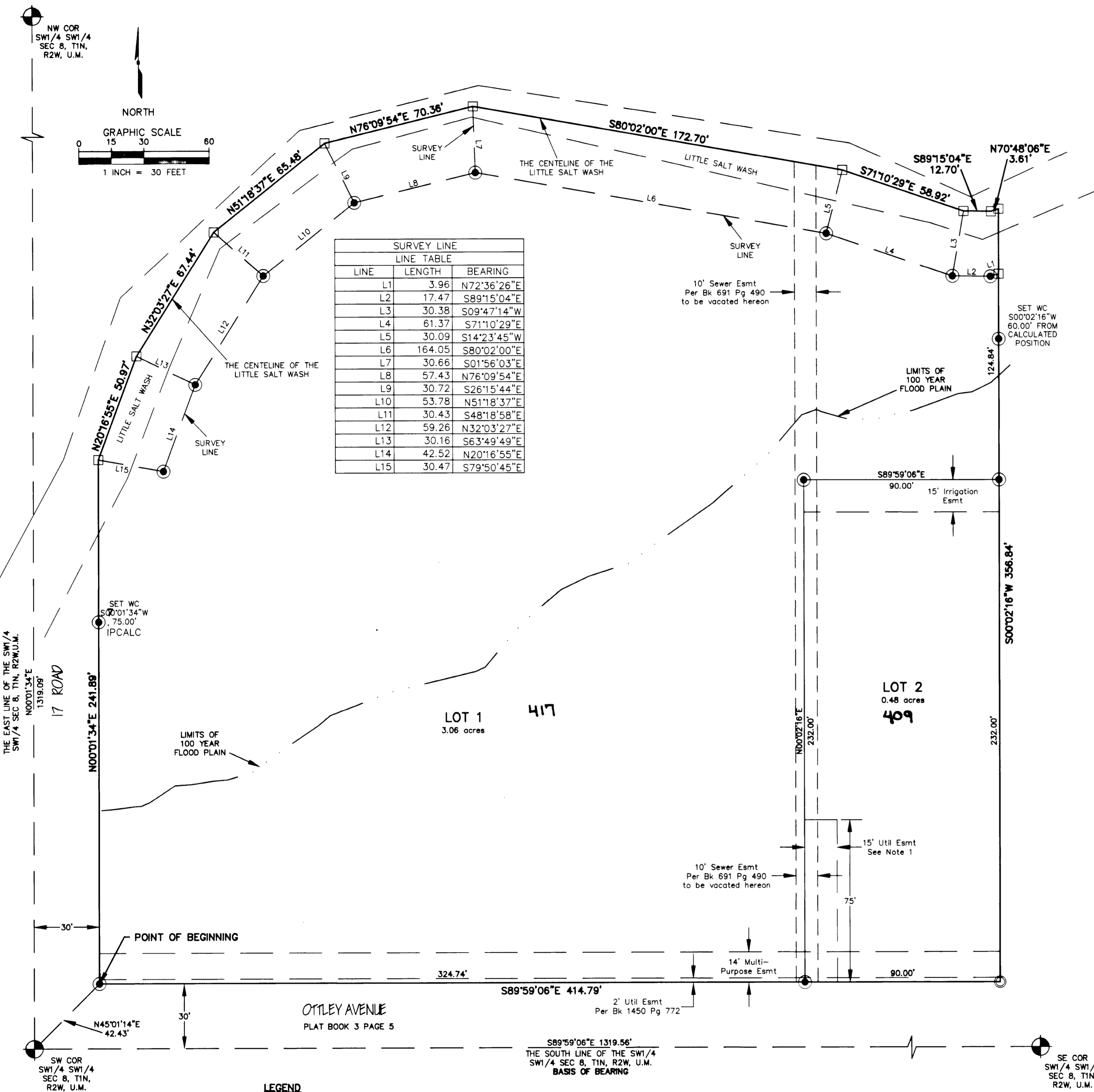


HARTZELL SUBDIVISION

A SUBDIVISION OF A PART OF LOT 12 OF ORCHARD SUBDIVISION TO THE TOWN OF FRUITA IN THE SW1/4 SW1/4 SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO



BASIS OF BEARING:
ASSUME THE SOUTH LINE OF THE SW1/4 SW1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN TO BEAR S89°59'06"E.

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.

NOTE:
1. A SEWER EASEMENT TO THE TOWN OF FRUITA WAS GRANTED IN BOOK 691 AT PAGE 490 OF THE MESA COUNTY RECORDS. THE EXISTING SEWER LINE DOES NOT FALL WITHIN THE LIMITS OF THE RECORDED EASEMENT. THIS LINE HAS BEEN ABANDONED AND THE ONLY REMAINING USE IS FOR THE SERVICE FROM THE EXISTING HOUSE ON LOT 1. THE EASEMENT SHOWN ON THIS PLAT IS FOR THE USE OF THE TOWN OF FRUITA TO MAINTAIN THE ACTIVE PORTION OF THIS LINE.

