

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1873516 11/13/98 0859AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 309

DRAWER NO GG14

FEB \$ 10⁰⁰ 1⁰⁰

NAME OF PLAT COFF NO. 2 MINOR SUB

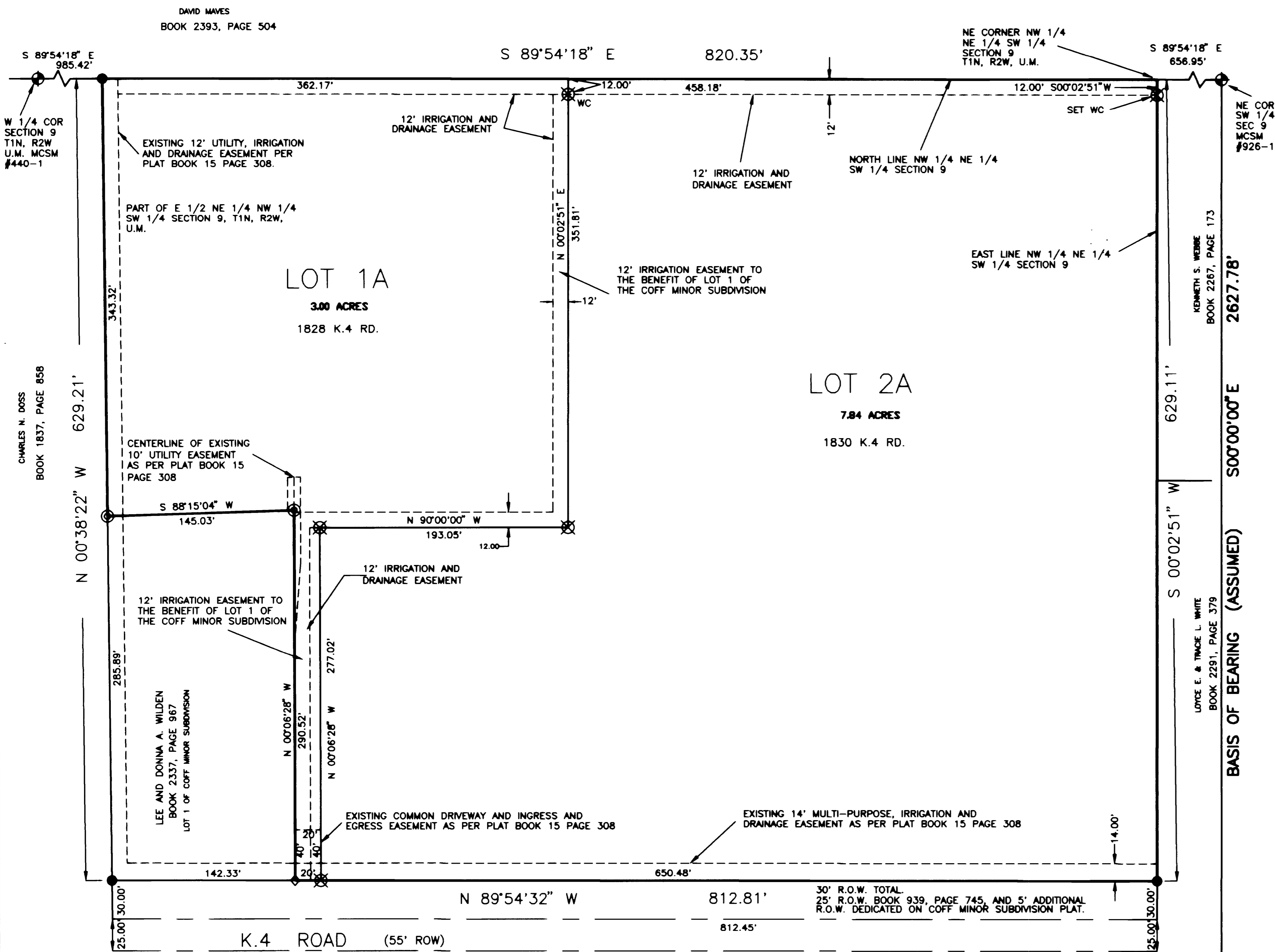
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

COFF, HARRY E. SR.

COFF, MARILYN F.

COFF NO. TWO MINOR SUBDIVISION

A REPLAT OF LOT 2, COFF MINOR SUBDIVISION



SUMMARY

AREA	ACRES	%
LOT 1A AREA	3.00	27.68%
LOT 2A AREA	7.84	72.32%
TOTAL AREA IN LOTS	10.84	100%
EASEMENT AREA	0.88	

GENERAL NOTES

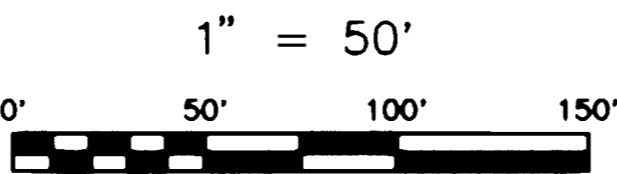
- Basis of bearing between Mesa County brass caps for the S 1/4 Corner Section 9 T1N, R2W, Ute P.M., and the NE Cor SW 1/4 Section 9, T1N, R2W, Ute P.M. is S00°00'00\"/>
- Title information is from Mesa County Real Property Records.

