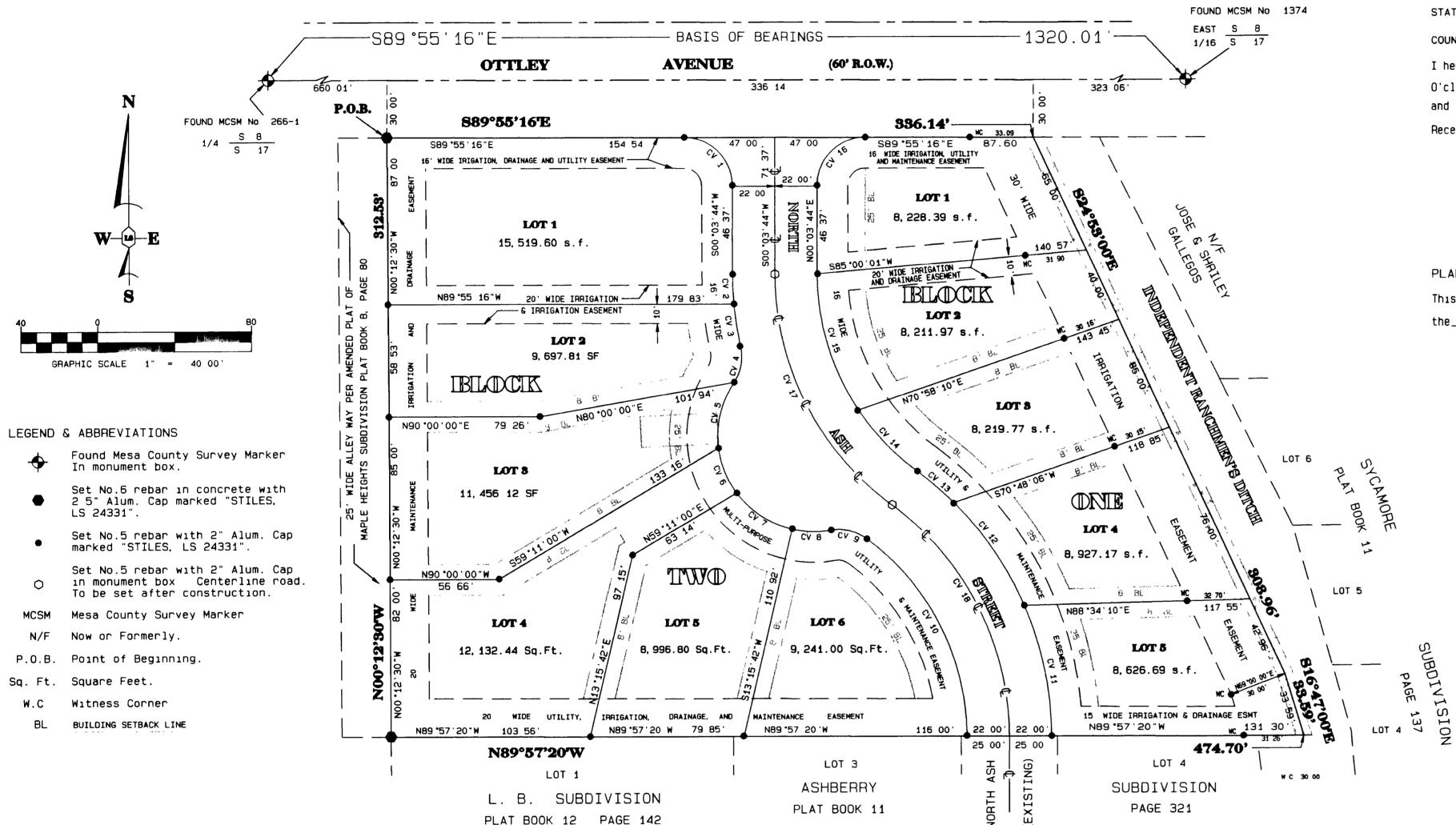
LA SEREÑA SUBDIVISION

A REPLAT OF A PORTION OF TRACT 30, ORCHARD SUBDIVISION, IN THE NE1/4 NE1/4 OF SECTION 17, T.1N., R.2W., UTE MERIDIAN, CITY OF FRUITA, STATE OF COLORADO.

