITNESS CORNER
- LS LAND SURVEYOR
- R.O.W. RIGHT-OF-WAY

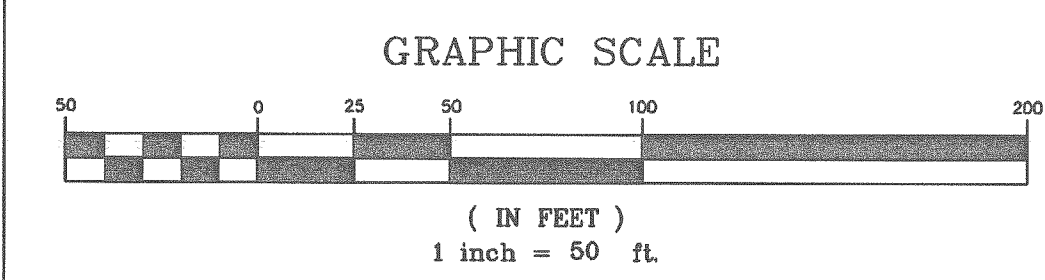
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°03'47"	150.00'	44.67'	N81°29'32"E	44.51'
C2	17°03'47"	150.00'	44.67'	S81°29'32"W	44.51'
C3	17°03'47"	150.00'	44.67'	N08°30'28"W	44.51'
C4	17°03'47"	128.00'	38.12'	N81°29'32"E	37.98'
C5	17°03'47"	172.00'	51.22'	S81°29'32"W	51.03'
C6	17°03'47"	172.00'	51.22'	N81°29'32"E	51.03'
C7	17°03'47"	128.00'	38.12'	N08°30'28"W	37.98'
C8	17°03'47"	128.00'	38.12'	S81°29'32"W	37.98'
C9	15°38'02"	172.00'	46.93'	N09°13'20"W	46.79'
C10	12°54'45"	172.00'	4.29'	N00°41'27"W	4.29'
C11	90°00'00"	15.00'	23.56'	S44°58'34"E	21.21'
C12	24°48'24"	15.00'	6.49'	N12°25'38"E	6.44'
C13	10°38'00"	50.00'	9.25'	N69°19'37"E	9.24'
C14	25°58'49"	15.00'	6.81'	S77°01'31"W	6.75'
C15	26°41'21"	50.00'	23.29'	S11°29'10"W	23.08'
C16	49°18'54"	50.00'	43.04'	S26°30'58"E	41.72'
C17	54°11'58"	50.00'	47.30'	S78°16'24"E	45.55'
C18	10°38'00"	50.00'	9.25'	N69°19'37"E	9.24'

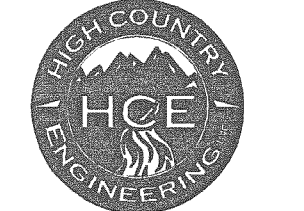
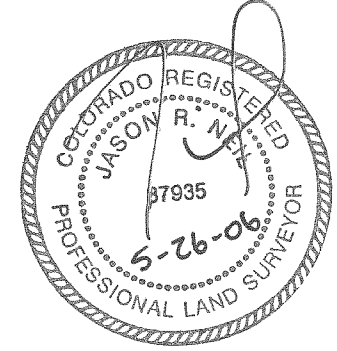
**FINAL PLAT  
GRAND VALLEY ESTATES SUBDIVISION, FILING 1**

SITUATED IN THE SW1/4 SE1/4 AND THE SE1/4 SW1/4 OF SEC. 16 T1N, R2W, UTE MERIDIAN  
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

