

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1855084 07/15/98 0833AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 224

DRAWER NO FF 121

FEE \$ 10.⁰⁰ 1.⁰⁰

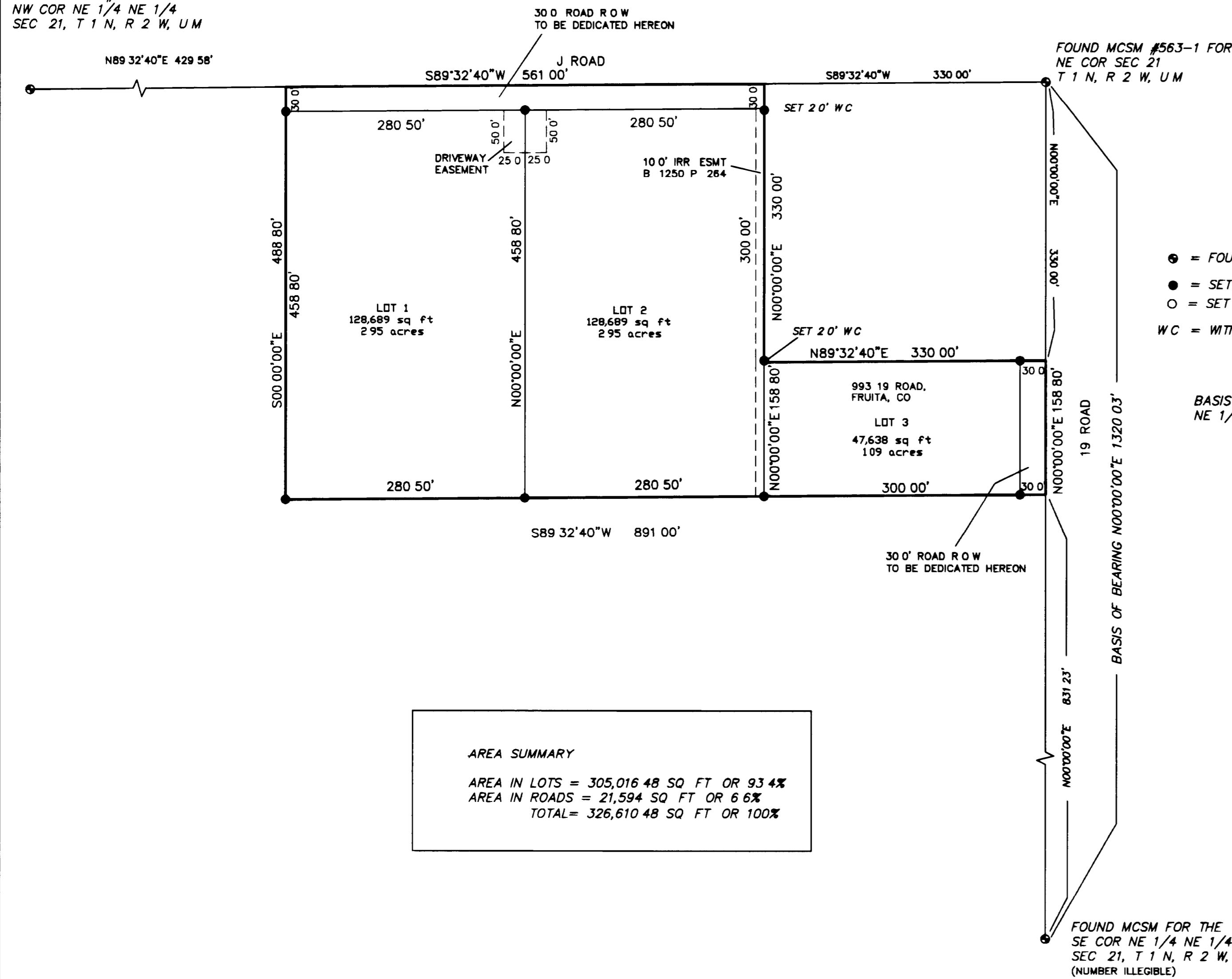
NAME OF PLAT Green Trust Minor Sub

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

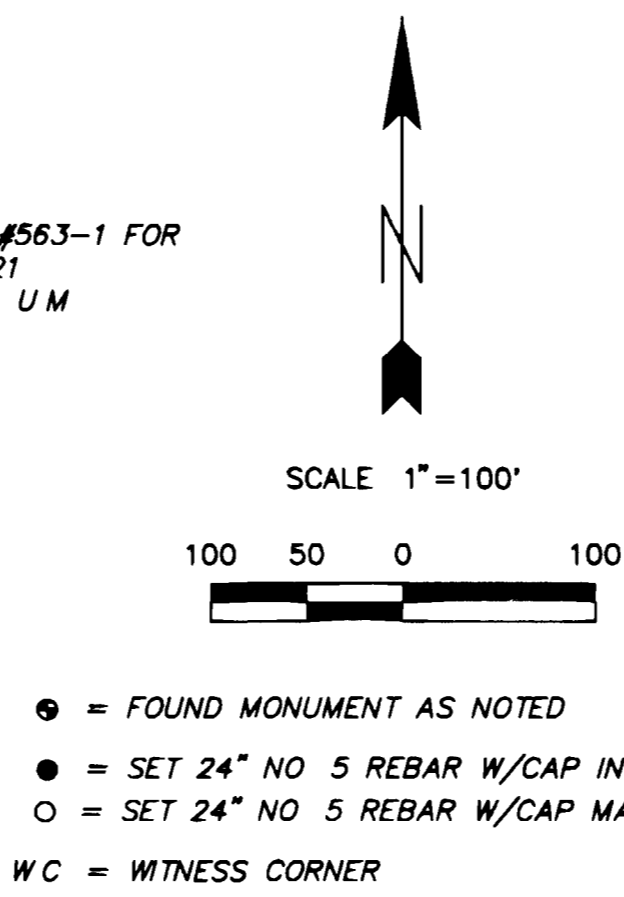
Green Ivan G
Pauline Judd

GREEN TRUST MINOR SUBDIVISION

FOUND MCSM # 585 FOR THE NW COR NE 1/4 NE 1/4 SEC 21, T 1 N, R 2 W, U M



AREA SUMMARY
 AREA IN LOTS = 305,016 48 SQ FT OR 93.4%
 AREA IN ROADS = 21,594 SQ FT OR 6.6%
 TOTAL = 326,610 48 SQ FT OR 100%



- = FOUND MONUMENT AS NOTED
- = SET 24" NO 5 REBAR W/CAP IN CONCRETE MARKED L.S. 24953
- = SET 24" NO 5 REBAR W/CAP MARKED L.S. 24953
- WC = WITNESS CORNER

BASIS OF BEARINGS ASSUMES THE EAST LINE OF THE NE 1/4 NE 1/4 OF SEC 21 BEARS N00°00'00"E

FOUND MCSM FOR THE SE COR NE 1/4 NE 1/4 SEC 21, T 1 N, R 2 W, U M (NUMBER ILLEGIBLE)

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THIS AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3-5-101.

NOTICE ACCORDING TO COLORADO STATE 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 THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during January 1998, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.



CERTIFIED THIS 6th DAY OF May, 1998

JEFFREY C. FLETCHER
 COLORADO REGISTERED SURVEYOR
 P.L.S. No. 24953

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

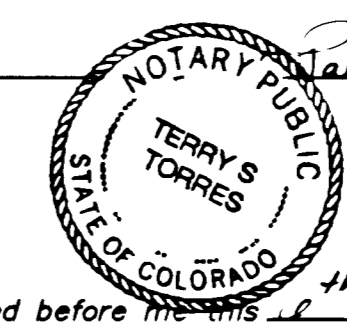
That the undersigned, IVAN G AND PAULINE JUDD GREEN, TRUSTEES OF THE IVAN & PAULINE GREEN FAMILY TRUST, DATED OCTOBER 3, 1996 are the owners of that real property as recorded in Book 2269 at Page 482 Official Records of Mesa County, Colorado being described as follows

Commencing at the NE Cor of Section 21, Township 1 North, Range 2 West, U.M. from whence the SE Cor of the NE 1/4 NE 1/4 of Said Sec 21 Bears S00°00'00"W 1320.03 feet with all bearings contained herein to be relative thereto
