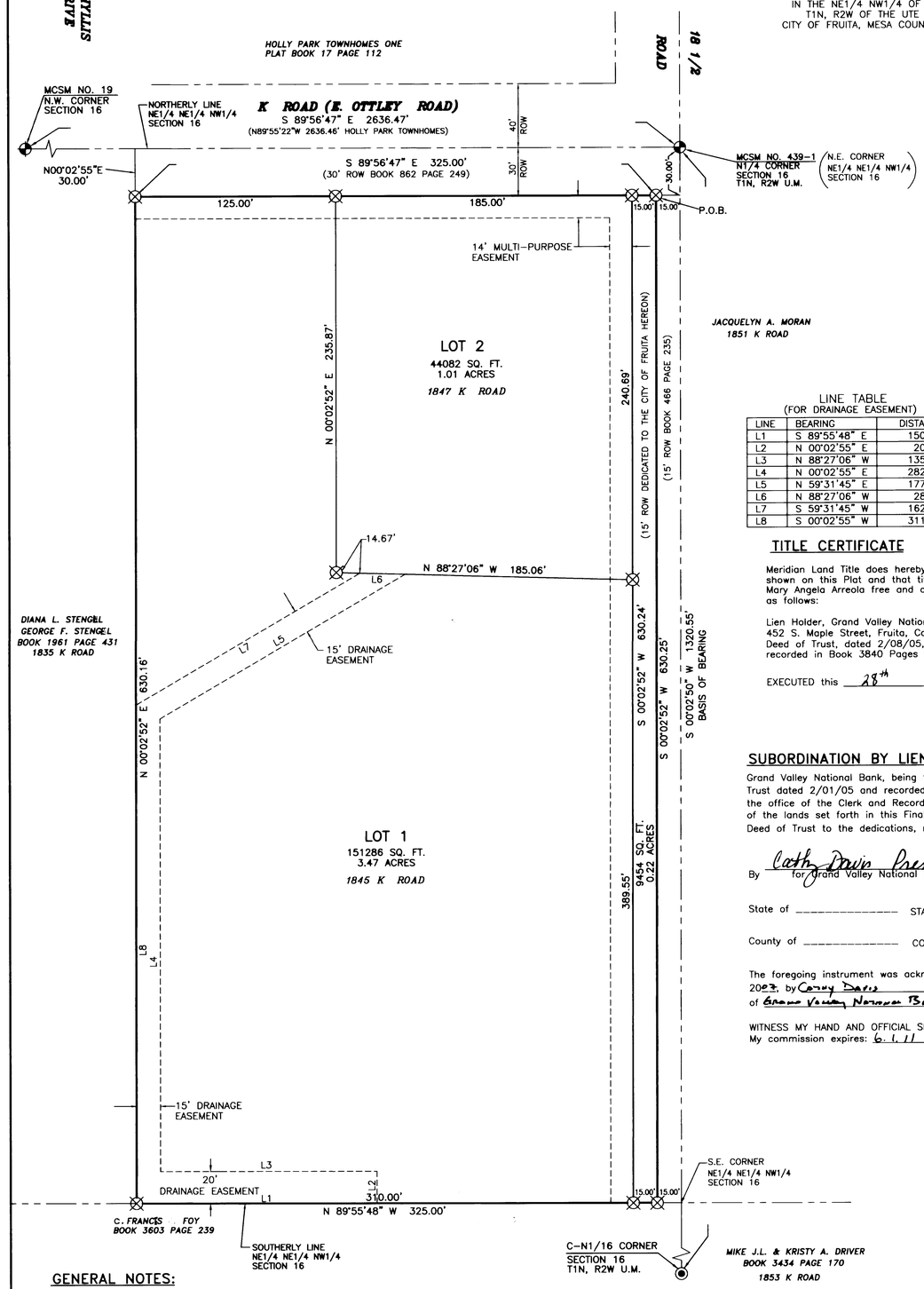
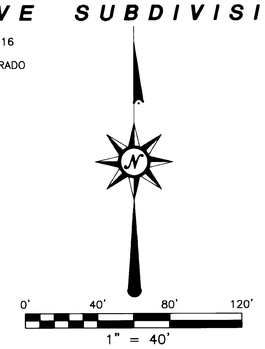
RECEPTION #: 2422238, BK 4594 PG 876 01/31/2008 at 03:16:56 PM, 1 OF 1, R
$10.00 S $1.00 Doc Code: PLAT Janice Rich, Mesa County, CO CLERK AND RECORDER

FINAL PLAT
ARREOLA ADMINISTRATIVE SUBDIVISION

SITUATED
IN THE NE1/4 NW1/4 OF SECTION 16
T1N, R2W OF THE UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO





LEGEND

⊕	MESA COUNTY SURVEY MARKER
◉	FOUND ALLOY CAP LS-20677
⊠	SET REBAR & CAP PLS-18469
ROW	RIGHT-OF-WAY
MCSM	MESA COUNTY SURVEY MARKER

LINE TABLE
(FOR DRAINAGE EASEMENT)

LINE	BEARING	DISTANCE
L1	S 89°55'48" E	150.00'
L2	N 00°02'55" E	20.00'
L3	N 88°27'06" W	135.00'
L4	N 00°02'55" E	282.99'
L5	N 59°31'45" E	177.56'
L6	N 88°27'06" W	28.29'
L7	S 59°31'45" W	162.14'
L8	S 00°02'55" W	311.55'

LAND USE SUMMARY

DESC:	ADDRESS	LAND USE	ACRES	PERCENT
LOT 1	1845 K ROAD	SINGLE FAMILY RESIDENTIAL	3.47	73.8%
LOT 2	1847 K ROAD	SINGLE FAMILY RESIDENTIAL	1.01	21.5%
RIGHT-OF-WAY (ROAD)	N/A	AS ROAD RIGHT-OF-WAY	0.22	4.7%
TOTAL			4.70	100.00%

TITLE CERTIFICATE

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 Jesus Arreola and Mary Angela Arreola free and clear of all liens, taxes, and encumbrances, except as follows: as follows:

Lien Holder, Grand Valley National Bank
452 S. Maple Street, Fruita, Co 81521
Deed of Trust, dated 2/08/05,
recorded in Book 3840 Pages 50-54

EXECUTED this 28th day of December, 2007.

