

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1879673 12/17/98 0206PM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 336

DRAWER NO GG 37

FEE \$ 10.<sup>00</sup> 1.<sup>00</sup>

NAME OF PLAT Horseshief park Sub. Replat

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Re M. Investment JV  
Raymond B Shipp Trust JV  
Raymond B Shipp Trust

# A REPLAT OF LOT 1, HORSETHIEF PARK SUBDIVISION

## TOWN OF FRUITA, MESA COUNTY, COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, R & M Investments, a joint venture, and the Raymond G. Phipps Trust and Glory Trust, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2489 at Pages 165 & 166, and Book 2126 at Page 25 in the records of the Mesa County Clerk and Recorder's Office, and being situated in the SE1/4 SE1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Lot 1 of HORSETHIEF PARK SUBDIVISION, as recorded in Plat Book 13 at Page 503 of the Mesa County records.

Said owners have caused the said real property to be laid out and surveyed as A REPLAT OF LOT 1, HORSETHIEF PARK SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart real property as shown on the accompanying plat as follows:

All Multi-Purpose Easements to the Town of Fruita for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and as perpetual easements for ingress-egress use by the general public pedestrian, bicyclist and emergency vehicles. Such easements shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 8<sup>th</sup> day of December A.D., 1998.

R & M INVESTMENTS, a joint venture  
by the Raymond G. Phipps Trust, Joint Venturer  
By: Raymond G. Phipps  
Raymond G. Phipps, Trustee

THE RAYMOND G. PHIPPS TRUST  
By: Raymond G. Phipps  
Raymond G. Phipps, Trustee

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA )

The forgoing instrument was acknowledged before me this 8<sup>th</sup> day of December A.D., 1998. R & M INVESTMENTS, a joint venture, by The Raymond G. Phipps Trust, Joint Venturer, Raymond G. Phipps, Trustee, THE RAYMOND G. PHIPPS TRUST, Raymond G. Phipps Trustee

My commission expires: Aug. 31, 2001

Martha Sweeney  
Notary Public  
2908 North Ave Grand Junction, Co 81501  
Address



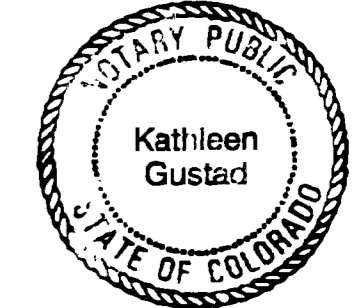
GLORY TRUST  
By: Brenda L. Baller, Trustee  
Brenda L. Baller, Trustee

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DENVER )

The forgoing instrument was acknowledged before me this 9 day of December A.D., 1998. GLORY TRUST by Brenda L. Baller, Trustee.

My commission expires: August 7, 2002

Kathleen Gustad  
Notary Public  
7600 E. Hampden Denver CO 80231  
Address



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:00 o'clock P.M. this 17<sup>th</sup> day of December A.D., 1998, and is duly recorded in Plat Book No. 16, Page 336.  
Monika Todd Clerk and Recorder  
Shirley Howard Deputy  
Drawn GG37  
10<sup>00</sup> 7<sup>00</sup>