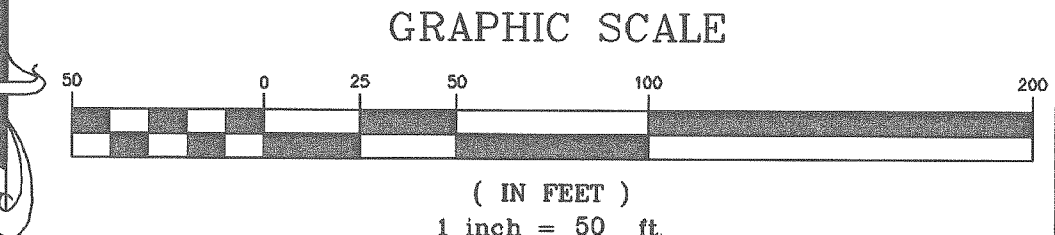
FOR: ENNIS CONSULTING ACAD NO. 2051043.00 SCALE: 1" = 50' DATE: 05-26-06	HIGH COUNTRY ENGINEERING, INC. 14 RIVERBEND DRIVE, SUITE 110, DENVER, COLORADO 80231 901 12 PHONE: (303) 225-0544 FAX: (303) 225-0547 1317 BLAKE AVENUE, SUITE 101, GLENWOOD SPRINGS, CO 80530 970 631 PHONE: (970) 845-8476 FAX: (970) 845-8558 www.hce.com	SURVEY BY: JRN DRAWN BY: JLM SHEET NO. 2 OF 2 FILE: PPLAT
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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.







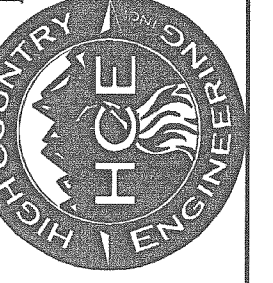
- NOTES:
1. ALL FOUNDATIONS MUST BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER.
  2. THE DEVELOPER SHALL INSTALL ALL FENCING AROUND THE PROPOSED PROPERTY.
  3. ALL FENCES AND ACCESSORY STRUCTURES REQUIRE A CITY OF FRUITA PLANNING CLEARANCE.
  4. ALL PERMANENT STRUCTURES INCLUDING, BUT NOT LIMITED TO, SLABS, CURBING, AND RAISED LANDSCAPING ARE NOT ALLOWED IN IDENTIFIED DRAINAGE EASEMENTS.
  5. REFER TO BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_ OF MAINTENANCE AGREEMENTS FOR ALL SHARED DRIVEWAYS, PRIVATE ROADS, DETENTION PONDS, AND OTHER COMMON OWNERSHIP.
  6. THE MAXIMUM BUILDING HEIGHTS SHALL CONFORM TO THE CITY OF FRUITA STANDARDS.
  7. ALL FENCES REQUIRE A CITY OF FRUITA FENCE PERMIT.
  8. TRACT A IS OWNED AND MAINTAINED BY THE GRAND VALLEY ESTATES HOMEOWNERS ASSOCIATION, INC. AND IS ENCUMBERED BY PUBLIC ACCESS EASEMENTS.
  9. REFER TO THE COVENANTS AND RESTRICTIONS BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_ TO SEE RESTRICTIONS AND LIMITATIONS AFFORDED THE INDIVIDUAL LOT OWNERS NOW AND IN THE FUTURE.

CALL UTILITY NOTIFICATION  
 1-800-922-1987  
 OR 954-987020 IN METRO DENVER  
 CALL 24 BUSINESS HOURS IN ADVANCE  
 BEFORE YOU DIG. GRADE OR  
 UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	BY
1	1/31/06	REVISED PER FRUITA COMMENTS	DRD
2	4-4-06	REVISED PER CITY STAFF	DRD
3	5-2-06	REVISED PER CITY STAFF	DRD

DRAWN BY: ALA  
 CHECKED BY: DRD  
 DATE: 12-2-05  
 FILE: 12-2-05  
 (COMPOSITE SITE PLAN)

**HIGH COUNTRY ENGINEERING, INC.**  
 14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112  
 PHONE (903) 925-0544 FAX (303) 925-0547  
 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 845-5676 FAX (970) 845-2555  
 WWW.HCEING.COM



GRAND VALLEY ESTATES DEV. CO., LLC  
 CITY OF FRUITA, COLORADO  
**GRAND VALLEY ESTATES**  
**SUBDIVISION FILING 1**  
**COMPOSITE SITE PLAN**

