

DOUBLE Z SUBDIVISION
 A PART OF THE NW1/4 NW1/4 SW1/4
 SECTION 16, T1N, R2W, U.M., MESA COUNTY, COLORADO

DEDICATION

WE, STEVE J. VIGIL, GLENNA M. VIGIL ARE THE SOLE OWNERS IN FEE SIMPLE OF ALL THE REAL PROPERTY DESCRIBE IN BOOK 2067, PAGE 624 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE AND THAT AMELIA ZENTMYER IS THE SOLE OWNER IN FEE SIMPLE OF ALL THE REAL PROPERTY DESCRIBED IN BOOK 1911 AT PAGE 659 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE. SAID PARCELS BEING SITUATED WITHIN THE NW1/4 SW1/4 OF SECTION 16 TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO LYING SOUTHWESTERLY OF THE INDEPENDENT RANCH MEN'S CANAL. SAID PROPERTIES BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER OF SECTION 16 TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, WHENCE THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 16 BEARS N00°06'18"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00°06'18"E ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 16, A DISTANCE OF 735.62 FEET; THENCE S89°53'42"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED: THENCE N00°06'18"E, A DISTANCE OF 110.61 FEET; THENCE N89°53'42"W, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 16; THENCE N00°06'18"E ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 16, A DISTANCE OF 166.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE INDEPENDENT RANCH MAN'S CANAL; THENCE S48°37'29"E ALONG SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 419.75 FEET TO A POINT. SAID POINT BEING DISTANT, 72.00 FEET NORTH OF THE SOUTH LINE OF THE NW1/4 SW1/4 OF SAID SECTION 16; THENCE N89°50'35"W, A DISTANCE OF 314.65 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.92 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT AND DESIGNATED THE SAME AS THE DOUBLE Z SUBDIVISION IN THE CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO; AND DO HEREBY GRANT, CONVEY, DEDICATE AND SET APART TO THE CITY OF FRUITA, COUNTY OF MESA, COLORADO, FOR PUBLIC USE AND THE THE STREETS SHOWN HEREON, THE PUBLIC LANDS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; WE HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRE PUBLIC IMPROVEMENTS FOR THE DOUBLE Z 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 SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICES OF THE CLERK AND RECORDER OF MESA COUNTY, IN BOOK N/A AT PAGE(S) N/A A S DOCUMENT NO. N/A

EXECUTED THIS 19 DAY OF November, 2002

BY: Steve J. Vigil BY: Glenna M. Vigil
 STEVE J. VIGIL GLENNA M. VIGIL

BY: Amelia Zentmyer
 AMELIA ZENTMYER

THAT SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED UTILITY EASEMENT ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES, STORM AND SEWER MAINS, GAS PIPELINES. ALL IRRIGATION AND MAINTENANCE EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS. THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH NON-EXCLUSIVE USERS RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENTS OF LAND USE.

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 EASEMENT, 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 HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

IN WITNESS THEREOF said owners STEVE J. VIGIL AND GLENNA M. VIGIL have caused their names to be hereunto subscribed this 19 day of November, A.D., 2002

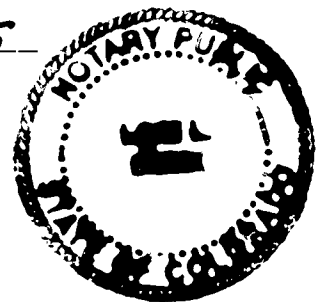
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by STEVE J. VIGIL & GLENNA M. VIGIL this 19 day of November, A.D., 2002

Witness my hand and official seal Jon Z. Paul

My commission expires: 10/3/05



IN WITNESS THEREOF said owner AMELIA ZENTMYER has caused her name to be hereunto subscribed this 19 day of November, A.D., 2002

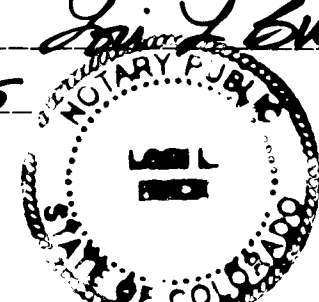
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by AMELIA ZENTMYER this 19 day of November, A.D., 2002

Witness my hand and official seal Jon Z. Paul

My commission expires: 10/3/05



TITLE CERTIFICATE

MERIDIAN LAND TITLE, LLC 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 STEVE J. VIGIL + GLENNA M. VIGIL + AMELIA ZENTMYER, FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

N/A

EXECUTED THIS 19th DAY OF NOVEMBER, 2002

BY: Jon Z. Paul
 TITLE EXAMINER

BASIS OF BEARINGS:
 THE WEST LINE OF THE NW1/4 SW14 OF SEC. 16 T1N, R2W,U.M. BETWEEN MESA COUNTY SURVEY MONUMENT NO. 1214 MARKING THE S1/16 COR OF SECTIONS 16 & 17 AND THE MESA COUNTY SURVEY MONUMENT NO. 104 MARKING THE W1/4 COR. OF SEC. 16 IS ASSUMED TO BEAR N00°06'18"E, WITH ALL BEARINGS SHOWN BEING RELATIVE TO.

SUBORDINATION BY LIENHOLDER

N/A BEING THE HOLDER OF A PROMISSORY NOTE SECURED BY A DEED OF TRUST DATED _____ AND RECORDED ON _____ AT RECEPTION NO. _____ 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 OF DOUBLE Z SUBDIVISION, AND SUBORDINATES THE LIEN REPRESENTED BY THE AFORESAID DEED OF TRUST TO THE DEDICATIONS AND RESTRICTIONS AS SHOWN ON THIS FINAL PLAT AND RELATIVE COVENANTS, CONDITIONS AND RESTRICTIONS.

LIEN HOLDER BY: _____

STREET NUMBER, AND NAME, SUITE # _____

CITY, STATE, AND ZIP _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me this, _____ day of _____, A.D., 20____, by _____ As _____ Of _____ (Lien holder).

Witness my hand and official seal _____

My commission expires: _____

CITY OF FRUITA PLANNING COMMISSION

This plat approved by the City of Fruita Planning Commission this 21st day of November, A.D., 2002

Chairperson [Signature]

CITY COUNCIL CERTIFICATE

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO, THIS _____ DAY OF _____, 20____, 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 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, 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 PROTECTIONS 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: [Signature] MAYOR

WITNESS MY HAND AND SEAL OF THE CITY OF FRUITA COLORADO

ATTEST: [Signature] CITY CLERK

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }ss

I hereby certify that this plat of DOUBLE Z SUBDIVISION, was filed for record in the office of the County

Clerk and Recorder of Mesa County at 10:52 P.M. on the November 25 day of A.D. 2002

in Plat Book 19, Page 176, 177, Reception Number 2089469 Drawer NN-10 Fee 20 1"

Monika Todd
 Mesa County Clerk and Recorder

Olivia Hurus
 Deputy

DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN DEED IN

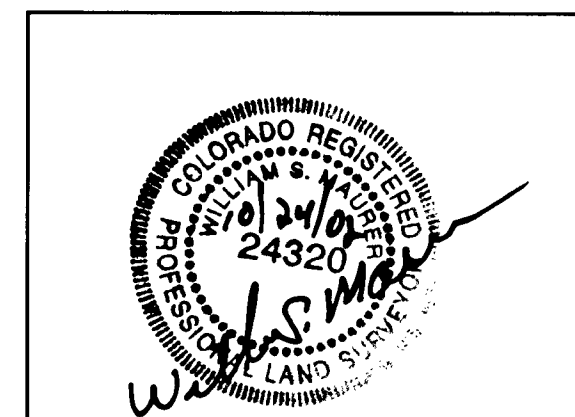
BOOK N/A, PAGE N/A, AS DOCUMENT NO. N/A AT THE MESA COUNTY CLERK AND RECORDERS OFFICE.

CITY OF FRUITA'S SURVEYOR'S CERTIFICATE

I, WILLIAM S. MAURER, 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 THE DOUBLE Z SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, 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 24th DAY OF Oct, 2002

William S. Maurer
 WILLIAM S. MAURER PLS 24320



WILLIAM S. MAURER
 COLORADO REGISTERED SURVEYOR
 P.L.S. 24320

DOUBLE Z SUBDIVISION

A PART OF THE NW1/4 NW1/4 SW1/4
 SEC. 16, T1N, R2W, U.M.
 MESA COUNTY, COLORADO

Applied Earth Sciences, Inc. 1227 23rd Street, #103
 Grand Junction, CO. 81501
 Ph: (970) 248-3559
 Fax: (970) 248-9069




DATE: MAY 2002	SURVEYED BY: WSM, KM	CHECKED BY: WSM
REVISION:	JOB NO.: 2K2012-13	SCALE: 1"=20'
		SHEET 1 OF 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.

