

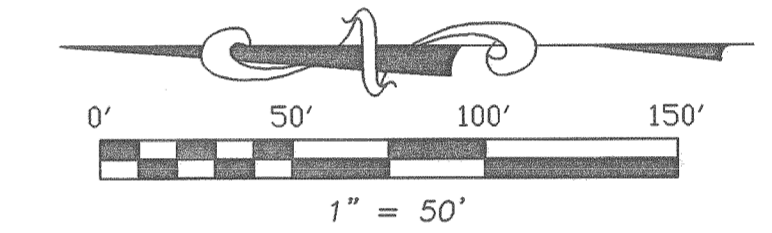
Final Plat  
**Fruita Middle School Subdivision**  
 RESUBDIVISION OF BLOCKS 1, 2, 4 OF MERRIEL PARK PLACE  
 SITUATED IN THE NE 1/4 NW 1/4 SECTION 17, T1N, R2W OF THE UTE MERIDIAN  
 City of Fruita, County of Mesa, State of Colorado



Vicinity Map  
 (NOT TO SCALE)

MONUMENT LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER  
 (A 3" Alloy Cap set in Concrete)
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊕ FOUND FRUITA CITY MONUMENT
- SET NO.5 REBAR W/CAP L.S. 30111



Certificate of Ownership and Dedication

KNOW ALL MEN BY THESE PRESENTS: School District 51 is the sole owner in fee simple of all the real property described as follows:  
 (Warranty Deed recorded in Book 349 Page 427 of the Mesa County Clerk and Recorders Office)

All of Blocks 1, 2, 4 of Merriell Park Place  
 Mesa County, Colorado

That said owner has by these presents laid out, Platted and subdivided the same into lots as shown on this Plat and designate the same as FRUITA MIDDLE SCHOOL SUBDIVISION a subdivision in the City of Fruita, County of Mesa, State of Colorado.

We hereby accept the responsibility for the completion of required public improvements for the FRUITA MIDDLE SCHOOL 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.

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

14' Multipurpose easement are dedicated 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 sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

10' Irrigation easement are dedicated to the City of Fruita for the use of City-approved: irrigation providers as perpetual easements for the installation, operation, maintenance and repair of irrigation lines.

All easements include the right of ingress/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 or tracts, the right to dredge; provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby Platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

The said owner hereby states that there are no lien holders.

EXECUTED this 11 day of April, 2006A.D.

Ron Rowley  
 School District 51

STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF MESA )

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 11<sup>th</sup> day of April, 2006A.D., by School District 51.

Witness my hand and official seal.

My commission expires October 29, 2008 Notary Public Jamie A. Sidlansky  
 Address 2115 Grand Avenue, Grand Junction, CO 81501

Clerk and Recorders Certificate

STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF MESA )

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 11:31 A.M., on this 9<sup>th</sup> day of May, A.D., 2006, in Plat Book No. 4152, Page(s) No. 395, Reception No. 2316013

