

FINAL PLAT OF
GRUDIN MINOR SUBDIVISION
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAM,
TOWN OF FRUITA, MESA COUNTY, COLORADO

Notes:

- 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.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
- Basis/Origin of bearings: The basis of bearings for this plat is the line between the E 1/16 corner on the north boundary line of Section 8 and NE corner of Section 21, Township 1 North, Range 2 West of the Ute Meridian, as described hereon, having a grid bearing of S 89° 52' 42" E. The origin for this basis of bearing hereon are based on the grid bearings of the Mesa County SIMSLS determined by observations of a Mesa County Survey Marker for the N 1/4 corner of Section 21 and a Mesa County Survey Marker for the NE corner of Section 21, Township 1 North, Range 2 West of the Ute Meridian, having a grid bearing of S 89° 52' 56" E.
- Easement and Title information provide by Abstract and Title Co. of Mesa County, Inc. Commitment No. 00911081C, dated July 28, 2003.
- This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.3-101, et seq.
- Drainage easements and irrigation easements as shown hereon will be conveyed to the lot owners by separate legal instrument.
- Street addresses were supplied by the City of Fruita.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Abraham Grudin, is the owner of record of that real property situated in NE 1/4 of the NE 1/4 of Section 21, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3472, Page 425 of the records in the office of the Mesa County Clerk and Recorder. Said owners does hereby Plat said real property under the name and style of GRUDIN MINOR SUBDIVISION, in accordance with the Plat shown hereon.

DESCRIPTION OF GRUDIN MINOR SUBDIVISION

A tract of land located in the NE 1/4 of the NE 1/4 of Section 21, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the northwestern corner of a tract of land, which is identical with the E 1/16 corner on the north boundary of Section 21, Township 1 North, Range 2 West, Ute Meridian and considering the north line of the NE 1/4 of the NE 1/4 of Section 21 to bear S 89° 52' 42" E, with all other bearings contained herein relative thereto;

- Thence S 00° 32' 51" W, 1320.25 feet;
- Thence S 89° 53' 04" E, 279.01 feet;
- Thence N 00° 32' 51" E, 1320.22 feet;
- Thence N 89° 52' 42" W, 279.01 feet to the point of beginning.

Grudin Minor Subdivision, as described above contains 8.456 acres more or less.

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

- All roads and street rights-of-ways are dedicated to the City of Fruita for the use of the public forever.
- 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 sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All Utility 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 and telephone lines.
- All irrigation easements shown hereon are reserved for the benefit of the lot as indicated on the Plat and the appropriate Grand Valley Irrigation Company Lateral users, their successors and assigns for the installation, operation, maintenance and repair of their specific irrigation systems.
- All drainage easements shown hereon are reserved for the benefit of the lot as indicated on the Plat as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or manmade facilities above or below ground.

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, and in Drainage and Detention/Retention easements, the right to dredge, provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden for 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 acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, has caused his name to be hereunto subscribed this 24th day of February, A.D. 2004.

Abraham Grudin
Abraham Grudin

ACKNOWLEDGMENT OF OWNER

State of Colorado } ss
County of Mesa }

On this 24th day of February, A.D. 2004, before me the undersigned officer, personally appeared Abraham Grudin and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 3/02/06

David M. Lamm
Notary Public

TITLE CERTIFICATE

Abstract and Title
I, _____, 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 Abraham Grudin, free and clear of all liens, taxes, and encumbrances, except as follows:

NONE

Executed this 25 day of Feb, A.D. 2004.

Donald K. Davis
Title Examiner

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this day of February, 2004, 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 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 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: *Donna Cedeno*
Mayor

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

Attest: *Margaret Subma*
City Clerk



CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 2nd day of March, A.D. 2004.

John
Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
County of Mesa }

I hereby certify that this instrument was filed in my office at 4:32 P.M. on this 23rd day of March, A.D. 2004, in Plat Book No. 3613. Page(s) No. 224 Reception Number 2183232. Drawer 00-150 Fees 10.00 1.00

Janice Ward
Mesa County Clerk and Recorder

Bobby Baughman
Deputy

DECLARATIONS

Declarations or Protective Covenants are filed in Book _____ at Pages _____ through _____ as Document No. _____

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Grudin Minor Subdivision shown hereon was prepared under my direct supervision and is in compliance with Title 38, Article 51, C.R.S., as amended. I further state that information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth on this Plat and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 10 day of February, A.D. 2004.