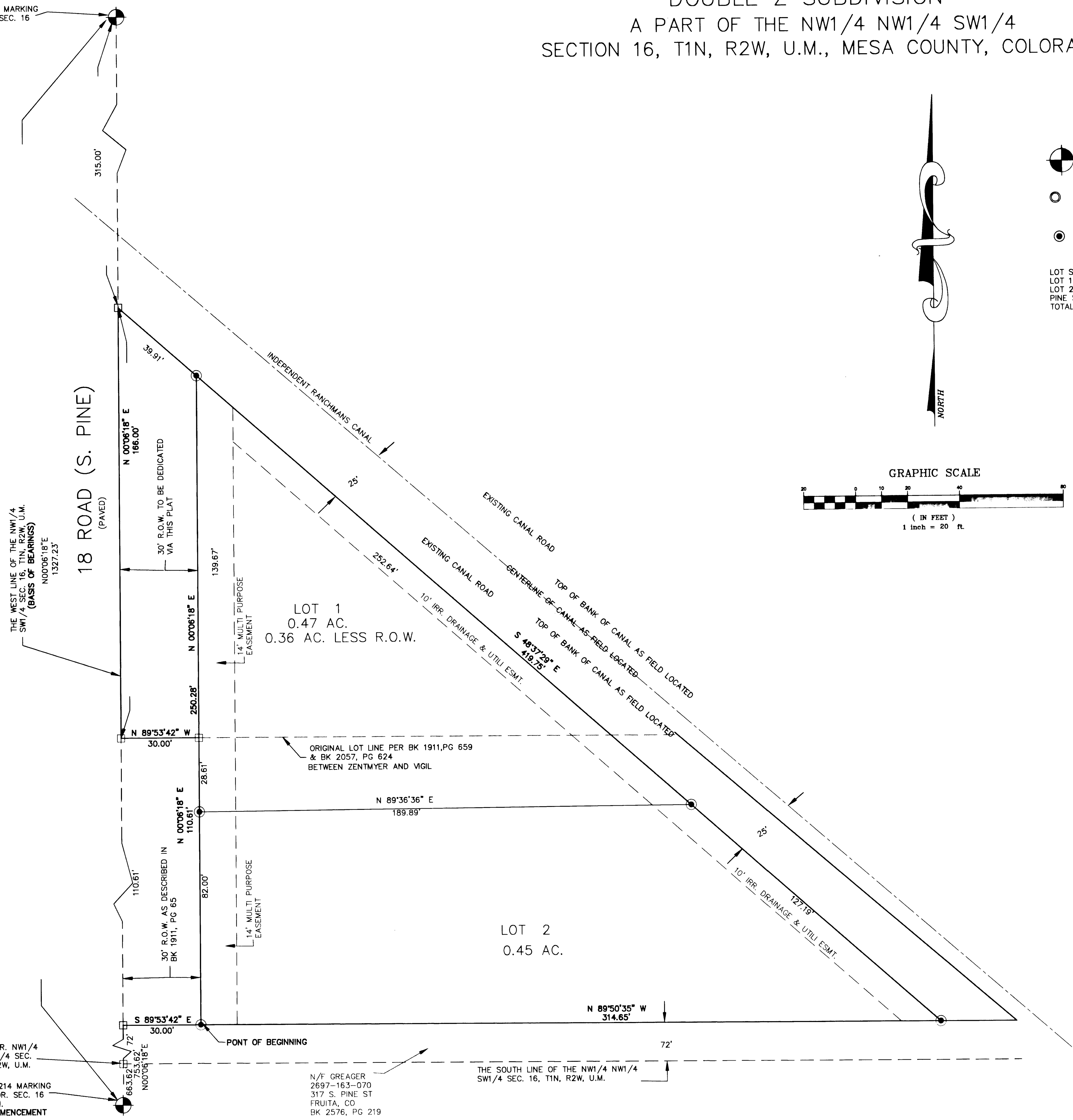
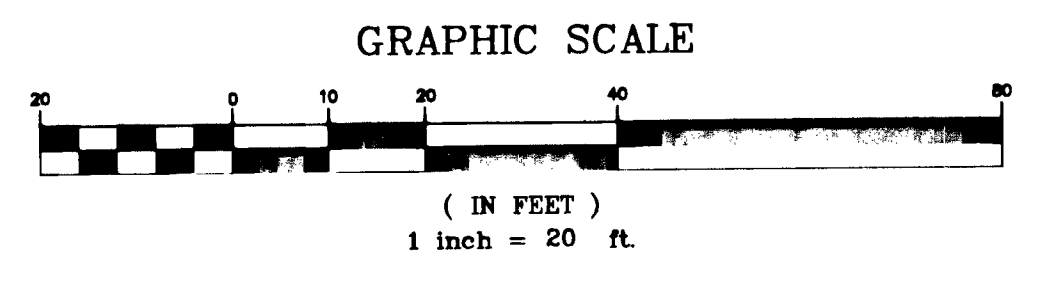
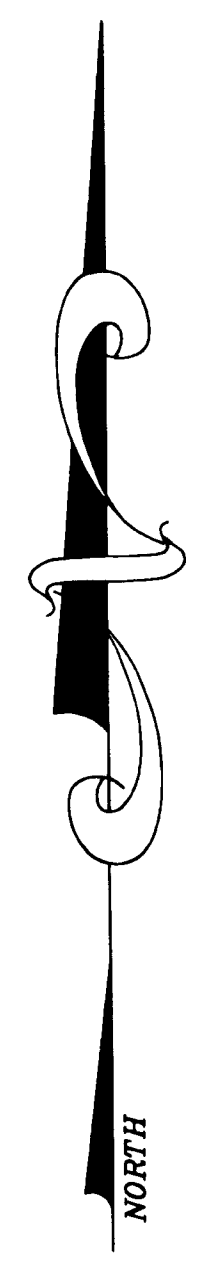
DOUBLE Z SUBDIVISION

