

FINAL PLAT APPLE STREET HOMES A REPLAT OF LOTS 1 THROUGH 8, CLEVELAND ADDITION TO THE CITY OF FRUITA MESA COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Priscilla Studt, is the owner in fee simple of record of that real property situated in the City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book Book 3513, Page 797, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of APPLE STREET HOMES and being more particularly described as follows:

Lots 1 through 8 inclusive, Block 2, Cleveland Addition to the City of Fruita, Colorado, as shown on the Map of Town of Cleveland, recorded in Plat Book 1, Page 20, November, 1890, and the 5 feet of Vacated North Right-of-Way, along the South Property Line, per Ordinance Number 367, as recorded in the Mesa County Clerk and Recorders office at Reception Number 1142131, September 19, 1977, and being further described by metes and bounds, as follows:

Commencing at the Southwest Block Corner monument for Block 2, Cleveland Addition to the City of Fruita, whence the Northwest Block Corner monument of said Block 2 bears South 00 degrees 00 minutes 02 seconds East, a distance of 271.06 feet; thence North 48 degrees 49 minutes 51 seconds East, a distance of 35.00 feet, along the line between said Block Corner monuments; thence South 89 degrees 58 minutes 12 seconds East, a distance of 40.00 feet to a point on the East right-of-way line of Apple Street (a sixty foot (60') wide right-of-way) the POINT OF BEGINNING; thence North 00 degrees 00 minutes 02 seconds West, a distance of 216.00 feet, along said East right-of-way line of Apple Street to the intersection with the South right-of-way line of East McCune Avenue (a forty foot (40') wide right-of-way); thence South 89 degrees 53 minutes 08 seconds East, a distance of 199.84 feet, along the South right-of-way line of said East McCune Avenue, to the East line of Lot 8, Block 2, Cleveland Addition to the City of Fruita; thence South 00 degrees 00 minutes 08 seconds West, a distance of 215.71 feet, along said East line of Lot 8, Block 2, Cleveland Addition to the City of Fruita to a point on the North right-of-way of East Carolina Avenue, per Ordinance Number 367; thence North 89 degrees 58 minutes 12 seconds West, a distance of 199.83 feet, along said North right-of-way line of East Carolina Avenue to the Point of Beginning.

Said parcel containing an area of 0.990 Acres, as described.

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

- All drives, places and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
- All multi-purpose 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.

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 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 lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Priscilla Studt, has caused her name to be hereunto subscribed this 23 day of Feb, A.D., 2006.

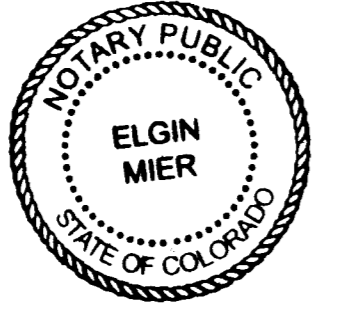
Priscilla A. Studt
Owner

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

On this 23 day of February, A.D., 2006, before me the undersigned officer, personally appeared Priscilla Studt, and acknowledged that she executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires: 5/30/2007



Elgin Mier
Notary Public

GENERAL NOTES

Basis of bearings is the West line of Block 2 of Cleveland Addition to the City of Fruita, which bears North 00 degrees 00 minutes 02 seconds West, a distance of 271.06 feet, established by observation of the MCGPS control network. Both monuments on this line are City of Fruita Block Survey Markers, as shown on the face of this plat.