PROJECT NO.  
**2051043.00**

**CSP-1**

LOT SETBACKS

FRONT (FT)	SIDE (FT)	BACK (FT)
25	8	15

BUILDING FOUNDATION SUMMARY

BLOCK	LOT	MIN. FOUNDATION ELEV.	MAX. FOUNDATION ELEV.	LOT TYPE
1	1	4534.50	4535.50	B
1	2	4533.61	4534.61	B
1	3	4532.90	4533.90	A
1	4	4531.80	4532.80	A
1	5	4531.25	4532.25	B
1	6	4531.75	4532.75	B
2	1	4534.70	4535.70	A
2	2	4534.30	4535.30	A
2	3	4533.83	4534.83	A
2	4	4534.04	4535.04	A
2	5	4534.50	4535.50	A
2	6	4535.40	4536.40	A
2	7	4535.90	4536.90	A
3	1	4532.00	4533.00	A
3	2	4532.50	4533.50	A
3	3	4533.15	4534.15	A
3	4	4533.76	4534.76	A
3	5	4534.30	4535.30	A
3	6	4534.30	4535.30	A
3	7	4534.30	4535.30	A
3	8	4534.30	4535.30	A
3	9	4533.63	4534.63	A
3	10	4533.00	4534.00	A
3	11	4532.40	4533.40	A
3	12	4531.76	4532.76	A
4	1	4531.62	4532.62	A
4	2	4531.62	4532.62	A
4	3	4530.60	4531.60	B
4	4	4531.25	4532.25	B
4	5	4531.85	4532.85	B
4	6	4532.47	4533.47	B
4	7	4533.08	4534.08	B
4	8	4533.52	4534.52	B
4	9	4533.50	4534.50	B

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF GARFIELD )SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ IN PLAT BOOK NO. \_\_\_\_\_, PAGE(S) NO. \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

DRAWER \_\_\_\_\_ FEES \_\_\_\_\_

MESA COUNTY CLERK AND RECORDER \_\_\_\_\_

DEPUTY \_\_\_\_\_

DECLARATIONS

DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_

- NOTES:
1. BASIS OF BEARING IS A BEARING OF S89°53'36"E BETWEEN THE SOUTH WEST SIXTEENTH CORNER OF SECTION SIXTEEN AND THE SOUTH CENTER SIXTEENTH CORNER OF SECTION SIXTEEN BOTH ARE A 3" DIAMETER MESA COUNTY SURVEY MONUMENT BRASS CAPS IN PLACE.
  2. THE ELEVATIONS SHOWN ARE BASED ON A GPS OBSERVATION YIELDING AN ELEVATION OF 4530.14 FEET (NAVD 1988 DATUM) ON THE SOUTH QUARTER CORNER OF SECTION 16. THIS IS THE CITY RECOGNIZED COUNTY CONTROL POINT S275.
  3. ALL GRADING AND DRAINAGE SHALL CONFORM TO THE CITY OF FRUITA STANDARDS.
  4. DH SURVEYS INC. PREPARED THE IMPROVEMENT SURVEY DATED OCTOBER OF 2005 WHICH WAS THE BASIS FOR THE EXISTING TOPOGRAPHY.

**LEGEND**

	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING PROPERTY LINE
	PROPOSED RIGHT-OF-WAY/ LOT LINE
	PROPOSED EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED 12-INCH STORM PIPE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED BLOCK NUMBER
	PROPOSED LOT NUMBER

ABBREVIATIONS:  
 FL: FLOWLINE  
 EP: EDGE OF PAVEMENT  
 ROW: RIGHT-OF-WAY  
 SF: SQUARE FEET  
 AC: ACRE

APPROVED FOR RECORDING

"APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. WORKMANSHIP OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF FRUITA STANDARDS AND SPECIFICATIONS."

*Euse W. Wende*  
 CITY ENGINEER

5-30-06  
 DATE

RECORDER NOTE: FOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION