

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1879806 12/18/98 0837AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 14 PAGE 337

DRAWER NO G6-38

FEE \$ 10.⁰⁰ 1.⁰⁰

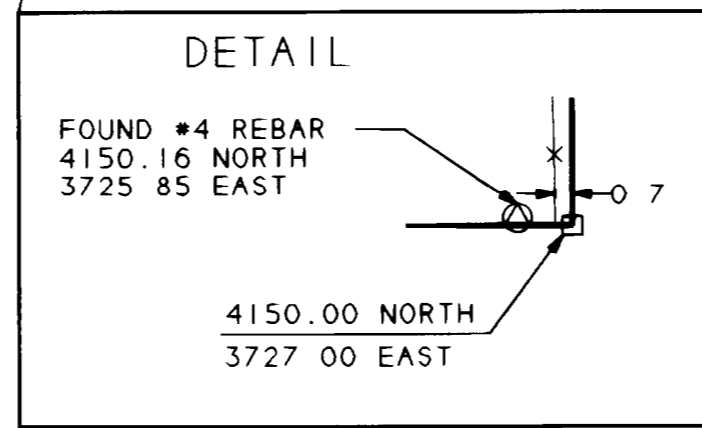
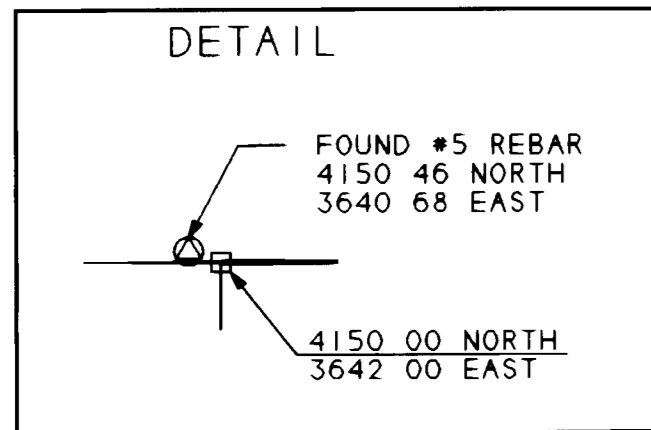
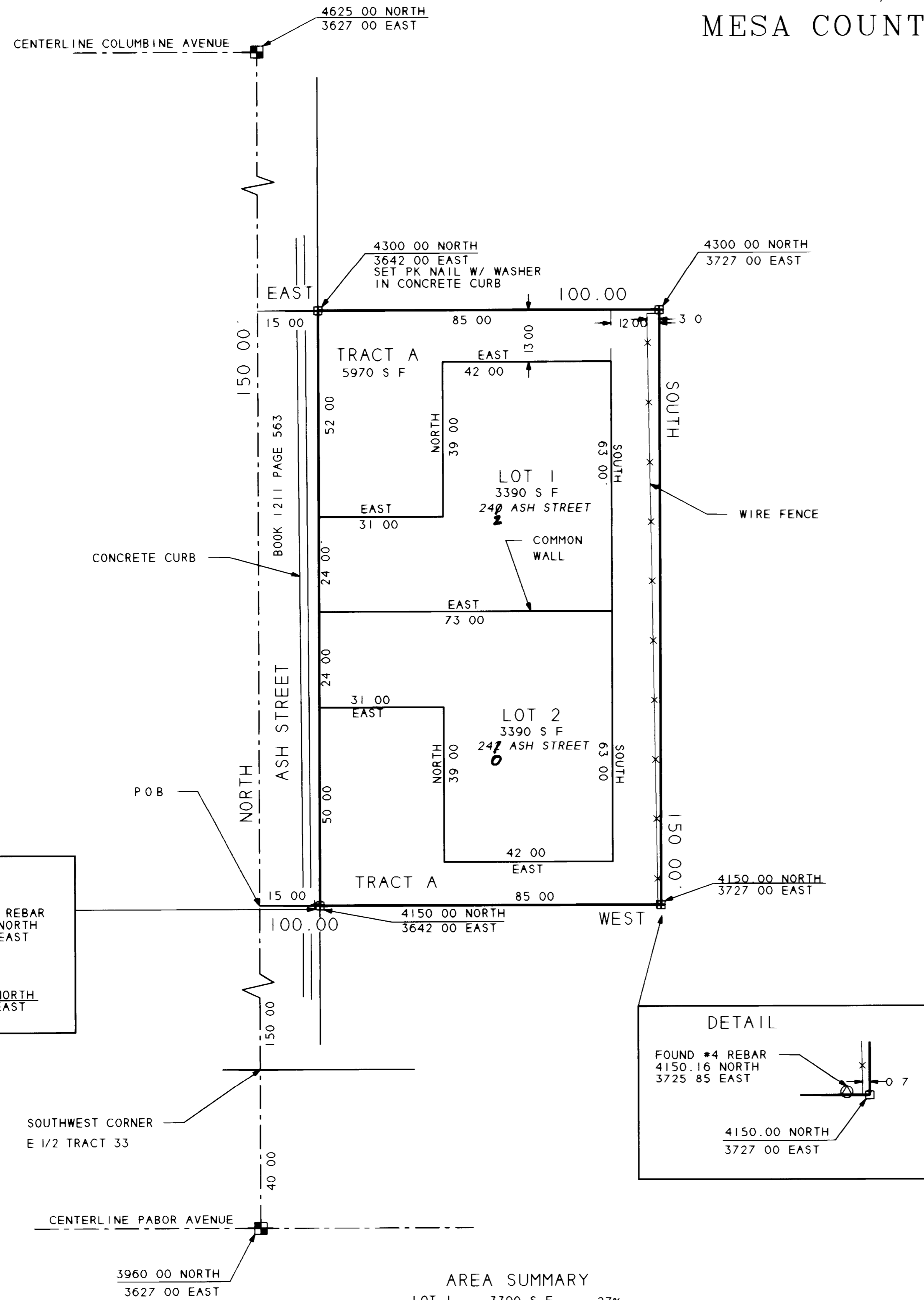
NAME OF PLAT Ash Street Townhomes

