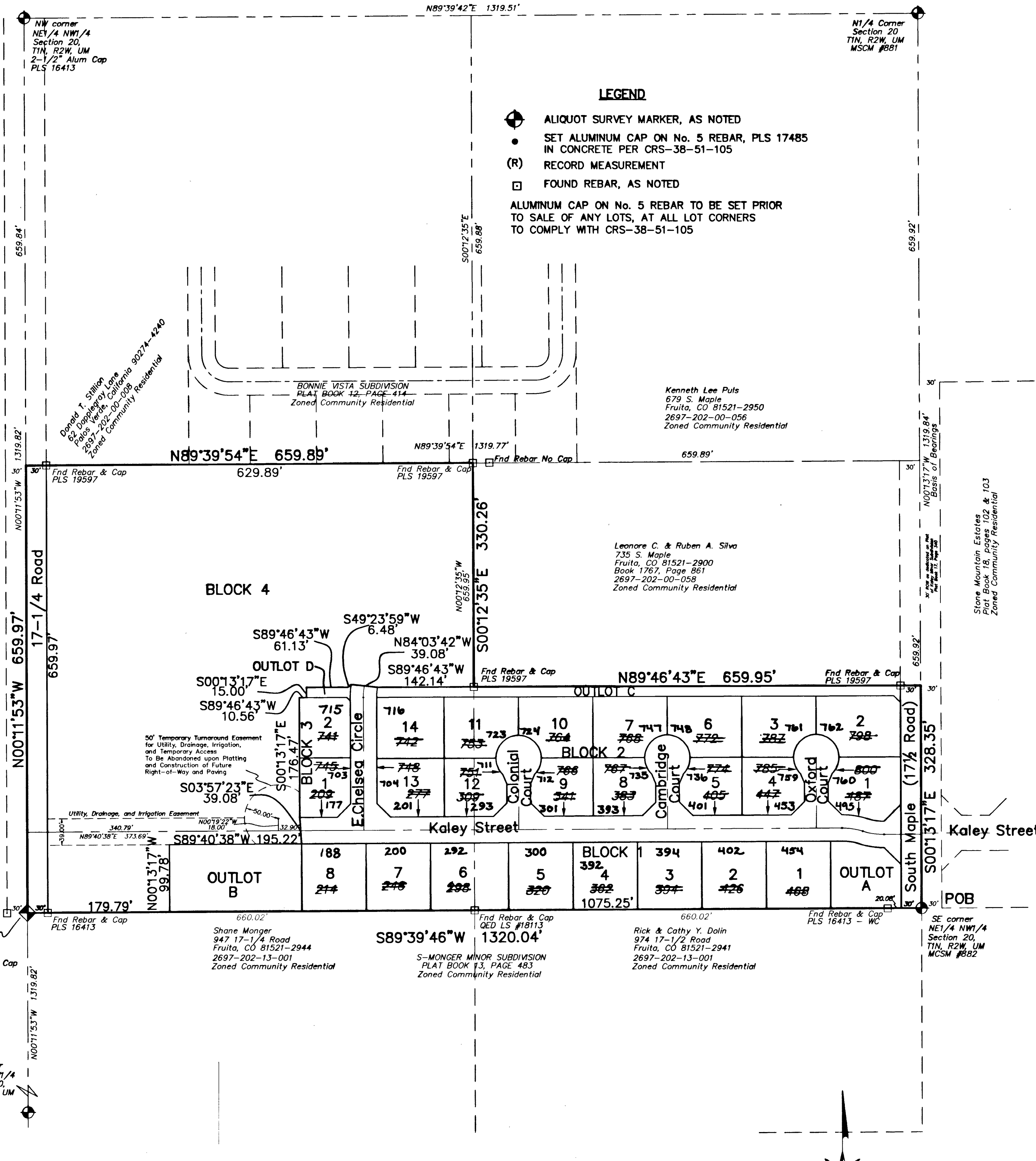


# LIBERTY GLEN SUBDIVISION

## CITY OF FRUITA, MESA COUNTY, COLORADO



**AREA SUMMARY**

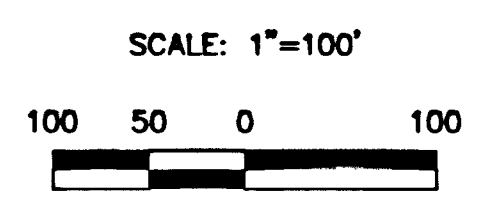
LOTS	=	4.800 Acres	32.03%
ROAD ROW	=	2.076 Acres	13.86%
OUTLOTS	=	0.953 Acres	6.36%
BLOCK 4	=	7.155 Acres	47.75%
<b>TOTAL</b>	=	<b>14.984 Acres</b>	<b>100.00%</b>

**GENERAL NOTES**

Basis of bearings is the East line of the NE1/4 NW1/4 of Section 20, T1N, R2W, UM which bears South 00 degrees 13 minutes 17 seconds East, a distance of 1319.84 feet. Both monuments on this line are Mesa County Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by American Land Title Insurance Company Title Policy No. A75-0088133, dated 7-30-2001

Note: 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**

Valley-Wide Development, L.L.C., the sole owner in fee simple of all that real property described as follows:

BEING that property as described in Book 3020, Pages 639-640 as recorded in the Mesa County Clerk and Recorders Records, described by deed as follows:

The Southwest Quarter of the Northeast Quarter of the Northwest Quarter and the South Half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 20, Township 1 North, Range 2 West of the Ute Meridian, in the Town of Fruita, Mesa County, Colorado.

**EXCEPT:** Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 20, Township 1 North, Range 2 West of the Ute Meridian, thence North 4 chains and 97.5 links for the Point of Beginning, thence North 4 chains and 97.5 links, thence West 40 rods, thence South 4 chains and 97.5 links, thence East 40 rods to the Point of Beginning.

and being further described by metes and bounds as follows:

BEGINNING at the Southeast corner of the NE1/4 NW1/4 of Section 20, T1N, R2W, of the Ute Meridian, whence the North Quarter corner bears North 00 degrees 13 minutes 17 seconds West, a distance of 1319.84 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence, along the South line of the NE1/4 NW1/4 of said Section 20, South 89 degrees 39 minutes 46 seconds West, a distance of 1320.04 feet, to the Southwest corner of said NE1/4 NW1/4 of Section 20; thence, along the West line said NE1/4 NW1/4 of Section 20, North 00 degrees 11 minutes 53 seconds West, a distance of 659.97 feet, to a point on the North line of the South Half of said NE1/4 NW1/4 of Section 20; thence, along said North line of the South Half of said NE1/4 NW1/4 of Section 20, North 89 degrees 39 minutes 54 seconds East, a distance of 659.89 feet, to a point on the East line of the West Half of said South Half of the NE1/4 NW1/4 of Section 20; thence, along said East line of the West Half of said South Half of the NE1/4 NW1/4 of Section 20, South 00 degrees 12 minutes 35 seconds East, a distance of 330.26 feet, to a point at the Southwest corner of a parcel of land as described in Book 1767, Page 861 of the Mesa County records; thence, along the South line of said parcel of land as described in Book 1767, Page 861 of the Mesa County records, North 89 degrees 46 minutes 43 seconds East, a distance of 659.95 feet, to a point on the East line of the NE1/4 NW1/4 of Section 20; thence, along said East line of the NE1/4 NW1/4 of Section 20, South 00 degrees 13 minutes 17 seconds East, a distance of 328.35 feet to the POINT OF BEGINNING.

Said parcel containing an area of 14.984 Acres more or less, as described.