By [signature] LAWRENCE D. VENT - EXAMINER
for Meridian Land Title

SUBORDINATION BY LIENHOLDER

Grand Valley National Bank, being the holder of a promissory note secured by a Deed of Trust dated 2/01/05 and recorded on 2/08/05, recorded at Book 3840 at Pages 50-55, 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 Cathy Davis President
for Grand Valley National Bank

State of _____ STATE OF COLORADO)
) ss
County of _____ COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27TH day of December, 2007, by Cathy Davis as President of Grand Valley National Bank.

WITNESS MY HAND AND OFFICIAL SEAL.
My commission expires: 6.1.11

Notary Public

NOTARY PUBLIC DANIEL THOMAS STATE OF COLORADO

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Arreola Administrative Subdivision, a subdivision of a part of the City of Fruita, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 4th day of December, 2007.

COLORADO REGISTERED RICHARD A. MASON 12/4/07 18469 PROFESSIONAL LAND SURVEYOR

Richard A. Mason
Registered Professional Land Surveyor
No. 18469

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that JESUS ARREOLA and MARY ANGELA ARREOLA are the owners of record of that real property situated in the NE1/4 NW1/4 of Section 16, Township One North, Range Two West of the Ute Meridian, in the City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 1260 at Page 283, of the records in the Office of the Mesa County Clerk and Recorder. Said owners do hereby plat said real property under the name and style of Arreola Administrative Subdivision and being more particularly described as a result of survey as follows:

Commencing at a Mesa County Survey Marker for the N1/4 Corner of said Section 16, whence an alloy cap (PLS 20677) for the Center North (C-N) 1/16 Corner bears S00°02'52"W for a distance of 1,320.55 feet; thence S00° 02'50"W for a distance of 30.00 feet; thence N89°56'47"W for a distance of 15.00 feet to the intersection of the southerly right-of-way line of K Road with the westerly right-of-way line of a road right-of-way recorded in Book 466 at Page 235 in the Office of the Mesa County Clerk and Recorder, and the point of beginning; thence S00° 02'52"W, on said westerly right-of-way line for a distance of 630.25 feet to the southerly line of the NE1/4 NE1/4 NW1/4 of said Section 16; thence N89°55'48"W, on said southerly line, for a distance of 325.00 feet; thence N00°02'52"E for a distance of 630.16 feet to the southerly right-of-way line of K Road, as recorded in Book 862 at Page 249 in the Office of the Mesa County Clerk and Recorder; thence S89°56'47"E, on said southerly right-of-way line, for a distance of 325.00 feet to the beginning.

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

All street rights-of-way are dedicated to the City of Fruita for the use of the public forever.

A 14 foot Multi-purpose Easement shoen hereon is hereby dedicated 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, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunication lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, 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 owners hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of the Plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Jesus Arreola and Mary Angela Arreola, have caused their names to be hereunto subscribed this 28th day of December, A.D., 2007.

Jesus Arreola — Mary Angela Arreola

STATE OF COLORADO)
COUNTY OF MESA) ss

On this 28th day of December, 2007, before me the undersigned officer, Jesus Arreola and Mary Angela Arreola, personally appeared and acknowledged that they 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: 10/11/2008

Shawna M Jarquez
Notary Public

Declarations of Protective Covenants are filed in Book _____ at Page _____, as Document No. _____.

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 24th day of January, 2008, 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 the 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, 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 devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated herein, City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA SEAL COLORADO

CITY OF FRUITA, COLORADO
By: [signature]
Mayor

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

ATTEST: [signature]
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 3:16 o'clock at P.M, on this 31st day of January, A.D., 2008 in Plat Book No. 4594 in Page(s) No. 876, Reception No. 2422238 Drawer No. VV-61 Fees 10.00 1.00

Janice Rich
MESA COUNTY CLERK AND RECORDER
Deputy

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Plat approved by the City of Fruita Community Development Department the 22 day of January, 2008.

Director

GENERAL NOTES:

1. Basis of bearings derived from "Mesaco LCS" with a bearing of S00°02'50"W between a Mesa County Survey Marker for the North 1/4 Corner and an alloy cap (PLS 20677) for the C-N1/16 Corner of Section 16, Township 1 North, Range 2 West of of the Ute Meridian, Mesa County, Colorado. Field work performed 7/2005
2. Title Information from Mesa County real property records and from Meridian Land Title Company, Policy No. 75107 173534, File No. 74072, effective date 02/22/05.
3. A Drainage Easement for the benefit of Lot 2 shown hereon shall be granted by separate instrument.

ROLLAND ENGINEERING GRAND JUNCTION

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\5039\5039PLATREV.DWG

FINAL PLAT
ARREOLA ADMINISTRATIVE SUBDIVISION
SITUATED
IN THE NE1/4 NW1/4 OF SECTION 16
- T1N, R2W OF THE UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO

Designed	Checked RAM	Proj# 5039	Sheet 1
Drawn	Date 12/03/07	Rv:	Of 1