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Carlisle J. Fowler

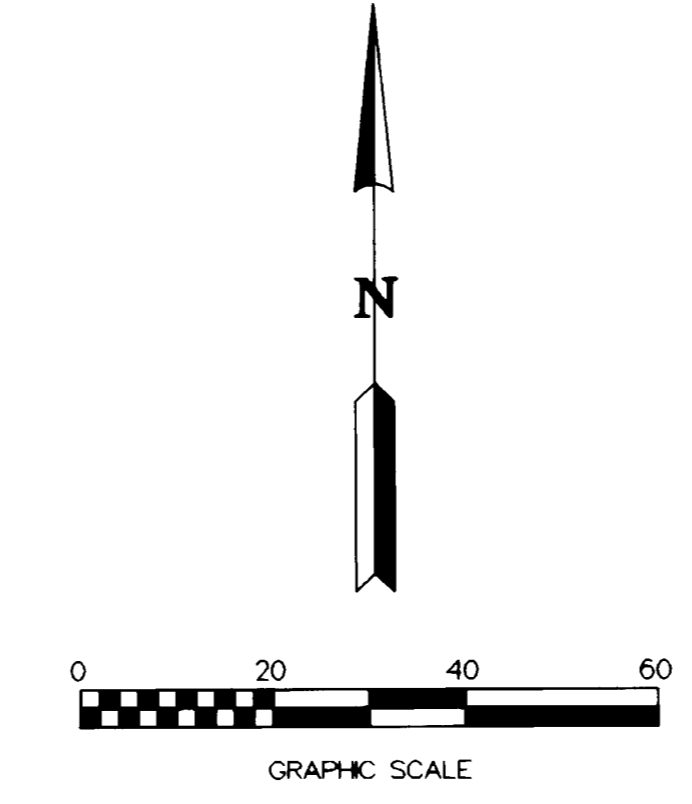
ASH STREET TOWNHOMES

BEING A PORTION OF THE EAST 1/2 TRACT 33
ORCHARD SUBDIVISION TO FRUITA
IN THE NE 1/4, SECTION 17, T. 1 N., R. 2 W., U.M.
MESA COUNTY, TOWN OF FRUITA, COLORADO