Said owners 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 LIBERTY GLEN SUBDIVISION, 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 the streets shown hereon, including streets, circles, courts, and roads, and the public lands shown hereon for their indicated public use and 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 LIBERTY GLEN SUBDIVISION, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the 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, Colorado in Book 3020 at Page 741, as Document No. 1059365

Outlots A, B, C, and D are dedicated to the LIBERTY GLEN Homeowners Association, hereby platted as perpetual easements for (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwater; (d) recreational and aesthetic purposes as determined appropriate by said LIBERTY GLEN Homeowners Association, (e) ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, and (f) for the use of City approved public utilities 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 sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities. Deed of conveyance recorded at Book 3020, Page 197, subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/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, and in Drainage & Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners 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.

IN WITNESS WHEREOF, said owners, Valley-Wide Development, L.L.C., has caused their names to be hereunto subscribed this 12 day of Feb. A.D. 2002.

Executed this 12th day of February, 2002.

for: Valley-Wide Development, L.L.C.

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M., June 4, A.D., 2002, and was duly recorded in Plat Book No. 19, Page No. 34935 Reception No. 2059558

Drawer No. mm 19 Fees: \$20.00

Witness my hand and official seal

My Commission Expires 7-8-2003

**SURVEYOR'S CERTIFICATION**

I, Patrick R. Green, 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 LIBERTY GLEN SUBDIVISION, 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 direct 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.

Certified this 12 day of Feb. 2002

**MORTGAGEE OR LIENHOLDERS CERTIFICATE**

ALPINE BANK (Lienholder) does hereby certify that it is the holder of this plat and hereby consents to the subdivision of the lands shown hereon.

Executed this 12th day of February, 2002.

for: ALPINE BANK

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by BRENDA BEYNOT-UP, this 12th day of February, A.D., 2002.

Witness my hand and official seal: Brenda Beynot-UP, Notary Public

**PLANNING COMMISSION CERTIFICATE**

This plat approved by the City of Fruita Planning Commission this 14 day of February, 2002.

Chairman: David Karsing

**CITY COUNCIL CERTIFICATE**

This plat approved by the City Council of the City of Fruita, Colorado, this 22nd day of February, 2002, 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 provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets, or easements dedicated to the public, except as specifically agreed to by the Board of Trustees 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, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a 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 City Council.

City of Fruita, Colorado.

By: Doug Hall, Mayor

Witness my hand and seal of the City of Fruita, Colorado.

ATTEST: Harold Stubbins, City Clerk

**TITLE CERTIFICATE:**

LAWRENCE D. VENT, MERIDIAN LAND TITLE, 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 VALLEY-WIDE DEVELOPMENT, L.L.C., a Colorado Limited Liability Company free and clear of all liens, taxes, and encumbrances, except as follows: Deed of Trust in favor of Alpine Bank recorded 2-6-2002 in Book 3017 at page 284

Executed this 12th day of February, 2002 By: [Signature] Title Examiners Signature

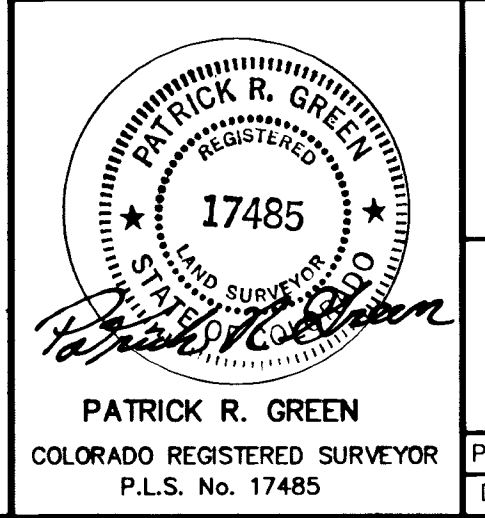
**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M., June 4, A.D., 2002, and was duly recorded in Plat Book No. 19, Page No. 34935 Reception No. 2059558