RIGHT-TO-FARM

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-3.5-101.

LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- ◇ FOUND 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 the certification shown hereon.

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Harry E. Coff Sr. and Marilyn F. Coff, the sole owners in fee simple of that real property described as follows:
 Lot 2, Coff Minor Subdivision, according to the plat recorded in Plat Book 15 at Page 308, Mesa County real property records.

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 Coff No. Two Minor Subdivision in the City of Fruita, County of Mesa, State of Colorado, and do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Irrigation Easements to the owners of lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repairs of private irrigation systems;
 All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

We hereby accept the responsibility for the completion of required public improvements for the Coff No. Two Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. We further state that this subdivision is not subject to protective covenants.

EXECUTED this 22nd day of October, 1998.

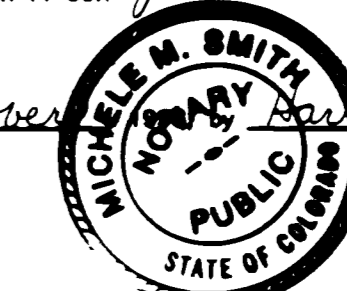
Harry E. Coff
 Harry E. Coff
Marilyn F. Coff
 Marilyn F. Coff

STATE OF COLORADO }
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 22nd day of October, 1998, by Harry E. Coff + Marilyn F. Coff

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: 02/24/99

Messie M. Smith
 Notary Public



COVENANTS RECORDED AT Book 2512 PAGE 713-714 OF THE MESA COUNTY RECORDS. MORTGAGEE OR LIENHOLDER CERTIFICATE

First Mortgages Group Corp does hereby certify that it is the holder of a mortgage against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

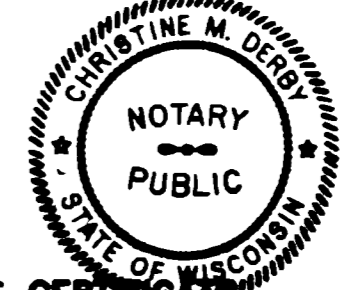
EXECUTED this 29 day of October, 1998.

STATE OF Wisconsin }
 COUNTY OF Washington }
 The foregoing instrument was acknowledged before me this 29 day of October, 1998, by Joan Weems Vice President

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: November 8, 1999

Christine M. Oakley
 Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }
 This plat was filed for record in the office of the Mesa County Clerk and Recorder at 8:57 o'clock at A.M. on the 13th day of November 1998 and is duly recorded in Book 16 at Page 309 as Reception No. 1873516

Monika Todd
 MESA COUNTY CLERK AND RECORDER

By: *Debbie McElroy*
 Deputy

FEES: 10⁰⁰ 1⁰⁰ DRAWER NO. 6614

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission, the 6th day of November, 1998

Shirley Haring
 Deputy Chair

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 8 day of SEPTEMBER, 1998, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon, subject to the provision 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, sub-surface 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 Board of Trustees.

CITY OF FRUITA, COLORADO

John McElroy
 Mayor

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

ATTEST:

Michael Palmer
 City Clerk

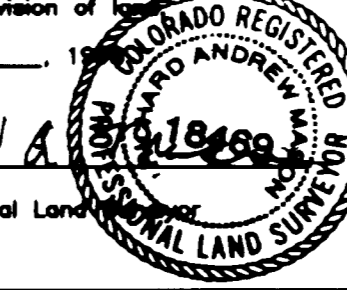


SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that I am a duly licensed surveyor licensed under the laws of the State of Colorado, that this is a true, correct, and complete plat of the Orchard Valley West Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made for an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, situated upon the ground in compliance with the Title 38, Article 21, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 22 day of October, 1998

Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469



ROLLAND ENGINEERING
 405 Ridge Ave
 Grand Jct, CO 81503
 (970) 243-8300

File Name: E:\COFF\COFFPLAT.DWG			
COFF NO. TWO MINOR SUBDIVISION			
A REPLAT OF LOT 2			
COFF MINOR SUBDIVISION			
NE 1/4 NE 1/4 SW 1/4 SECTION 9, T1N, R2W, U.M. MESA COUNTY, COLORADO			
Designed	RAM	Checked	RAM
Drawn	LC	Date	6/09/98
Plot	7084	Print	10/20/98
Sheet	1	Of	1