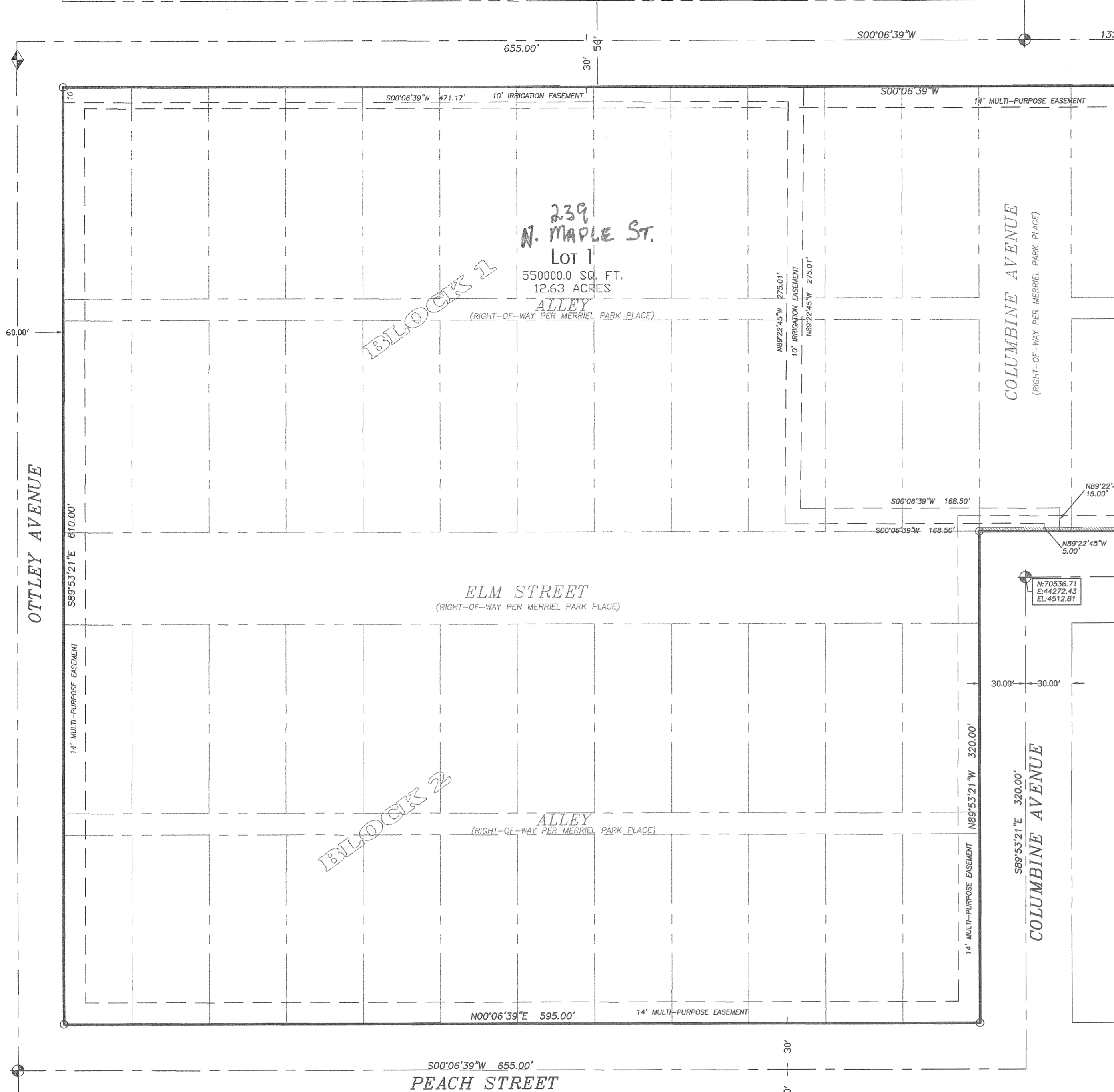
Drawer SS-17, Fees \$10.00 \$1.00

Janice Ward  
 Mesa County Clerk and Recorder

Ken Cole  
 Deputy

DECLARATIONS  
 Declarations or Protective Covenants are filed in Book \_\_\_\_\_ at Pages \_\_\_\_\_ through \_\_\_\_\_

as Document No. \_\_\_\_\_



Basis of Bearings Statement:

Bearings are based on GPS observations and related to the Mesa County Local Coordinate System on the Fruita City Monument Line located in Elm Street between Pabor Avenue and Columbine Avenue. Said Bearing Bears S00°06'39"W.

Land Use Summary

LOTS	AREA	PROPOSED USE	ADDRESS
LOT 1	12.63 ACRES	School	239 N MAPLE ST
TOTAL One	12.63 ACRES		

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.

NOTES:

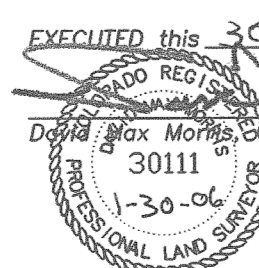
1. Deeds were provided by client.
2. A Title search was provided and relied upon. This survey does not constitute a title search by the Surveyor.
3. The purpose of this Plat is to combine Lots 1-24 of Block 1, Lots 1-24 of Block 2, Lots 1-24 of Block 4 in Merriell Park Place along with the alleys and Road Right-of-ways lying within said Blocks into One Lot.
4. Streets Vacated by City of Fruita Ordinance 2006-25

Surveyor's Certificate

I, David Max Morris, 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 FRUITA MIDDLE SCHOOL 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, stated 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 30 day of JANUARY, 2006.

David Max Morris  
 David Max Morris, C.E.D. Surveying Systems Inc.  
 30111  
 Registered Land Surveyor L.S. 30111



Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of NA CERTIFICATE upon all parcels of real estate described on this Plat are paid in full.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Treasurer of Mesa County, Colorado

Planning Commission Certificate

This Plat is approved by the City of Fruita Planning Commission this 25<sup>th</sup> day of MARCH, 2006 A.D.

Susan Carter  
 Chairman

City Council Certificate

This Plat is approved by the City Council of the City of Fruita, Colorado, this 1<sup>st</sup> day of April, A.D., 2006, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to 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 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 control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the 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

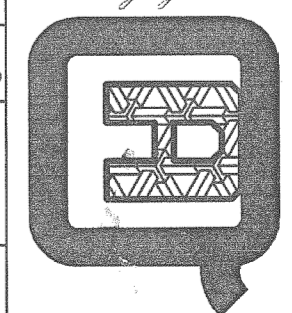
By: B. James Adams  
 Mayor  
 Witness my hand and seal of the City of Fruita, Colorado

ATTEST: Margaret Zeller  
 City Clerk

Final Plat  
**Fruita Middle School Subdivision**

SITUATED IN THE NE 1/4 NW 1/4 SECTION 17, T1N, R2W OF THE UTE MERIDIAN  
 City of Fruita, County of Mesa, State of Colorado

FOR: Blythe Design	SURVEYED BY: SB
ACAD ID: Fruita-Middle-sub	DRAWN BY: DMM
SCALE: 1" = 50'	CHECKED BY: MEM
DATE: 1/26/06	SHEET NO.:
	FILE: 2005-025



Q.E.D. SURVEYING SYSTEMS, Inc.  
 1018 Colorado Ave  
 Grand Junction, CO  
 81501-3521  
 (970) 241-2370  
 Fax: 241-7025

RECORDED NOTE: POOR QUALITY DOCUMENT  
 PROVIDED FOR REPRODUCTION