Drawer No. mm 19 Fees: \$20.00

By: Carol Zinke, Deputy



**LIBERTY GLEN SUBDIVISION**  
SECTION 20, T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7TH STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN  
COLORADO REGISTERED SURVEYOR  
P.L.S. No. 17485

PROJ. NO. 2001-35	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: JAN., 2002	RAM/PTK	RSK		1	2

Donald T. Stillion  
62 Dapplegray Lane  
Palos Verde, California 90274-4240  
2697-202-00-008  
Zoned Community Residential

BONNIE VISTA SUBDIVISION  
PLAT BOOK 12, PAGE 414  
Zoned Community Residential

Kenneth Lee Puls  
679 S. Maple  
Fruita, CO 81521-2950  
2697-202-00-056  
Zoned Community Residential

N89°39'54"E 659.89'

**Lot Line Curve Data**

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18°00'12"	82.50'	25.82'	25.82'	S81°13'11"E
C2	18°06'17"	117.50'	37.13'	36.97'	S81°16'14"E
C3	18°00'12"	121.50'	38.18'	38.02'	S81°13'11"E
C4	18°06'17"	78.50'	24.80'	24.70'	S81°16'14"E
C5	45°29'53"	33.50'	26.80'	25.91'	N22°31'39"E
C6	90°00'00"	33.50'	52.62'	47.38'	S45°13'17"E
C7	90°00'00"	33.50'	52.62'	47.38'	N44°46'43"E
C8	45°29'53"	33.50'	26.80'	25.91'	S22°58'14"E
C9	45°29'53"	33.50'	26.80'	25.91'	N22°31'39"E
C10	90°00'00"	33.50'	52.62'	47.38'	S45°13'17"E
C11	90°00'00"	33.50'	52.62'	47.38'	N44°46'43"E
C12	45°29'53"	33.50'	26.80'	25.91'	S22°58'14"E
C13	45°29'53"	33.50'	26.80'	25.91'	N22°31'39"E
C14	90°00'00"	33.50'	52.62'	47.38'	S45°13'17"E
C15	90°00'00"	33.50'	52.62'	47.38'	N44°46'43"E
C16	45°29'53"	33.50'	26.80'	25.91'	S22°58'14"E
C17	10°44'20"	80.50'	15.08'	15.07'	N05°08'53"E
C18	09°14'34"	119.50'	19.28'	19.26'	N04°23'59"E

Leonore C. & Ruben A. Silva  
735 S. Maple  
Fruita, CO 81521-2900  
Book 1767, Page 861  
2697-202-00-058  
Zoned Community Residential

**Centerline Curve Data**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18°00'12"	102.00'	32.05'	31.92'	N81°13'11"W
C2	18°06'17"	98.00'	30.97'	30.84'	N81°16'14"W
C3	09°50'41"	100.00'	17.18'	17.16'	N04°42'03"E

N00°11'53"W 659.97'

S00°12'35"E 330.26'

N89°46'43"E 659.95'

30'

30'

30'

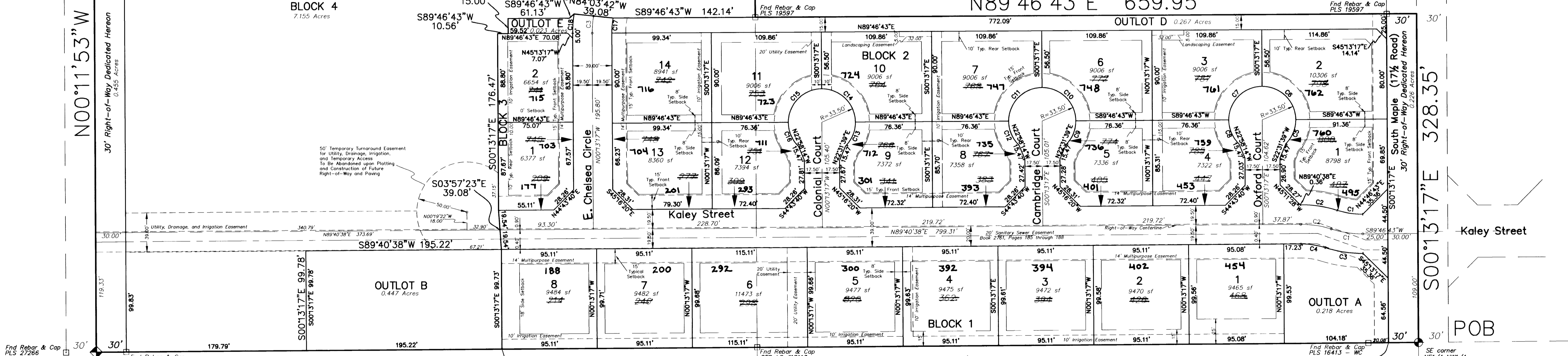
30'

