

# FISH MINOR SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T. 1 N., R. 2 W., UTE MERIDIAN

CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

**NOTES**

- Easement and Right-of-Way research and legal description by Meridian Land Title, LLC, file number 50178, dated June 29, 2001 at 8:00 A.M.
- Utility locations were obtained from the Utility Notification Center of Colorado, Locate ticket #470841 and #506406 dated 07/19/01 and 08/03/01 respectively, and the Grand Junction Drainage Co.
- Gas line is located on this plot with information taken from the "Xcel Utility Locate Plat", line was not located on the ground.
- The location of the Sanitary Sewer line running down 18 Road is approximate. Manholes are buried and have not been located or verified.

**PROPERTY DESCRIPTIONS:**

**TOTAL PROPERTY**

The Northwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado. Excepting therefrom that portion thereof conveyed to the County of Mesa, State of Colorado, by instrument recorded in Book 836, Page 474 and also excepting a tract of land as described by a deed recorded in Book 1484, Page 525 of the Mesa County records.

**Lot 1**

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the intersecting point of the south right-of-way of K Road and the east right-of-way of 18 Road from which the Northwest corner of said Section 16, monumented with a 3" brass cap, bears N45°03'39"W, 42.43 feet and considering the line between the said Northwest corner of Section 16 and the North 1/4 corner of said Section 16, monumented with a 3" brass cap, to bear N89°56'27"E with all bearings being relative hereto; Thence N89°56'27"E along the said south right-of-way of K Road, 630.00 feet; thence S00°03'46"E, 630.00 feet; thence S89°56'27"W, 630.00 feet to a point on the said east right-of-way of K Road; thence N00°03'46"W along the said east right-of-way of 18 Road, 630.00 feet to the point of beginning. Said parcel contains 9.11 acres, more or less.

**Lot 2**

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at a point on the said south right-of-way of K Road, from which the Northwest corner of said Section 16, monumented with a 3" brass cap, bears N87°27'23"W, 660.66 feet, and considering the line between the said Northwest corner of Section 16 and the North 1/4 corner of said Section 16, monumented with a 3" brass cap, to bear N89°56'27"E with all bearings being relative thereto; Thence N89°56'27"E along the said south right-of-way of K Road, 658.24 feet to the East line of the said Northwest 1/4 of the Northwest 1/4 of Section 16; thence S00°04'36"E along the said East line of the Northwest 1/4 of the Northwest 1/4 of Section 16, 1289.54 feet to the Southeast corner of the said Northwest 1/4 of the Northwest 1/4 of Section 16; thence S89°57'30"W along the South line of the said Northwest 1/4 of the Northwest 1/4 of Section 16, 1288.55 feet to a point on the said east right-of-way of 18 Road; thence N00°03'46"W along the said east right-of-way of 18 Road, 392.14 feet; thence N89°56'27"E, 210.00 feet; thence N00°03'46"W, 267.00 feet; thence N89°56'27"E, 420.00 feet; thence N00°03'46"W, 630.00 feet to the point of beginning. Said parcel contains 27.74 acres, more or less.

**TITLE CERTIFICATE**

**LAWRENCE R. VENT/RLT** 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 ~~XX~~ free and clear of all liens, taxes and encumbrances, except as follows:

**\* \* PAULA G. RAGAN, JOHN R. FISH AND JAMES H. FISH**

EXECUTED this 8th day of OCTOBER, 2002.

By: [Signature]  
Title examiner's signature

**CITY COUNCIL CERTIFICATE**

This plat approved by the City Council of the City of Fruita, Colorado, 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 provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by 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 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 City Council.

City of Fruita, Colorado

By: [Signature]  
Mayor

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

Attest:

By: [Signature]  
City Clerk

**PLANNING COMMISSION CERTIFICATE**

This plat has been approved by the City of Fruita Planning Commission this 8th day of OCTOBER, 2002.

By: [Signature]  
Chairman

**CLERK AND RECORDER CERTIFICATE**

State of Colorado,  
County of Mesa

I hereby certify that this instrument was filed in my office at 2:38 PM o'clock on this 8th day of October, 2002 and was duly recorded in Plat Book no. 19 page no. 134, 135 Reception No. 2080405 Drawer No. MM-87 Fees: \$30.00 \$100.00 sc

By: [Signature]  
Clerk and Recorder

By: [Signature]  
Deputy

**R-O-W Dedication, Parcel 1**

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at a point on the West line of the said Northwest 1/4 of the Northwest 1/4 of Section 16, from which the Northwest corner of said Section 16, monumented with a 3" brass cap, bears N00°03'46"W, 30.00 feet, and considering the line between the said Northwest corner of Section 16 and the North 1/4 corner of said Section 16, monumented with a 3" brass cap, to bear N89°56'27"E with all bearings being relative thereto; Thence N89°56'27"E, 30.00 feet to the east right-of-way of 18 Road; thence S00°03'46"E along the said east right-of-way of 18 Road, 630.00 feet; thence S89°56'27"W, 30.00 feet to a point on the said West line of the Northwest 1/4 of the Northwest 1/4 of Section 16; thence N00°03'46"W along the said West line of the Northwest 1/4 of the Northwest 1/4 of Section 16, 630.00 feet to the point of beginning. Said parcel contains 0.43 acres, more or less.

**R-O-W Dedication, Parcel 2**

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at a point on the West line of the said Northwest 1/4 of the Northwest 1/4 of Section 16 from which the Northwest corner of said Section 16, monumented with a 3" brass cap, bears N00°03'46"W, 927.00 feet and considering the line between the said Northwest corner of Section 16 and the North 1/4 corner of said Section 16, monumented with a 3" brass cap, to bear N89°56'27"E with all bearings being relative thereto; Thence N89°56'27"E, 30.00 feet to a point on the east right-of-way of 18 Road; thence S00°03'46"E along the said east right-of-way of 18 Road, 392.14 feet to a point on the South line of the said Northwest 1/4 of the Northwest 1/4 of Section 16; thence S89°57'30"W along the said South line of the Northwest 1/4 of the Northwest 1/4 of Section 16, 30.00 feet to the Southwest corner of the said Northwest 1/4 of the Northwest 1/4 of Section 16; thence N00°03'46"W along the said West line of the Northwest 1/4 of the Northwest 1/4 of Section 16, 392.13 feet to the point of beginning. Said parcel contains 0.27 acres, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Paula G. Ragan, John R. Fish, James H. Fish  
are the sole owners in fee simple of all that real property described as follows: (Warranty Deeds recorded in Book 1915, Page 776, records of the Mesa County Clerk and Recorder)

A parcel of land being FISH MINOR SUBDIVISION, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 19 pages 134 and 135 in the office of the Clerk and Recorder of said Mesa County, said parcel lying over a portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, Ute Meridian, and being more particularly described as follows:

The Northwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado. Excepting therefrom that portion thereof conveyed to the County of Mesa, State of Colorado, by instrument recorded in Book 836, Page 474 and also excepting a tract of land as described by a deed recorded in Book 1484, Page 525 of the Mesa County records.

Said owner by these presents laid out, plotted and subdivided the same into lots as shown on this plat, and designate the same as FISH MINOR SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to said City of Fruita, R.O.W. Parcel 1 and R.O.W. Parcel 2 and the utility easements shown hereon for utility purposes only. We hereby accept the responsibility for the completion of all required

public improvements for FISH MINOR SUBDIVISION, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. We further state that this subdivision shall be subject to the covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, Colorado in Book \_\_\_\_\_ at page \_\_\_\_\_.

Executed this 4 day of October, 2002.

By: [Signature]  
John R. Fish  
John H. Fish by John R. Fish attorney in fact.  
By: [Signature]

**NOTARY PUBLIC CERTIFICATION**

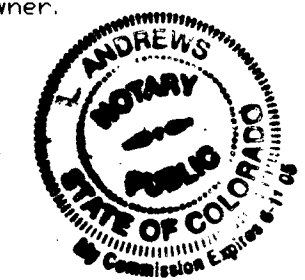
State of Colorado,  
County of Mesa

The foregoing Certificate of Dedication and ownership was acknowledged before me this 4th day of October, A.D. 2002, by JOHN R. FISH, JAMES H. FISH and PAULA G. RAGAN, owner.

Witness my hand and official seal

By: [Signature]  
Notary Public

My Commission Expires: 6/1/05

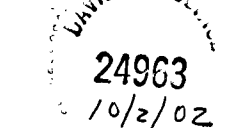


**SURVEYOR'S CERTIFICATION**

I, David G. Niewicz, 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 plot of the FISH MINOR SUBDIVISION, as laid out plotted, dedicated and shown hereon, that the survey thereof was made under my direction and supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 501, C.R.S., as amended, and all other regulations governing the subdivision of land. I further certify that this plat contains all of the information required by Section 38-333-209, C.R.S. contained within the Colorado Common Interest Ownership Act.

Certified this 2 day of OCTOBER, 2002.