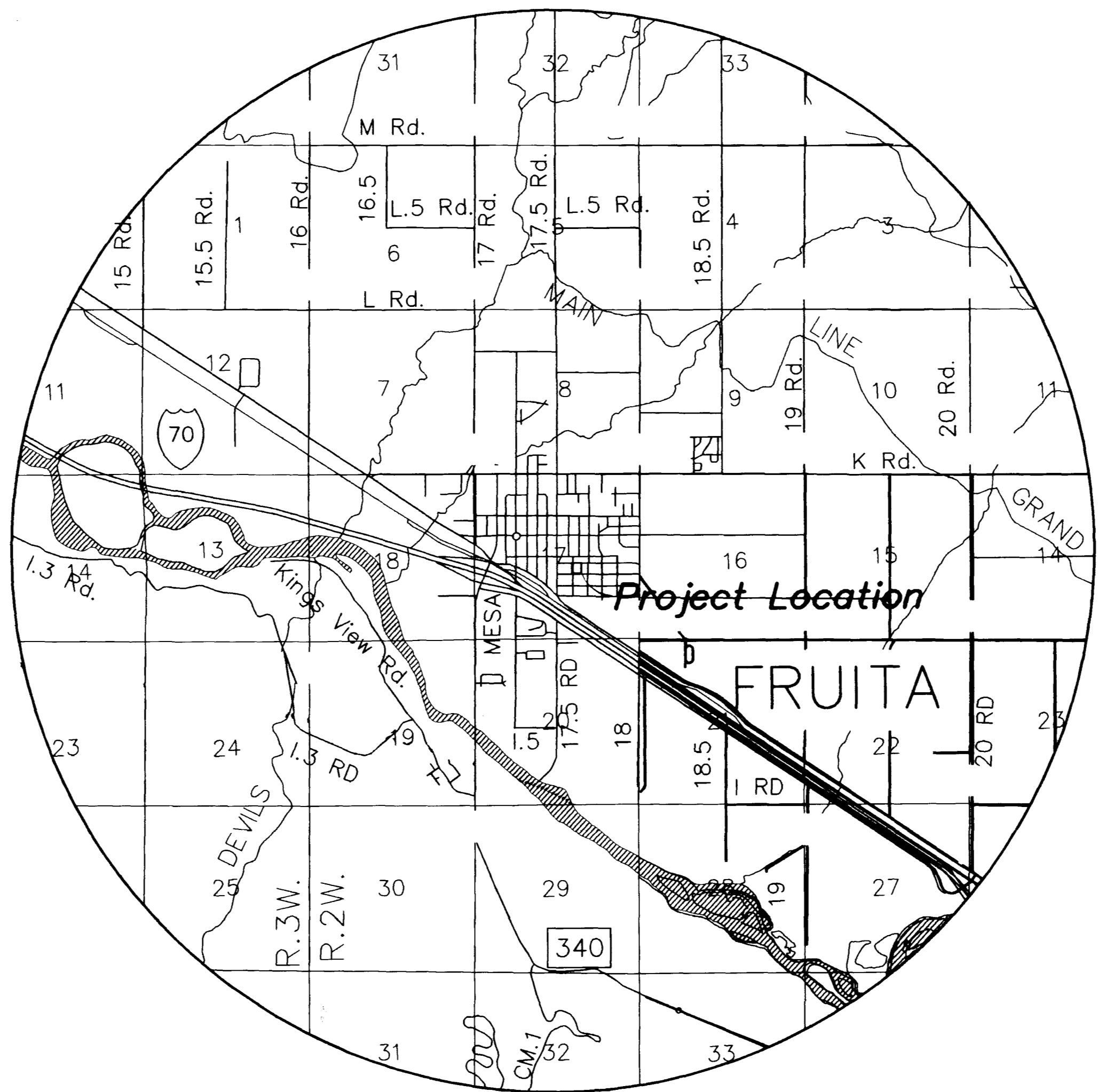
Easement and title documents (schedules A&B) provided by Meridian Land Title Insurance Company Title Commitment No. 77213, dated August 2, 2005.

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".

CITY OF FRUITA REQUIRED NOTE:

No structures, including sheds, slabs, curbing, and raised landscaping, which affect the flow of stormwater or other surface drainage are allowed in identified drainage easements.

Drainage easement shown hereon for the benefit of the owners of Lots 1 through 5 of this subdivision.