30'

30'

30'

30'



Shane Monger  
947 17-1/4 Road  
Fruita, CO 81521-2944  
2697-202-13-001  
Zoned Community Residential

S89°39'46"W 1320.04'

S-MONGER MINOR SUBDIVISION  
PLAT BOOK 13, PAGE 483  
Zoned Community Residential

Rick & Cathy Y. Dolin  
974 17-1/2 Road  
Fruita, CO 81521-2941  
2697-202-13-001  
Zoned Community Residential

- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
  - (R) RECORD MEASUREMENT
  - ⊠ FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

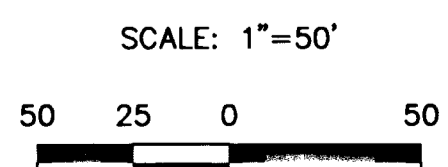
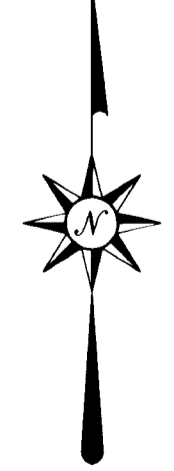
**AREA SUMMARY**

LOTS	4.800 Acres	32.03%
ROAD ROW	2.076 Acres	13.86%
OUTLOTS 4	0.953 Acres	6.36%
	7.155 Acres	47.75%
<b>TOTAL</b>	<b>14.984 Acres</b>	<b>100.00%</b>

**SURVEYOR'S CERTIFICATION**

I, Patrick R. Green, 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 LIBERTY GLEN SUBDIVISION, as laid out, plotted, dedicated and shown hereon that the survey thereof was made under my direct 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.

Certified this 12 day of Feb, 2002

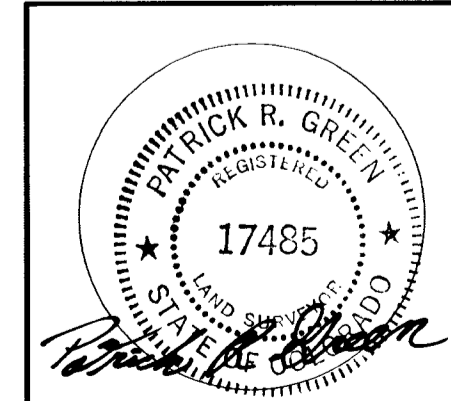


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

30' ROW as dedicated on Plat of Kaley Minor Subdivision Plat Book 17, Page 340

Stone Mountain Estates  
Plat Book 18, pages 102 & 103  
Zoned Community Residential

SE corner NE1/4 NW1/4 Section 20 T1N, R2W, UM MCSM #882



PATRICK R. GREEN  
COLORADO REGISTERED SURVEYOR  
P.L.S. No. 17485

**LIBERTY GLEN SUBDIVISION**  
SECTION 20, T1N, R2W,  
UTE MERIDIAN, CITY OF FRUITA,  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO.	DATE	SURVEYED	DRAWN	CHECKED	SHEET	OF
NO. 2001-35	JAN., 2002	RAM/PTK	RSK		2	2