

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1907705 06/18/99 0232PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 17 PAGE 95

DRAWER NO 66169

FEE \$ 10⁰⁰ 1⁰⁰

NAME OF PLAT

HARTZ SUBDIVISION

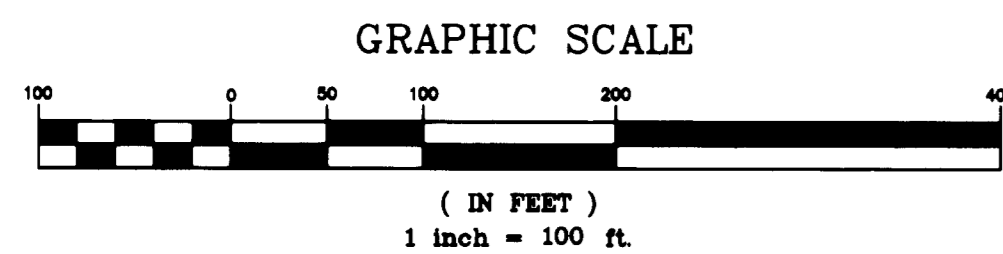
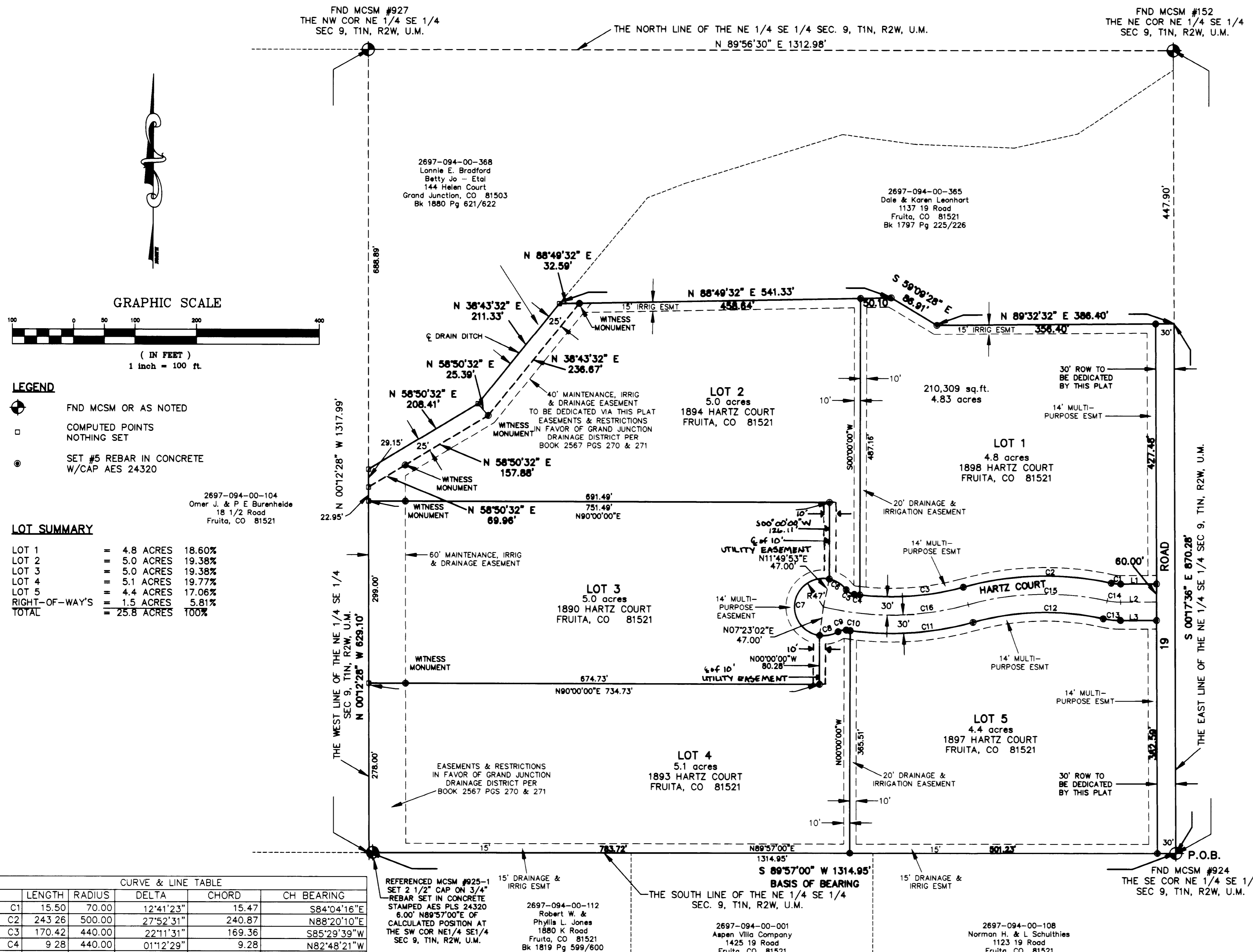
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

EDWIN L. HARTZ

NANCY E. HARTZ

HARTZ SUBDIVISION

(PART OF THE NE 1/4 SE 1/4 SEC 9, T1N, R2W, UTE MERIDIAN, MESA COUNTY, COLORADO)



- LEGEND**
- FND MCSM OR AS NOTED
 - COMPUTED POINTS NOTHING SET
 - SET #5 REBAR IN CONCRETE W/CAP AES 24320

LOT SUMMARY

LOT 1	=	4.8 ACRES	18.60%
LOT 2	=	5.0 ACRES	19.38%
LOT 3	=	5.0 ACRES	19.38%
LOT 4	=	5.1 ACRES	19.77%
LOT 5	=	4.4 ACRES	17.06%
RIGHT-OF-WAY'S	=	1.5 ACRES	5.81%
TOTAL	=	25.8 ACRES	100%

CURVE & LINE TABLE

LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	15.50	70.00	12'41'23"	S84°04'16"E
C2	243.26	500.00	27'52'31"	N88°20'10"E
C3	170.42	440.00	22'11'31"	S85°29'39"W
C4	9.28	440.00	01'12'29"	N82°48'21"W
C5	15.60	20.00	44'41'22"	N59°51'25"W
C6	33.35	47.00	40'39'23"	N57°50'26"W
C7	151.30	47.00	184'26'51"	S09°36'27"W
C8	31.35	47.00	38'12'52"	N78°16'36"E
C9	13.69	20.00	39'12'43"	N78°46'32"E
C10	6.77	500.00	00'46'34"	N82°00'24"W
C11	202.52	500.00	23'12'25"	N86°00'07"E
C12	214.07	440.00	27'52'31"	N88°20'10"E
C13	28.36	130.00	12'30'03"	S83°58'37"E
C14	21.93	100.00	12'34'01"	S84°00'36"E
C15	228.66	470.00	27'52'31"	N88°20'10"E
C16	239.15	470.00	29°09'13"	S88°58'31"W
L1			58.30	N89°42'24"E
L2			58.45	N89°42'24"E
L3			58.60	N89°42'24"E

REFERENCED MCSM #925-1 SET 2 1/2" CAP ON 3/4" REBAR SET IN CONCRETE STAMPED AES PLS 24320 6.00' N89°57'00"E OF CALCULATED POSITION AT THE SW COR NE 1/4 SEC 9, T1N, R2W, U.M.

2697-094-00-112 Robert W. & Phyllis L. Jones 1880 K Road Fruita, CO 81521 Bk 1819 Pg 599/600

2697-094-00-001 Aspen Villa Company 1425 19 Road Fruita, CO 81521

2697-094-00-108 Norman H. & L. Schulthies 1123 19 Road Fruita, CO 81521

BASIS OF BEARING:
THE SOUTH LINE OF THE NE 1/4 SE 1/4 SEC 9, T1N, R2W, UTE MERIDIAN, IS ASSUMED TO BEAR S 89°57'00" WEST PER BOOK 1749, PAGE 502.

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 CERTIFICATION SHOWN HEREON.

SURVEYORS' CERTIFICATION

I, WILLIAMS S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETE UNDER BY DIRECT SUPERVISION DURING DEC 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 9TH DAY OF APRIL 1999

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT EDWIN L. HARTZ AND NANCY E. HARTZ ARE THE OWNERS OF RECORD OF A CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 1749, PAGE 502 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY, COLORADO. SAID PARCEL BEING A PART OF THE NE 1/4 SE 1/4 OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER, NE 1/4 SE 1/4 OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, WHENCE THE SOUTH LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 9 BEARS SOUTH 89°57'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°57'00" WEST ALONG THE SOUTH LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 9, A DISTANCE OF 1314.95 FEET TO THE SOUTHWEST CORNER NE 1/4 SE 1/4 OF SAID SECTION 9;

THENCE NORTH 00°12'28" WEST ALONG THE WEST LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 9, A DISTANCE OF 629.10 FEET TO THE CENTERLINE OF A DRAIN DITCH;