VICINITY MAP
Not to Scale

AREA SUMMARY

New ROW	=	520 sf	1.21%
SFR LOT 1	=	8096 sf	18.76%
SFR LOT 2	=	8041 sf	18.64%
SFR LOT 3	=	8395 sf	19.46%
SFR LOT 4	=	9152 sf	21.22%
SFR LOT 5	=	8932 sf	20.71%
TOTAL	=	43136 sf	100.00%

SURVEYOR'S CERTIFICATE

I, Patrick R. Green, 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 APPLE STREET HOMES, as laid out, platted, dedicated and shown hereon, and 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 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 8th day of MARCH, 2006.

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission this 12 day of NOVEMBER, 2006.

Juan Carter
Chairman

CITY COUNCIL CERTIFICATE

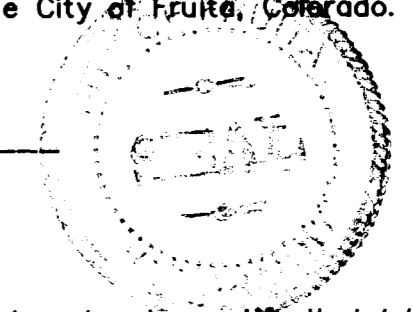
This Plat approved by the City Council of the City of Fruita, Colorado, this 6th day of December, 2006, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provisions that approval in no way 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, subsurface 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, 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: *James Adams*
Mayor

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

Margaret Estabrook
City Clerk



TITLE CERTIFICATE:

Meridian Land Title Insurance Company 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 Priscilla Studt free and clear of all liens, taxes, and encumbrances, except as follows:

No Lienholders of Record

Executed this 8th day of MARCH, 2006

By: *LDH LAWRENCE D VENT*
Title Examiners Signature

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 3:51 o'clock P.M., OCTOBER 16, A.D., 2006, and was duly recorded in

Book No. 4271, Page No. 508-57 Reception No. 2343653

Drawer No. 53-94, Fees: 20⁰⁰ 12

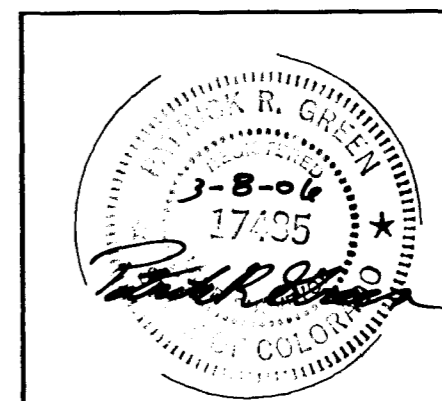
Janice Ward
Mesa County Clerk and Recorder

By: *Lucien McElroy*
Deputy

DECLARATIONS:

There will be no Declaration of Covenants and Restrictions recorded for this subdivision.

