

# DOUGLAS M. HALL ADMINISTRATIVE SUBDIVISION FINAL PLAT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Douglas M. Hall and Joann M. Hall are the owners of record of that real property situated in the NE1/4 SE1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, in the City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Plat Book 18 at Pages 178-180, and also in Book 2799 at Pages 612-614 of the records in the Office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of Douglas M. Hall Administrative Subdivision and being more particularly described as follows:

Lot 1, Block 5 of Wildwood Acres, Filing One, recorded in Plat Book 18 at Pages 178-180, Reception Number 2000795, in the Office of the Mesa County Clerk and Recorder, being in the Mesa City of Fruita, Colorado, (containing 2.88 acres)

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

All Multi-purpose Easements 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, electric lines, cable TV lines, 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 owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of the Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Douglas M. Hall and Joann M. Hall, have caused their names to be hereunto subscribed this 25th day of August, A.D., 2006.

Douglas M. Hall  
Douglas M. Hall

Joann M. Hall  
Joann M. Hall

STATE OF COLORADO }  
COUNTY OF MESA } ss

On this 25th day of August, 2006, before me the undersigned officer, personally appeared Douglas M. Hall and Joann M. Hall, 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: 02/12/08

Chad D. Shahl  
Notary Public

### PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the N/A day of N/A, 2006.

N/A  
Chairman

### COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Plat approved by the City of Fruita Community Development Department the 19th day of June, 2006.

Chris Buehler  
Director, Acting

### 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 Douglas M. Hall and Joann M. Hall, free and clear of all liens, taxes, and encumbrances.

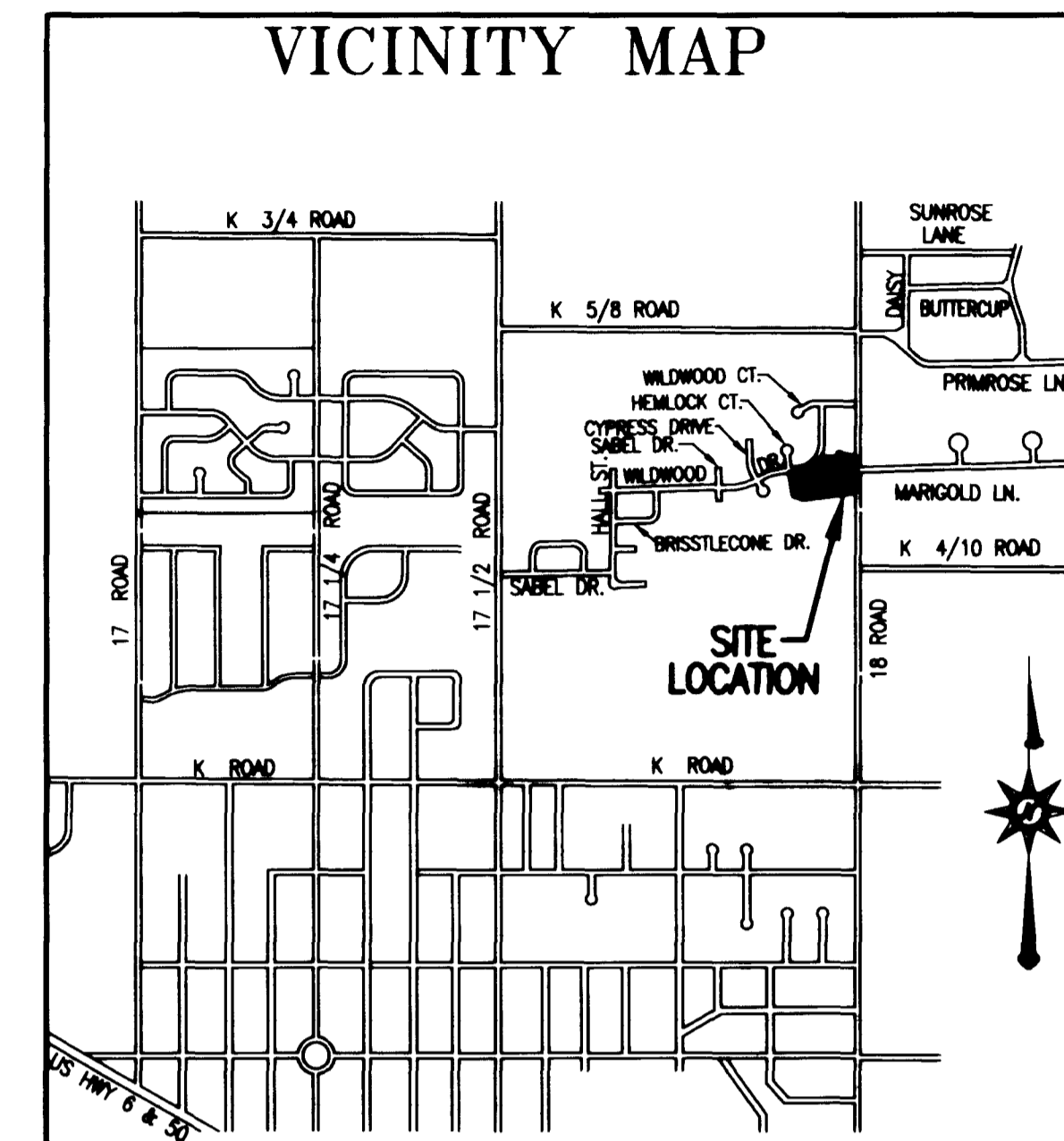
EXECUTED this 23rd day of AUGUST, 2006.