AREA SUMMARY LOTS __ _ _ 2.51 ACRES (86 %) R.O.W. __ _ 0.42 ACRES (14 %) _____ TOTAL AREA = 2.98 ACRES (100 %)



CURVE TABLE

NO.	RADIUS	DELTA	CHORD	BEARING	ARC
CV 1	25 00'	90 *01 '00 "	35 36'	S44 *55 ' 46 "E	39.28
CV 2	172 00	05 12 47	15 64'	S02 '31 43"E	15 64
CV 3	172 00	07 *20 03"	22.00'	S08 '48 02 E	55 05.
CV 4	25 00	45 *00 00 "	19 13	S10 *01 54"W	19 64'
CV 5	50 00'	41 *33 ' 17 "	35 47	S13 *34 ' 32 " W	36 26'
CV 6	50 00	29 11 04"	25 19	S21 *47 '38 "E	25 47
CV 7	50 00	40 *21 04"	34 49'	556 *33 ' 42E	35 21'
CV 8	50.00	23 •28 · 23 *	20 34	\$88 *28 25 'E	20.48
CV 9	25 00	45 *00 00"	19 13	S75 *53 · 19 *E	19 64'
CV 10	128 00	53 *25 * 59 *	115.09	S26 *40 20 "E	119 37
CV 11	172 00	23°19 05	69 52	N11 *36 52 "W	70 00
CV 12	172 00'	21 *43 35 "	64 83	N34 *08 ' 12 " W	65 22'
CV 13	172 00	08 *23 19 *	25 16	N49°11 40"W	25 18 ·
CV 14	128.00	19*53 45"	44 23	N43 *26 25 W	44 45
CV 15	128 00'	33 *34 18"	73 93'	N16 *42 · 26 * W	75 00 ·
CV 16	25.00	89 *59 ' 00 "	35 35'	N45 *04 ' 14 "E	39 26
CV 17	150 00'	53 *28 03"	134 95	N26 *39 ' 18 "W	139 98
CV 18	150.00	53 *25 *59 *	134 87	N26 *40 ' 20 "W	139.89

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 the certification shown hereon

COPYRIGHT
November 5, 1999

LEE STILES, PLS

CONSULTING

LAND SURVEYOR

This drawing is the property of the Land Surveyor and has been prepared specifically for the owner, for this project at this site, and is not to be changed, modified or revised without the written consent, seal and signature of the Surveyor

- Record Title to these premises may be found in Book 2500 at Page 141 in the Land Records of the Mesa County Clerk and Recorder, together with a 25' wide strip of land along the west line as may be be found in book 1071 at Page 28
- These premises are subject to an irrigation easement along the easterly line of this subdivision in favor of the Independent Ranchman's Ditch as shown hereon
- These premises may be subject to a buried irrigation line easement along the westerly side of this subdivision the exact location of said line is not known
- These premises are in the City of Fruita, Community/ Residential Zone with the following requirements
- A Minimum Lot Size= 1 DU*/7000 Square Feet Single Family 5000 Square Feet/ DU Multi- Family
- B. Yards Front= 25' FPL**; Sides= 8'/3'***FPL; Rear= 8'/3' FPL
- C. Maximum Height= 35 feet
- D Maximum Lot Coverage= 80%

*=Dwelling Unit. **=From Property Line
***Principal Structure/Accessory Structure

- The bearings as shown hereon are based upon the line between a found Mesa County Survey Marker for the North 1/4 Corner of Section 17, T 1N., R 2W, Ute Meridian, and a found Mesa County Survey Marker for the Northeast Corner of said Section 17, having a Bearing of N89 55'16"W, with the bearing being the same as shown on the Plat of Ashberry Subdivision as found recorded in Plat Book 11 at Page 321 in the Land Records of the Mesa County
- Ingress and egress from the street into the lots should be perpendicular to the centerline of the street with the driveway extending a minimum of 40 feet from the edge of existing pavement into the lot
- 7. Access to Block One & Two Lots 1 shall be via North Ash.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at O'clock 2:12 P.M this 5 Day of January A D., 1999, 2000 and is duly recorded in Plat Book No. 17 at Page 245

Reception No. 1934551 Drawer 1136 Fee 10.

Shuly Howard
Deputy

Clerk and Recorder

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 30 th of December 1999.

December 1999.