By: [Signature]  
David G. Niewicz, P.L.S. 24963



SUBORDINATION BY LIENHOLDERS 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, FISH MINOR 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

Street name and number

City, State, and Zip

By: \_\_\_\_\_  
Lien Holder signature N/A

State of \_\_\_\_\_  
County of \_\_\_\_\_

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

The foregoing was acknowledged before me this \_\_\_\_\_ Day of \_\_\_\_\_, 2002.

by \_\_\_\_\_ As \_\_\_\_\_ of \_\_\_\_\_ (Lien Holder).

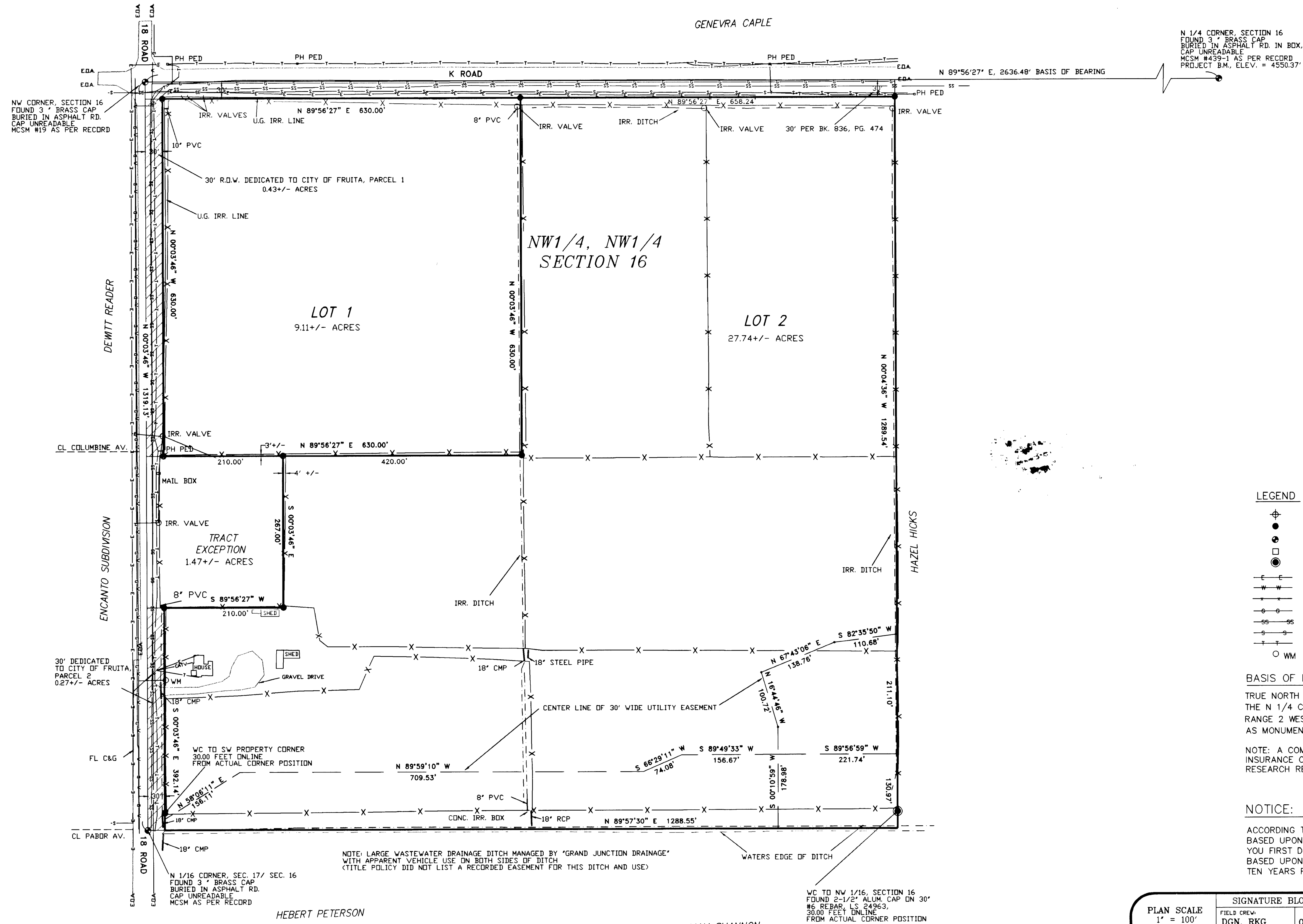
Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
Notary Public