LDR LAWRENCE D. VENT/EXAMINER  
for Meridian Land Title, LLC

Declarations of Protective Covenants are filed in Book 2868 at Pages 203-229, Book 3561 at Pages 550-551, Book 3708 at Pages 711-713, Book 3861 at Pages 187-188, Book 3871 at Page 717, and in Book 3932 at Page 469 in the records of the office of the Mesa County Clerk and Recorder.

### GENERAL NOTES:

- Title information from Mesa County real property records and from Meridian Title, LLC, File No. 79961, effective date March 07, 2006.
- Basis of bearings derived from "Mesaco LCS" with a bearing of N00°10'35"E 1318.46 feet between a Mesa County Survey Marker for the E1/4 Corner of Section 8, Township 1 North, Range 2 West of the Ute Meridian, and a 5/8-inch rebar for the S1/16 Corner of said Section 8.
- Terms, conditions, stipulations, obligations and provisions of agreement between Grand Junction Drainage District and Joann M. Hall and DKH & BRH, Inc., recorded 8/28/96 in Book 2260 at Page 308.
- Terms, conditions, stipulations, obligations and provisions of Articles of Incorporation of Wildwood Acres Homeowners Association, Inc., recorded 6/13/01 in Book 2668 at Page 231.
- 15-foot private irrigation easement crossing Lot 1 for the benefit of Lot 2 will be recorded by separate instrument



LAND USE SUMMARY				
DESC:	ADDRESS	LAND USE	ACRES	PERCENT
LOT 1	1845 K ROAD	SINGLE FAMILY RESIDENTIAL	1.35	46.9%
LOT 2	NEW	VACANT LAND	1.53	53.1%
TOTAL			2.88	100.00%

### BENCHMARK

MCSM AT N. PINE STREET (18 ROAD)  
E1/4 CORNER OF SECTION 8  
T1N, R2W, UTE MERIDIAN  
ELEVATION = 4540.7 NAVD '88  
MESA COUNTY PUBLISHED ELEVATION

### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, 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 Douglas M. Hall Administrative 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, including, as it may apply, Title 38-33.3-209 C.R.S.