### FRUITA PLANNING COMMISSION CERTIFICATE

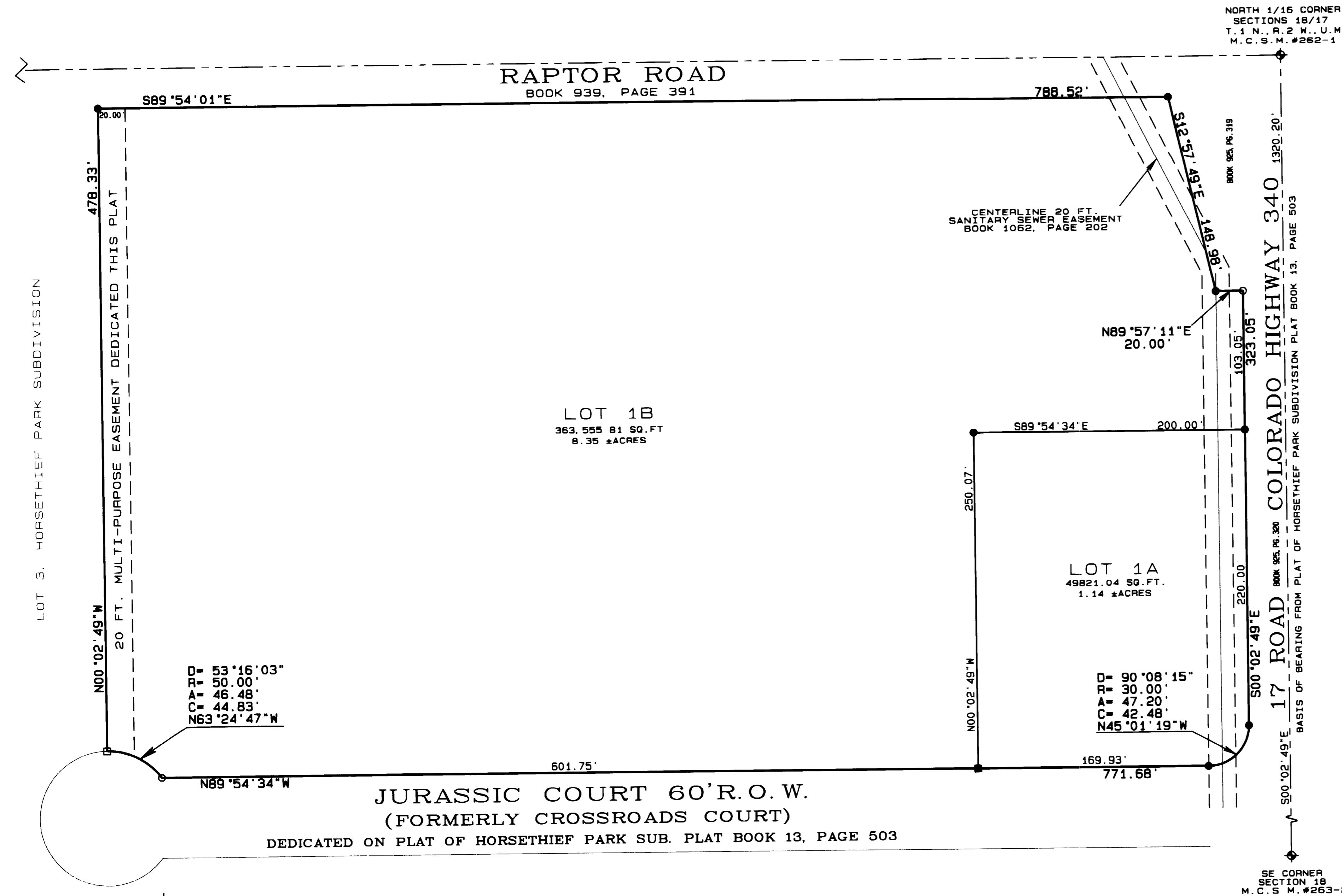
Approved this 9 day of DEC A.D., 1998. Fruita Planning Commission of the Town of Fruita, County of Mesa, State of Colorado.

Dave Karisung (CR)  
Chairman

### FRUITA CITY COUNCIL'S CERTIFICATE

Approved this 10<sup>th</sup> day of December A.D., 1998. Fruita City Council of the Town of Fruita, County of Mesa, State of Colorado.

Lyle W. Baldwin  
Mayor



**AREA SUMMARY**  
2 LOTS 9.49 TOTAL ACRES 100%

### SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision and survey of A REPLAT OF LOT 1, HORSETHIEF PARK SUBDIVISION, was made by me and/or under my direct supervision and checking, and that both are accurate to the best of my knowledge and belief.

Steven L. Hagedorn  
Steven L. Hagedorn, P.L.S. 24306

12-8-98  
Date



### LEGEND

- SET #5 REBAR W/ 2" ALLOY CAP STAMPED "D H SURVEYS INC. L.S.24306"
- FOUND #5 REBAR
- FOUND #5 REBAR W/ CAP (ILLEGIBLE)
- FOUND #5 REBAR W/ 2" ALLOY CAP STAMPED "L.S.14840"
- ◆ MESA COUNTY SURVEY MARKER (M.C.S.M.)

GRAPHIC SCALE 1"=50'  
0 50 100 150

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.

**A REPLAT OF LOT 1,  
HORSETHIEF PARK SUBDIVISION**  
SE1/4 SE1/4 SECTION 18, T.1N,R.2W.,U.M.  
TOWN OF FRUITA, MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO  
(970) 245-8749

Designed By S.L.H.	Checked By M.M.D.	Job No. 458-98-01
Drawn By TMOEL	Date DECEMBER, 1998	Sheet 1 of 1