A PART OF THE NW1/4 NW1/4 SW1/4 SECTION 16, T1N, R2W, U.M., MESA COUNTY, COLORADO

FND MCSM #104 MARKING
THE W1/4 COR. SEC. 16
T1N, R2W, U.M.

- LEGEND**
-  DENOTES FOUND MCSM AS NOTED
 -  DENOTES FOUND REBAR AS NOTED
 -  DENOTES #5 REBAR SET IN CONC. W/ALUM. CAP STAMPED AES PLS 24320 SET

LOT SUMMARY:
 LOT 1: 0.36 ACRES = 39.13%
 LOT 2: 0.45 ACRES = 48.91%
 PINE STREET R.O.W. = 0.11 ACRES = 11.96%
 TOTAL ACRES = 0.92 = 100%



BASIS OF BEARINGS:
 THE WEST LINE OF THE NW1/4 SW1/4 OF SEC. 16 T1N, R2W, U.M. BETWEEN MESA COUNTY SURVEY MONUMENT NO. 1214 MARKING THE S1/16 COR. OF SECTIONS 16 & 17 AND THE MESA COUNTY SURVEY MONUMENT NO. 104 MARKING THE W1/4 COR. OF SEC. 16 IS ASSUMED TO BEAR N00°06'18"E, WITH ALL BEARINGS SHOWN BEING RELATIVE TO.

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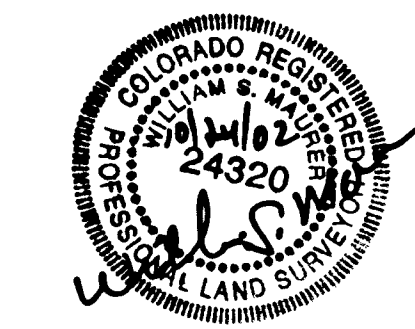
THE SW COR. NW1/4
 NW1/4 SW1/4 SEC.
 16, T1N, R2W, U.M.

FND MCSM #1214 MARKING
 THE S1/16 COR. SEC. 16
 T1N, R2W, U.M.
 POINT OF COMMENCEMENT

N/F GREAGER
 2697-163-070
 317 S. PINE ST
 FRUITA, CO
 BK 2576, PG 219

THE SOUTH LINE OF THE NW1/4 NW1/4
 SW1/4 SEC. 16, T1N, R2W, U.M.

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 COLORADO REGISTERED SURVEYOR
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