EXECUTED this 26 day of July, 2006

Richard A. Mason  
Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469

### CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 7th day of July, 2006 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 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 hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO  
By: Joann Coburn  
Mayor

Witness my hand and seal of the City of Fruita, CO  
Attest: Dorcas Eubank  
City Clerk



### CLERK AND RECORDER'S CERTIFICATE

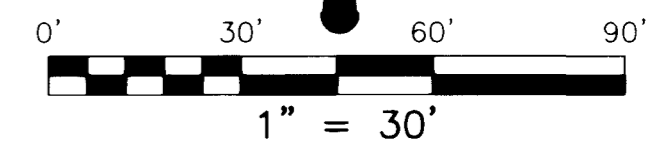
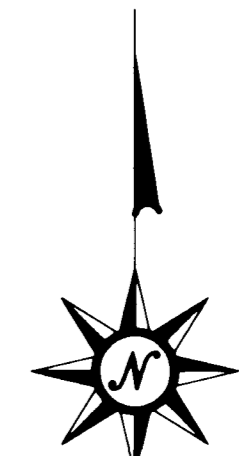
This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 3:33 o'clock at P.M. on this 17th day of April, A.D., 2007, in Book No. 4402 in Page(s) No. 602 and 603, Reception No. 2375361 Drawer No. TT-72 Fees 20.00 1.00

Janice Rich  
MESA COUNTY CLERK AND RECORDER  
Debra Hon  
Deputy

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.

 ROLLAND ENGINEERING 405 Ridgeway Blvd Grand Jct. CO 81503 (970) 243-8300	File Name: C:\PROJECTS\5089\5089PLAT.DWG <b>DOUGLAS M. HALL ADMINISTRATIVE SUBDIVISION FINAL PLAT</b> IN THE NE1/4 SE1/4 SECTION 8 T 1N, R2W OF THE UTE MERIDIAN IN THE CITY OF FRUITA MESA COUNTY, COLORADO			
	Designed Drawn LC	Checked Date 7/25/06	Proj# 5089	Sheet 1 Of 2

# DOUGLAS M. HALL ADMINISTRATIVE SUBDIVISION FINAL PLAT



**LEGEND**

- CITY MONUMENT
- MESA COUNTY SURVEY MARKER
- SET REBAR & CAP LS-18469
- FOUND REBAR & CAP LS-20677
- FOUND REBAR & CAP LS-14113
- FOUND REBAR & CAP LS-19597
- FOUND REBAR & CAP (NO CAP)
- REFERENCE MARKER
- RM
- MCSM
- CITY OF FRUITA LIMITS

**BENCHMARK**

MCSM AT N. PINE STREET (18 ROAD)  
E1/4 CORNER OF SECTION 8  
T1N, R2W, UTE MERIDIAN  
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**LINE TABLE**