Sheen Haway

Chairman

CITY COUNCIL CERTIFICATE

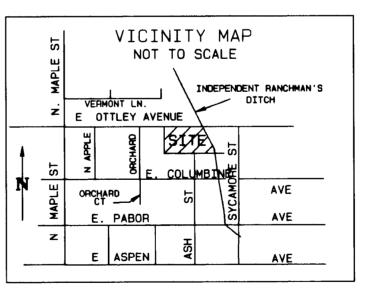
This plat approved by the Fruita City Council the 30 Day of Vecember, 1999

Syle Malakin Mayor

CITY ENGINEER'S CERTIFICATE

This plat approved by the Fruita City Engineer the 29 HL Day of December, 1999

The Engineer Pre



SURVEYOR'S CERTIFICATION

I. LeRoy H. Stiles, a registered Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this plat is a true, correct, and complete plat of the LA SEREÑA SUBDIVISION as laid out, platted, dedicated and shown hereon, that the survey of this property was actually done upon the ground under my direct supervision and responsibility. I further state that this plat of subdivision 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, to the best of my knowledge, information, and belief

LeRey At Stile's ALS 24331

Date 12/21/99

CERTIFICATE OF DEDICATION AND OWNERSHIP

That Ole D Dunn. Steve Bird and T Roland Evans as Tenants in Common, are the sole owners in fee simple of all that real property described as follows. A certain parcel of land situated in the NM1/4 NE1/4 of Section 17, T.1N, R 2W, Ute Meridian, City of Fruita, State of Colorado, as may be found in Book 2500 at Page 141 in the land records of the Mesa County Clerk and Recorder, and being more particularly described as follows. COMMENCING at a found Mesa County Survey Marker for the North 1/4 Corner of said Section 17, from whence a found Mesa County Survey Marker for the East 1/16 Corner, North Boundary of said Section 17 bears S89 55'16'E, a distance of 1320 01 feet, with all bearings contained herein being relative thereto, thence S89 55'16'E, by and with the North Line of the NE1/4 of said Section 17, a distance of 660 00 feet to a point; Thence S00 12'30''E, a distance of 30 00 feet to the Northwest Corner of the herein described Parcel, said point being the POINT OF BEGINNING. Thence running S89 55'16'E and parallel with the North Line of the NE1/4 of said Section 17, a distance of 336 14 feet to the Centerline of the existing Independent Ranchmen's Ditch, said point being the Northeast Corner of the herein described Parcel, Thence in a Southeasterly direction, by and with the centerline of said Independent Ranchmen's Ditch, the following Two (2) courses; S24 53'00'E, a distance of 308 96 feet; Thence S16 47'00'E, a distance of 33 59 feet to the Southeast Corner of the herein described Parcel, Thence departing the Centerline of said Independent Ranchmen's Ditch and running N89 57'20'W, bounded southerly, in part by Lots 3 & 4, Ashberry Subdivision, as may be found in Plat Book 12 at Page 142 all in the land records of the Mesa County Clerk and Recorder, a distance of 474 70 feet to the Southwest Corner of the herein described Parcel Thence Noo 12'30'W, a distance of 312 53 feet to the PoINT OF BEGINNING Said Parcel contains 2 93 Acres, More or less

Have by these presents laid out, platted and subdivided the same into Lots and Block as may be shown on this plat and designate the same as the LA SEREÑA SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado, with the Restrictive Covenants recorded in Book 2668 at Page (s)921—926, inclusive, for public use the streets shown hereon, including avenues, drives, courts places and alleys, the utility and drainage easements shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of all required public improvements for the LA SERENA SUBDIVISION, and further hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the service for which the easements are established

XECUTED this ZXND Day of December, 1999

D Dunn

Steven C Bing

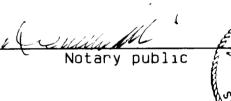
STATE OF COLORADO)

Roland Evans

COUNTY OF MESA }

The foregoing Certificate of Dedication and Ownership was Acknowledged before me this <u>Qard</u> Day of <u>December</u> 1999. by Ole D. Dunn, Steve Bird and T. Roland Evans

12.9/0/ My commission expires



My Commission expires
December 9, 2001

DENCIE L.B.

VILLINES

LIENHOLDER'S CERTIFICATE

Monrad R. Files, Personal Representative of the Estate of Martha E. Files, Holder of Mortgage Lien against the lands shown on this plat does hereby consent to the subdivision of the lands shown hereon.

Monrad R Files

Non and Files

EXECUTED this

EXECUTED this 21 Day of Secember

STATE OF COLORADO}

SS.

Monrad R. Files, Personal Representative.

Monard R. Files

3-8-03 My commission expires Notary Public

KJERSTIN

HILL

LA SEREÑA SUBDIVISION

A REPLAT OF A PORTION OF TRACT 30,
ORCHARD SUBDIVISION, IN THE NE1/4 NE1/4 OF
SECTION 17, T.1N., R.2W., UTE MERIDIAN,
CITY OF FRUITA, STATE OF COLORADO.

SCALE: 1' - 40.00'

LEE STILES, PLS

PROJECT No. 98121