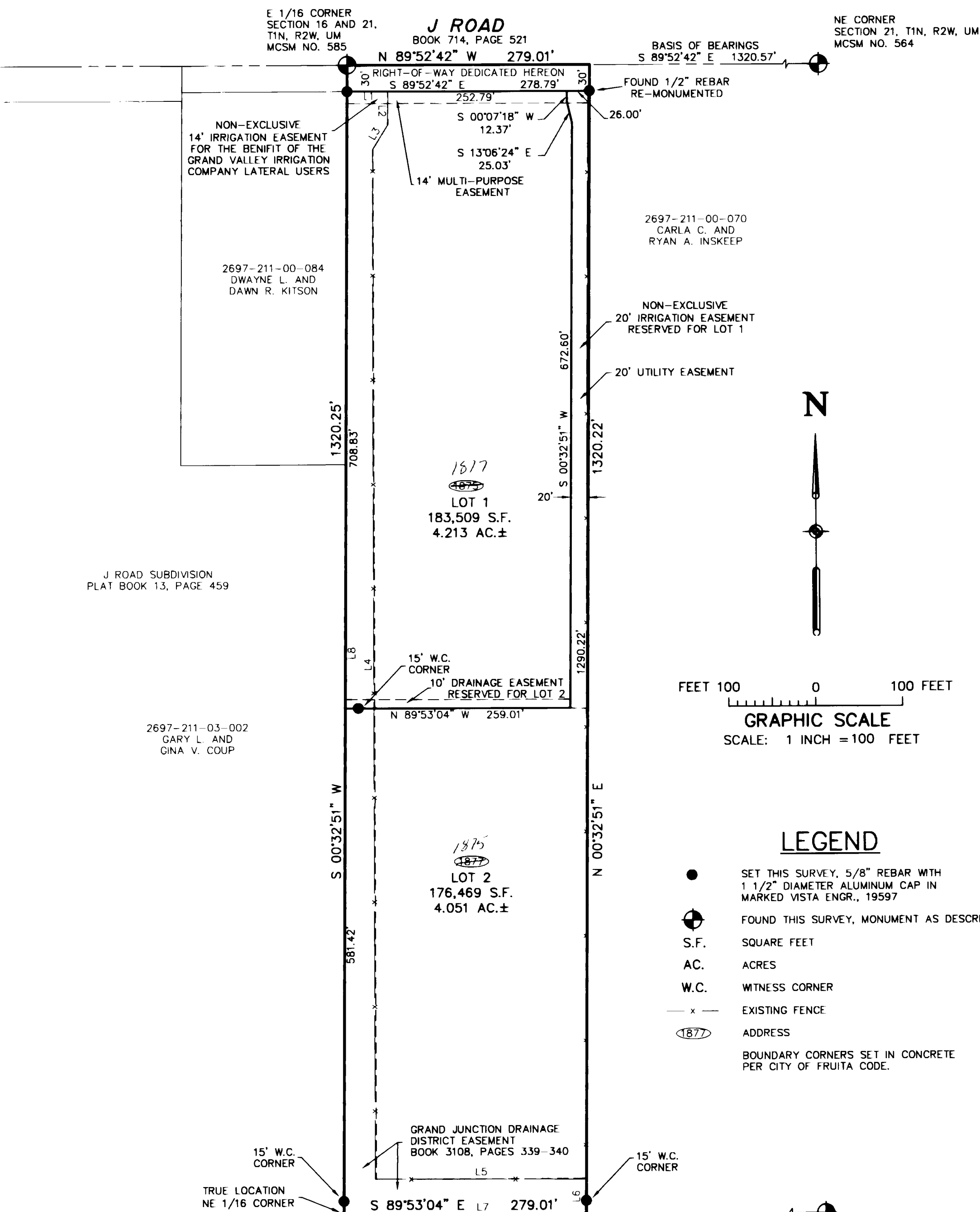
Dean E. Ficklin
Dean E. Ficklin
P.L.S., 19597



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TOWN OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 100' JOB NO: 4182.00-03 DATE: 2-9-04 SHEET NO: 1 of 1