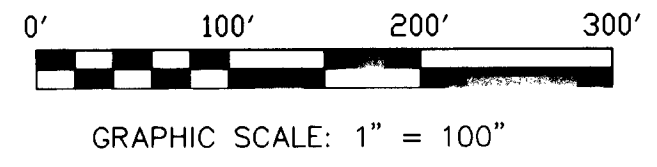
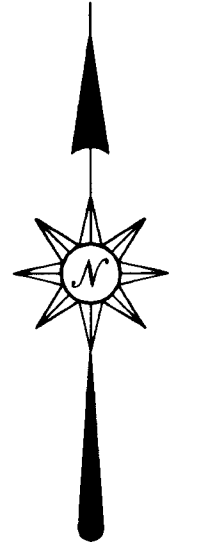
PLAN SCALE		SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC.
1" = 100'		FIELD CREW: DGN, RKG	DATE: 07/01	
REVISIONS:		DRAFTER: DGN	DATE: 09/01	
		CHECKED BY: KIN	DATE: 09/01	
TITLE:		FISH MINOR SUBDIVISION		MAP ID: WE0105MINSUB
DATE: 10/01/02	DWG: WE0105MINSUB	SHEET 1 OF 2		

# FISH MINOR SUBDIVISION

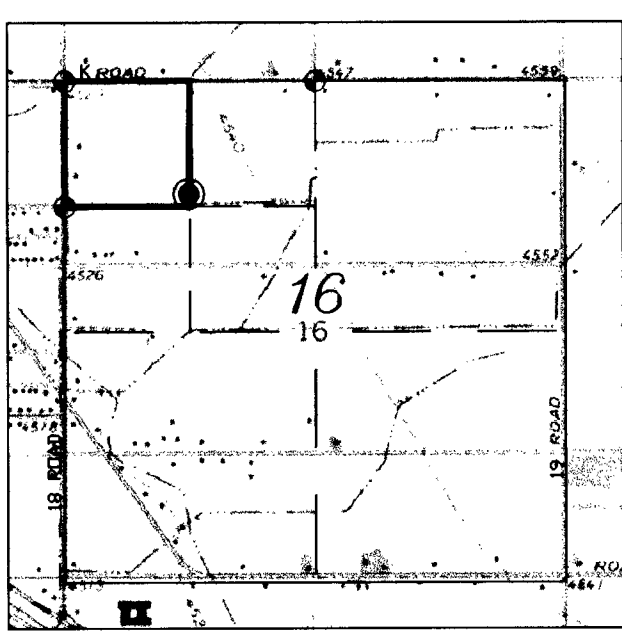
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T. 1 N., R. 2 W., UTE MERIDIAN  
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO



N 1/4 CORNER, SECTION 16  
FOUND 3" BRASS CAP  
BURIED IN ASPHALT RD. IN BOX.  
CAP UNREADABLE  
MCSM #439-1 AS PER RECORD  
PROJECT B.M. ELEV. = 4550.37'



VICINITY/CONTROL MAP



**LEGEND**

- ⊕ FOUND BLM/GLO BRASS OR ALUM. CAPS ON STEEL POST
- ⊙ SET 1 1/2" ALUM. CAP ON #5 REBAR, LS24963
- FOUND MONUMENT SET BY OTHERS AS NOTED
- FOUND ORIGINAL STONE
- ⊙ SET 2 1/2" ALUM. CAP ON #6 REBAR, LS24963
- E—E— POWER POLES W/ OVERHEAD LINE
- W—W— U.G. WATER LINE
- F—F— FENCE LINE
- G—G— U.G. GAS LINE
- SS—SS— SANITARY SEWER LINE
- S—S— STORM, DRAINAGE LINE
- T—T— U.S. WEST U.G. LINE
- WM WATER METER

**BASIS OF BEARING**

TRUE NORTH WAS DETERMINED USING GPS (TRIMBLE 4700 RECEIVERS). THE LINE FROM THE N 1/4 CORNER TO THE NW CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN WAS FOUND TO BE S. 89°56'27" W., AS MONUMENTED AND SHOWN HEREON TO.

NOTE: A COMMITMENT FOR TITLE INSURANCE ISSUED BY THE MERIDIAN LAND TITLE INSURANCE COMPANY, # 50178, DATED JUNE 29, 2001, WAS RELIED UPON FOR RESEARCH REGARDING EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

**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 CERTIFICATION SHOWN HEREON.

HEBERT PETERSON

WILLIAM SHANNON

PLAN SCALE 1" = 100'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC.
	FIELD CREW: DGN, RKG	DATE: 07/01	
REVISIONS:	DRAFTER: DGN	DATE: 09/01	
	CHECKED BY: KIN	DATE: 09/01	TITLE: FISH MINOR SUBDIVISION
			MAP ID: WE01051MINSUB
			DATE : 10/01/01 DWG: WE01051MINSUB SHEET 1 OF 3