

# COULTER MINOR SUBDIVISION

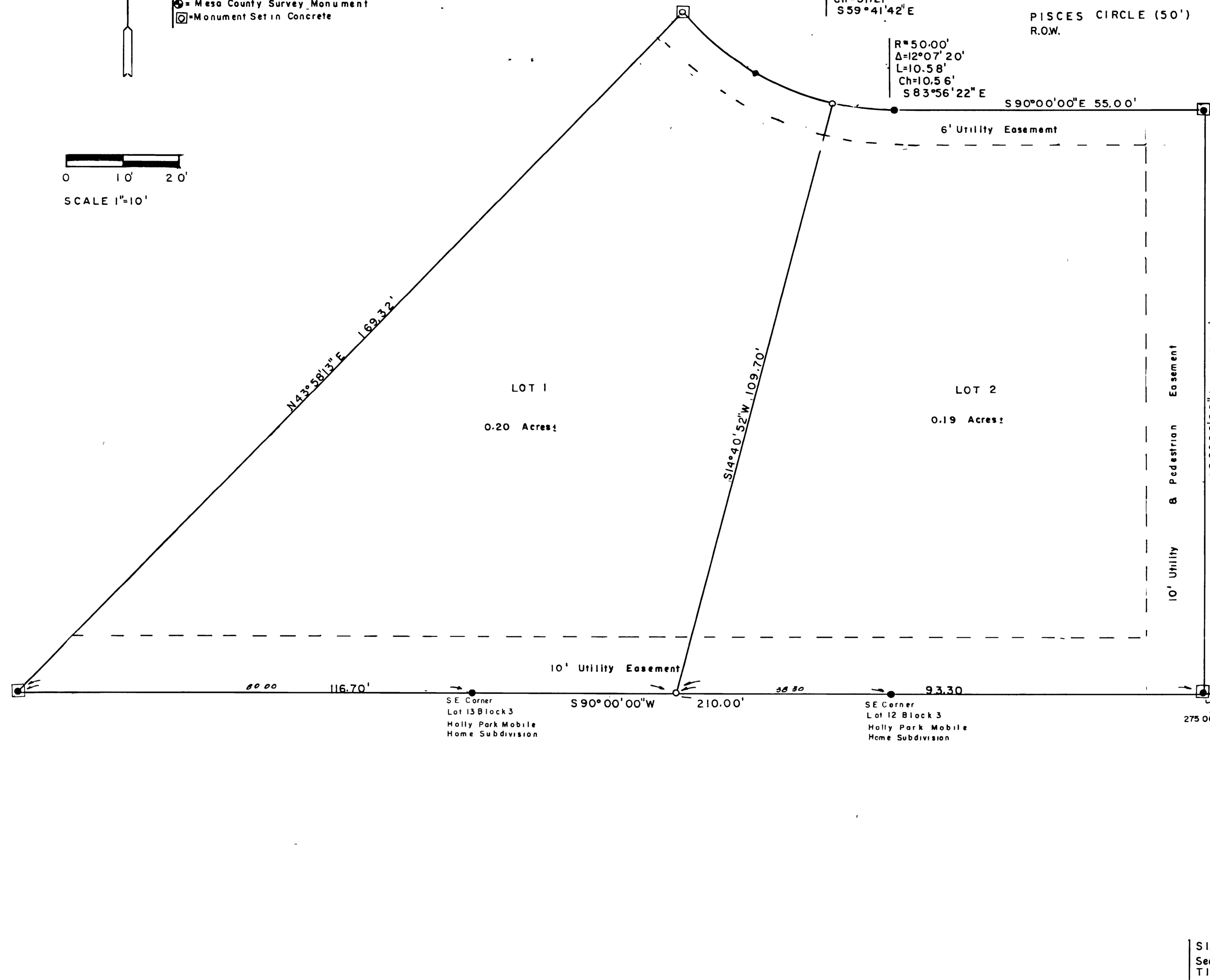
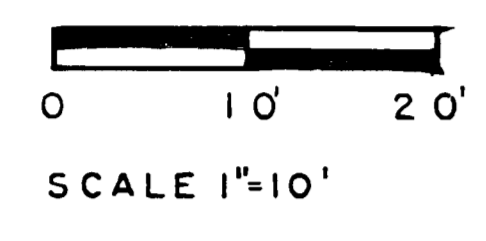
S1/16 Sec 9

SCALE 1"=10' A Replat of Lots 11, 12 & 13 Block 3 of Holly Park Mobile Home Subdivision  
 ● = FOUND No 5 REBAR  
 ○ = SET No. 5 REBAR w/ CAP LS. 24943  
 ⊕ = Mesa County Survey Monument  
 ⊞ = Monument Set in Concrete

R=50.00'  
 Δ=36°22'05"  
 L=31.74'  
 Ch=31.21'  
 S59°41'42"E

R=50.00'  
 Δ=12°07'20"  
 L=10.58'  
 Ch=10.56'  
 S83°56'22"E

PISCES CIRCLE (50') R.O.W.



DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS  
 That the undersigned Robert Melvin Auch Charles W Coulter, Linda Jane Coulter, are the owner's of that real property as described in Book 2060 Pages 115 and 119 and Book 2032 Page 369 in the Mesa County Clerk and Recorder's office And being more particularly described as follows  
 Lots 11, 12, and 13 of Holly Park Mobile Home Subdivision, Mesa County Colorado  
 That said Owners have caused that real property be laid out and surveyed as Coulter Minor Subdivision.

That said Owners do hereby dedicate and set apart all streets and roads to the City of Fruita and to the use to the public forever and hereby dedicate all Utility Easements to the City of Fruita for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Fruita.  
 All easements include the right of Ingress and egress on, along, over, under, and 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 and detention/Retention easements, the right to dredge, provided however, that the beneficiaries of said 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 thereto which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owners have caused their names to be hereunto subscribed this 13 day of Oct, AD 1994  
 Robert Melvin Auch  
 By: Charles W. Coulter P.O.A.  
 Robert Melvin Auch  
 Linda Jane Coulter  
 Charles W. Coulter  
 Linda Jane Coulter  
 STATE OF COLORADO )  
 COUNTY OF MESA )ss  
 The foregoing instrument was acknowledged before me this 13 day of Oct, AD 1994 by Robert Melvin Auch, Charles W Coulter, Linda Jane Coulter, witness my hand

*Patricia Somerville*  
 3-29-95  
 I hereby certify that this instrument was recorded in my office at 12:15 o'clock AM day of October, AD 1994 and is duly recorded as Reception Number 1698160 in Plat Book 14 at Page 285 DRAWER AA 139 FEB 8/10  
 Manda J. Jankovic  
 Clerk & Recorder  
 Carol Jankovic  
 Deputy Clerk  
 This plat of Coulter Minor Subdivision, a subdivision in the City of Fruita, Mesa County, Colorado was approved this 13 day of September 1994  
*John P. Schmege*  
 City Manager  
*David L. Walker*  
 President of City Council

SURVEYOR'S CERTIFICATE  
 I, Cecil D. Caster, certify that the accompanying plat of COULTER MINOR SUBDIVISION, a part of the City of Fruita, Mesa County Colorado, has been prepared under my direct supervision and accurately represents a file of the same.  
 Date 10/13/94  
 Cecil D. Caster  
 Registered Professional  
 Land Surveyor  
 P.L.S. Number 249

WJC Investments - Lienholder  
*Carolyn D. Maurakis* - Partner  
 Carolyn D. Maurakis  
 Partner  
 S1/4 Corner  
 Section 9  
 T1N, R2W, U.M.

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.

Monument Surveying Co.  
 755 Rood Avenue  
 Grand Junction CO 81501  
 (303) 245-4189 FAX (303) 245-4674

COULTER MINOR SUBDIVISION A Replat of Lots 11, 12 & 13 Block 3 Holly Park Mobile Home Subdivision SW1/4, Section 9, T1N, R2W, Ure Meridian

DESIGNED	S.D.S.	FIELD APPROVAL
DRAWN	J.L.S.	TECHNICAL APPROVAL
CHECKED		APPROVED
PREPARED FOR	Charles W. Coulter	JOB NO.