LOT SUMMARY
LOT 1 = 3.06 ACRES 86.44%
LOT 2 = 0.48 ACRES 13.56%
TOTAL = 3.54 ACRES 100%

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT KATHLEEN CARROLL McNAMEE IS THE OWNER OF RECORD OF A PART OF THE SW1/4 SW1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, AS RECORDED AT MESA COUNTY CLERK & RECORDER'S OFFICE IN BOOK 2782 AT PAGE 791. SAID OWNER HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND PLATTED UNDER THE NAME AND STYLE OF HARTZELL SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREIN AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOT 12 LYING SOUTH OF THE CENTER LINE OF THE LITTLE SALT WASH. EXCEPT THE EAST 210 FEET THEREOF IN THE ORCHARD SUBDIVISION TO THE TOWN OF FRUITA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER SW 1/4 SW 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, WHENCE THE SOUTH LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 8 BEARS S 89°59'06" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N45°01'14"E, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED;

THENCE N 00°01'34" E A DISTANCE OF 241.89 FEET, TO THE CENTERLINE OF THE LITTLE SALT WASH; THENCE NORTHEASTERLY AND EASTERLY ALONG THE CENTERLINE OF THE LITTLE SALT WASH THE FOLLOWING 8 COURSES:

1. N 20°16'55" E, A DISTANCE OF 50.97 FEET;
2. N 32°03'27" E, A DISTANCE OF 67.44 FEET;
3. N 51°18'37" E, A DISTANCE OF 65.48 FEET;
4. N 76°09'54" E, A DISTANCE OF 70.36 FEET;
5. S 80°02'00"E, A DISTANCE OF 172.70 FEET;
6. S 71°10'29" E, A DISTANCE OF 58.92 FEET;
7. S 89°15'04" E, A DISTANCE OF 12.70 FEET;
8. N 70°48'06" E, A DISTANCE OF 3.61 FEET;

THENCE S 00°02'16" W, A DISTANCE OF 356.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OTTLEY AVENUE; THENCE N 89°59'06" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF OTTLEY AVENUE A DISTANCE OF 414.79 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.54 ACRES AS DESCRIBED.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HARTZELL SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF FRUITA, MESA COUNTY, COLORADO. THAT SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED UTILITY EASEMENT ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES, STORM AND SEWER MAINS, GAS PIPELINES, ALL IRRIGATION AND MAINTENANCE EASEMENTS TO THE OWNER (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 USERS 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 IMPROVEMENTS OF LAND USE.

ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND 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 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 REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

IN WITNESS THEREOF said owner Kathleen Carroll McNamee has caused her name to be hereunto subscribed this 29th day of December, A.D., 2000

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Kathleen Carroll McNamee this 29th day of December, A.D., 2000

Witness my hand and official seal Anthony J. Miller

My commission expires: 3/1/01



CITY OF FRUITA PLANNING COMMISSION
Approved this 18th day of September, A.D., 2000 By the Planning Commission of the City of FrUITa, State of Colorado.

Chris Pro Jan
Chairperson

FRUITA CITY COUNCIL
Approved this 3rd day of October, A.D. 2000 By the FrUITa City Council, State of Colorado.

Doug Hells Mayor
Attest: Marquet Sautman, City Clerk

COUNTY CLERK AND RECORDER'S CERTIFICATE
SATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this plat of HARTZELL SUBDIVISION, was filed for record in the office of the County Clerk and Recorder of Mesa County at 02:32 P.M. on the 20th day of February, A.D. 2001

in Plat Book 18 Page 104 Reception Number 1984280 Drawer JJ-79 Fee \$10.00

Marika Todd Mesa County Clerk and Recorder
Elvira Leala Deputy

LIENHOLDERS RATIFICATION OF PLAT
THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF HARTZELL SUBDIVISION

SIGNED THIS _____ DAY OF _____ 20__

BY: _____

NOTARY PUBLIC CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KATHLEEN CARROLL McNAMEE.

THIS _____ DAY OF _____ 20__

WITNESS MY HAND AND OFFICAL SEAL _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION
I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING DEC 2000, 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 27th DAY OF DEC, 2000

PREPARED FOR: KATHLEEN CARROLL McNAMEE

HARTZELL SUBDIVISION

A SUBDIVISION OF A PART OF LOT 12 OF ORCHARD SUBDIVISION TO THE TOWN OF FRUITA IN THE SW1/4 SW1/4 SEC 8, T1N, R2W, U.M., MESA COUNTY, COLORADO

DATE: 12/00 SURVEYED BY: JW CHECKED BY: WSM
REVISION: JOB NO.: 20070 SCALE: 1"=30' SHEET 1 OF 1

734 Main Street
Grand Junction, CO. 81501
Ph: (970) 248-3559
Fax: (970) 248-9069

WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. 24320