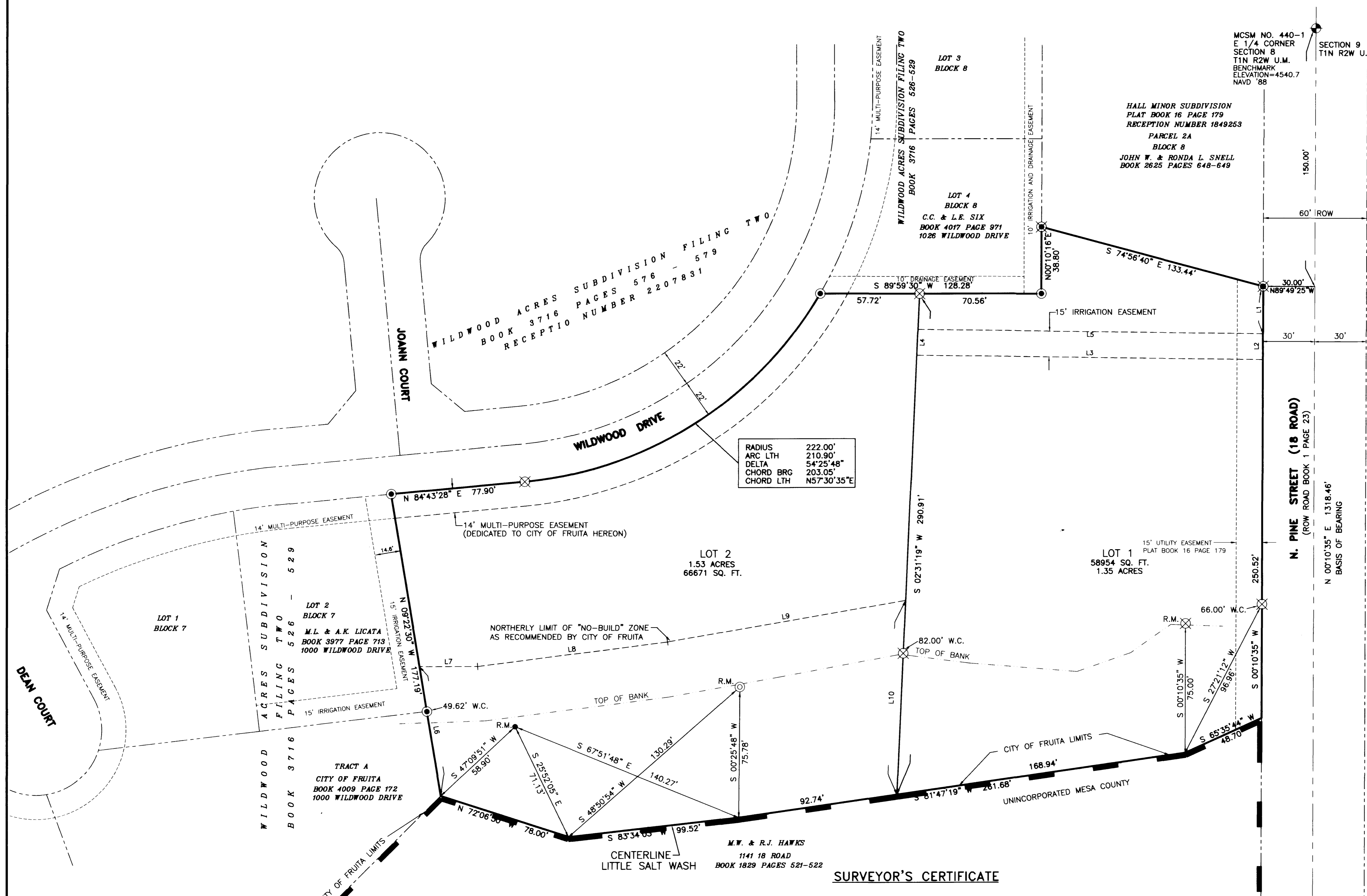
15' IRRIGATION EASEMENT

LINE	BEARING	DISTANCE
L1	S 00°10'35" W	27.49'
L2	S 00°10'35" W	15.00'
L3	N 89°15'37" W	200.99'
L4	N 02°31'19" E	15.01'
L5	S 89°15'37" E	200.38'

**LINE TABLE**

NORTHERLY LINE OF "NO BUILD ZONE"

LINE	BEARING	DISTANCE
L6	N 09°22'30" W	76.02'
L7	N 90°00'00" E	33.82'
L8	N 82°42'22" E	111.12'
L9	N 80°10'35" E	140.27'
L10	S 02°31'19" W	112.71'



**SURVEYOR'S CERTIFICATE**

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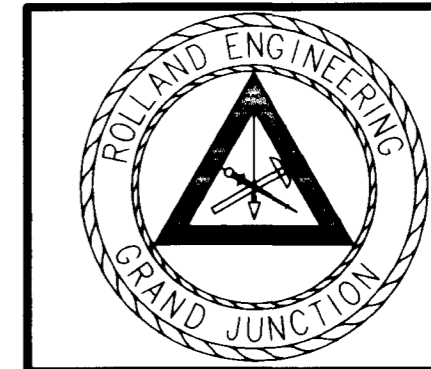
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*Richard A. Mason*  
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Registered Professional Land Surveyor  
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ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

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Date 7/25/06		Rv	