AREA SUMMARY

LOT 1	3390 S F	27%
LOT 2	3390 S F	27%
TRACT A	5970 S F	47%
TOTAL	12750 S F	100%



- LEGEND**
- FOUND 2" BRASS CAP SET IN CONCRETE, STAMPED "FRUITA CITY SURVEY MARKER"
 - ⊗ FOUND MONUMENT AS DESCRIBED
 - SET #5 REBAR AND CAP, L.S. 27266

- NOTES**
- BEARINGS ARE BASED UPON THE CENTERLINE OF N ASH STREET. FOUND A 2" BRASS CAP SET IN CONCRETE AND STAMPED "FRUITA CITY SURVEY MARKER" ON THIS CENTERLINE AT BOTH ITS INTERSECTION WITH THE CENTERLINE OF PABOR AVENUE AND ITS INTERSECTION WITH THE CENTERLINE OF COLUMBINE AVENUE. THE VALUE USED, NORTH, IS GIVEN FOR THIS LINE ON THE "DESIGNATED STREET RIGHT-OF-WAY MAP", AS ADOPTED BY THE CITY COUNCIL OF FRUITA BY RESOLUTION 1984-13, A COPY OF WHICH IS ON FILE AT FRUITA CITY HALL.
 - THE COORDINATES SHOWN ON THIS SURVEY ARE BASED UPON THE COORDINATES GIVEN ON THE ABOVE MENTIONED "DESIGNATED STREET RIGHT OF WAY MAP"

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of ASH STREET TOWNHOMES, a subdivision of a part of the City of Fruita, County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504



DEDICATION
KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and that being a part of the NE 1/4 of Section 17, Township 2 North, Range 2 West, of the Ute Meridian, as recorded in Book 2200 Page 624 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning 150 feet North of the Southwest Corner of the East 1/2 of Tract 33 of the Orchard Subdivision to Fruita thence North 150 feet thence East 100 feet thence South 150 feet thence West 100 feet to the point of beginning, EXCEPT Right-of-Way as described in Book 1211 at Page 563

That said owners have caused said real property to be laid out and surveyed as Lots 1, 2, and Tract A, ASH STREET TOWNHOMES, a subdivision of a part of Mesa County, State of Colorado

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication

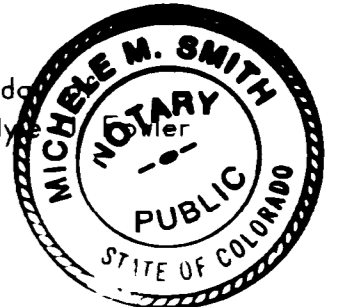
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 16 day of December, 1998

Carlyle J. Fowler
Carlyle J. Fowler

STATE OF COLORADO)
)SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 16 day of December, 1998 by Carlyle J. Fowler

My Commission expires 06/24/99
Witness my hand and official Seal
Michele M. Smith
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 8:37 o'clock A., this 16 day of December, 1998, and is duly recorded in Plat Book No. 116 Page 337, Reception No. 187984 Drawer 66-38

Monika J. Judd \$10.00 Shirley Howard
Clerk and Recorder Fee Deputy

PLANNING COMMISSION CERTIFICATE

Approved this 16 day of December, 1998
Planning Commission of the City of Fruita, Colorado.

David Kaurin
Chairperson

CITY OF FRUITA CERTIFICATE OF APPROVAL

This plat of ASH STREET TOWNHOMES, a subdivision of the City of Fruita, County of Mesa, State of Colorado, was approved this _____ day of _____, 1998

Steph A. Ballentine _____
Mayor City Clerk

ASH STREET TOWNHOMES
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ORCHARD SUBDIVISION TO FRUITA
IN THE NE 1/4, SECTION 17, T. 1 N., R. 2 W., U.M.
MESA COUNTY, TOWN OF FRUITA, COLORADO

MESA COUNTY TOWN OF FRUITA COLORADO

**PREPARED FOR
CARL FOWLER**

SCALE: 1"=20'

DECEMBER 16, 1998

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.