 Thence S89°32'40"W 330.00 feet to the True Point of Beginning
 Thence S89°32'40"W 561.00 feet, Thence S00°00'00"E 488.80 feet,
 Thence S89°32'40"W 891.00 feet, Thence N00°00'00"E 158.80 feet,
 Thence S89°32'40"W 330.00 feet, Thence N00°00'00"E 330.00 feet to the True Point of Beginning Said parcel contains 7.50 acres more or less

That said owners have caused the said real property to be laid out and surveyed as GREEN TRUST MINOR SUBDIVISION
 That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 6 day of July A.D., 1998

Ivan G Green
 Ivan G Green
Pauline Judd Green
 Pauline-Judd Green



STATE OF COLORADO } S S
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 6th day of July A.D., 1998

My Commission expires 01-23-99
 My Commission expires _____
 Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S S
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 8:33 o'clock A M this 15th day of July A.D., 1998 and is duly recorded in Plat Book No 16, Page 224

Drawer No FF121 Reception No 1855084
Monika Todd Clerk and Recorder
James K Finnegan Deputy Fees \$ 10.00

CITY OF FRUITA PLANNING COMMISSION

Approved this 13 day of July A.D., 1998 by the Planning Commission of the City of Fruita, County of Mesa, State of Colorado

David Gray
 Chairman

CITY BOARD OF TRUSTEES CERTIFICATE

Approved this 7 day of July A.D., 1998, Board of Trustees, City of Fruita, County of Mesa, State of Colorado

John A. Baldwin
 Chairman

LIENHOLDERS CERTIFICATE (MERCANTILE MORTGAGE)

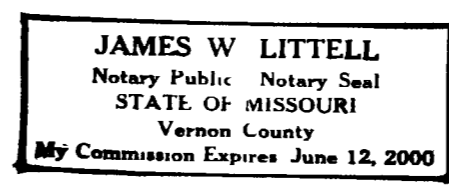
Approved this 16th day of June A.D., 1998

By *Andrew Bonnell*

STATE OF Mo } S S
 COUNTY OF Vernon }

The foregoing instrument was acknowledged before me this 18th day of June A.D., 1998

My Commission expires 6-12-00
 My Commission expires _____
 Notary Public



GREEN TRUST MINOR SUBDIVISION
 LOCATED IN THE NE 1/4 OF SEC 21,
 T 1 N, R 2 W, U M