Located In NW¼ SE¼ Section 17, T1N, R2W, Ute Meridian



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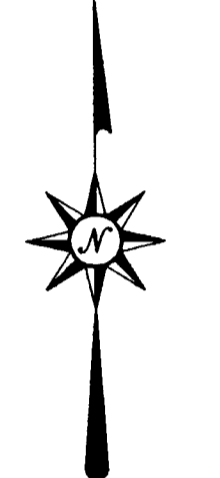
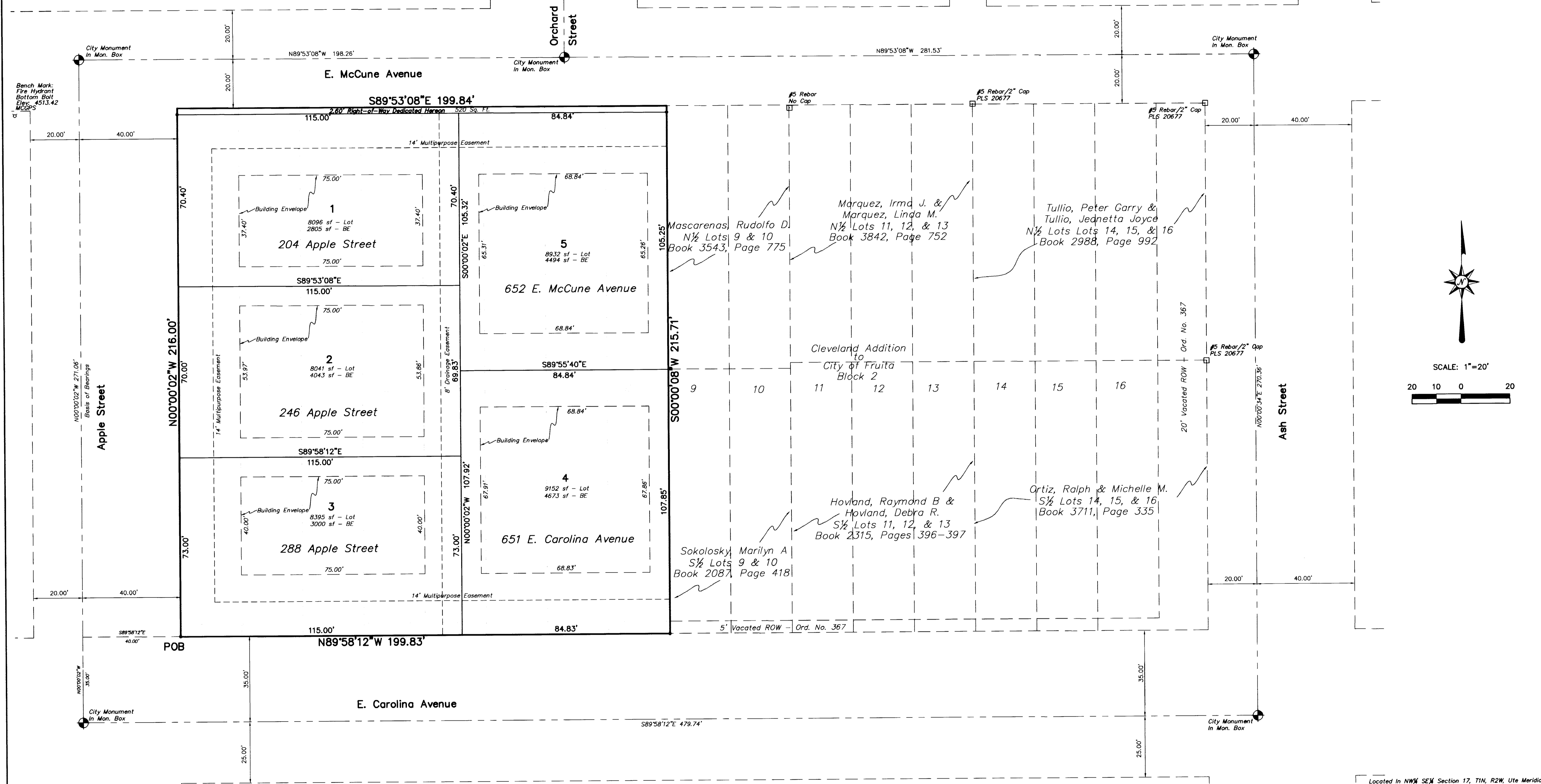
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

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

PROJ. NO. 2005-55	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: July, 2005	RSK	PRG		1	2

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.

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SCALE: 1"=20'
20 10 0 20

- 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

Site Benchmark:
Benchmark for this site is the bottom bolt on the North side of the Fire Hydrant located at the Southwest corner of the intersection of Apple Street and E. McCune Avenue, having an elevation of 4513.42, based on the Mesa County Global Positioning Systems control network (NAVD 88).

Located in NW 1/4 Section 17, T1N, R2W, Ute Meridian

PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
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