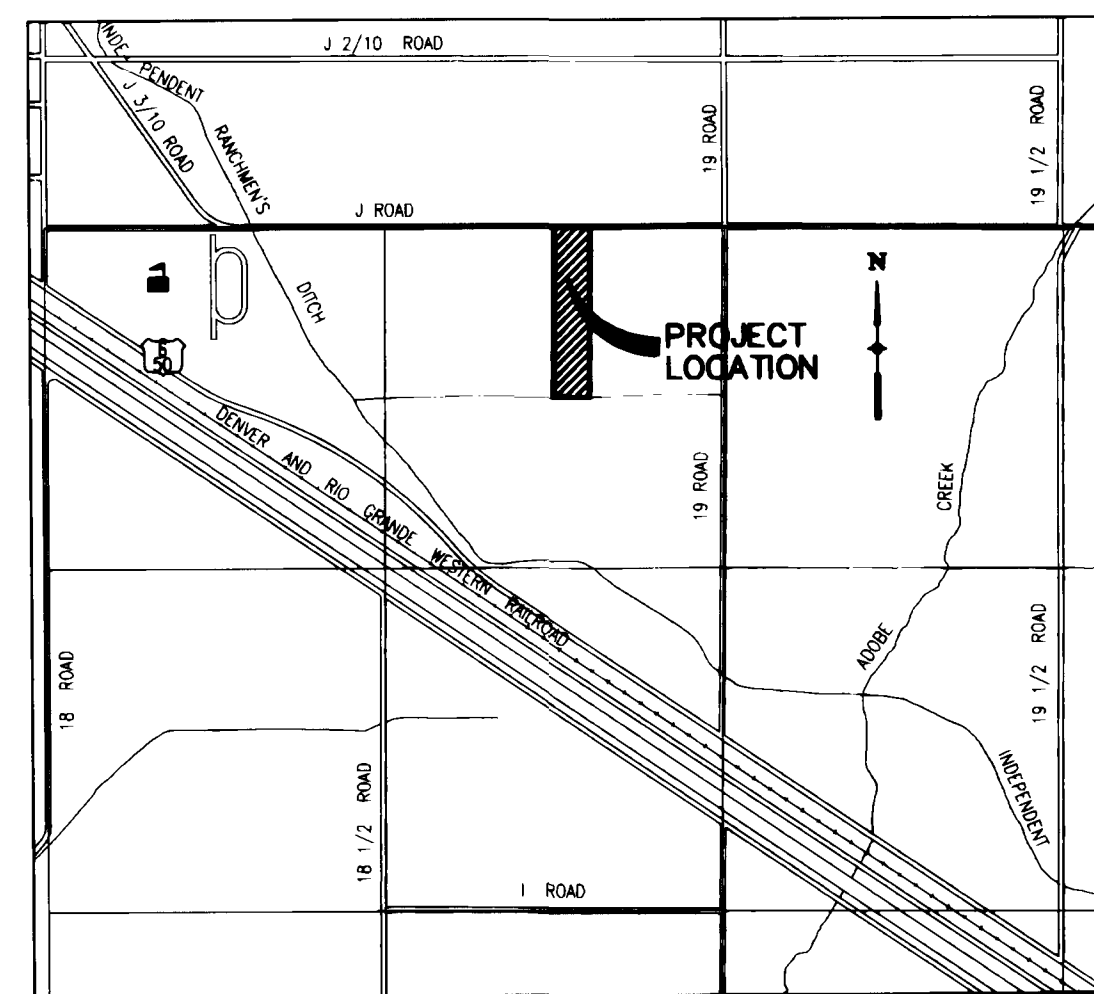
AREA SUMMARY

LOTS	8.264 ACRES±	97.7%
ROADS	0.192 ACRES±	2.3%
TOTAL	8.456 ACRES±	100%

- LEGEND
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN MARKED VISTA ENGR., 19597
 - ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - S.F. SQUARE FEET
 - AC. ACRES
 - W.C. WITNESS CORNER
 - x - EXISTING FENCE
 - (1877) ADDRESS
 - BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE.

LINE INFORMATION
GRAND JUNCTION DRAINAGE DISTRICT EASEMENT

LINE	BEARING	DISTANCE
L1	S89°55'01"E	46.74
L2	S00°02'02"E	38.15
L3	S31°26'24"W	33.39
L4	S00°11'58"W	1183.28
L5	S89°54'44"E	241.84
L6	S00°32'45"W	40.40
L7	N89°53'04"W	279.01
L8	N00°32'51"E	1290.25



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