THENCE NORTHEASTERLY ALONG THE CENTERLINE OF THE DRAIN DITCH, THE FOLLOWING TWO COURSES:

- 1) NORTH 58°50'32" EAST, 208.41 FEET;
- 2) NORTH 38°43'32" EAST, 211.33 FEET;

THENCE NORTH 88°49'32" EAST A DISTANCE OF 541.33 FEET;

THENCE SOUTH 59°09'28" EAST, A DISTANCE OF 86.91 FEET;

THENCE NORTH 89°32'32" EAST, A DISTANCE OF 386.40 FEET TO THE EAST LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 9; THENCE SOUTH 00°17'36" EAST ALONG THE EAST LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 9, A DISTANCE OF 870.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 25.80 ACRES AS DESCRIBED.

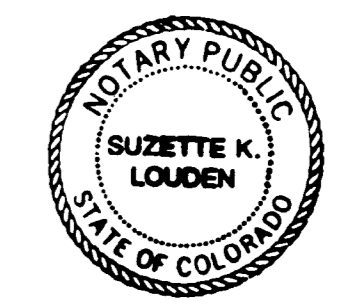
THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HARTZ SUBDIVISION, A SUBDIVISION WITHIN THE COUNTY OF MESA, STATE OF COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THAT SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH IS LABELED AS MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES, STORM SEWER MAINS AND GAS PIPELINES. ALL IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS. THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH NON-EXCLUSIVE USER'S RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENT OF LAND USE.

ALL EASEMENTS INCLUDE:
THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH 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 EASEMENT, THE RIGHT TO DREDGE, PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND PLATTED AS HARTZ SUBDIVISION, A SUBDIVISION WITHIN THE COUNTY OF MESA, STATE OF COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE USE OF THE PUBLIC FOREVER.

EDWIN L. HARTZ _____ NANCY E. HARTZ _____

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EDWIN L. HARTZ AND NANCY E. HARTZ.

THIS 11TH DAY OF June, A.D., 1999

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATION
APPROVED THIS 10TH DAY OF June, A.D., 1999 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.

Chairman _____

MESA COUNTY PLANNING COMMISSION
APPROVED THIS 16TH DAY OF June, A.D., 1999 BY THE MESA COUNTY PLANNING COMMISSION, COUNTY OF MESA, STATE OF COLORADO.

Chairman _____

COUNTY CLERK AND RECORDER'S CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)

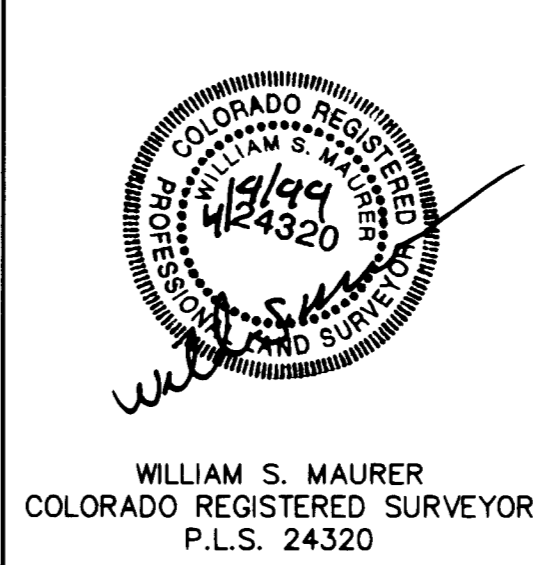
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT

2:32 O'CLOCK P.M., ON June 18, A.D., 1999 AND WAS DULY RECORDED IN PLAT BOOK 17, PAGE 95

RECEPTION NUMBER 1907705 DRAWER 66169 FEE 10⁰⁰ 1⁰⁰

Mona Lisa _____ Deputy
Mesa County Clerk and Recorder

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED NUISANCE UNLESS THE PROVISIONS OF C.R.S. 35-3.5-102 APPLY.



HARTZ SUBDIVISION		
PART OF THE NE 1/4 SE 1/4 SEC 9 T1N, R2W, UTE MERIDIAN, MESA COUNTY, COLORADO		
AES APPLIED EARTH SCIENCES		737 Horizon Drive, Suite 204 Grand Junction, CO. 81506 Ph: (970) 248-3559 Fax: (970) 248-9069
DATE: NOV 1998	SURVEYED BY: JLW, EC	CHECKED BY: WSM
REVISION:	JOB NO.: 98198	SCALE: 1"=100' SHEET 1 OF 1