

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1914507 08/04/99 1200PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00

PLAT/CONDO BOOK

17

PAGE

140

DRAWER NO

HH 18

FEE \$

10

NAME OF PLAT

Isley Minor Sub

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Billie Nadene Isley

ISLEY MINOR SUBDIVISION

SITUATED IN NW1/4SW1/4 SEC. 9, T1N,R2W, U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO

FRANK PETERSON
1156 18 ROAD
2697-093-00-713

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Billie Nadyne Isley is the owner of that real property described in Book 954 at Page 719 of the records of the Mesa County Clerk and Recorder, that said real property is described as follows:

All that part of the West 15 acres of the North Half of the Northwest Quarter of the Southwest Quarter of Section 9, Township 1 North, Range 2 West of the Ute Principal Meridian, lying North of what is known as the Little Salt Wash.

That said owner has, by these presents, caused to be laid out, platted and subdivided said real property into lots and blocks as shown on this plat and designate same ISLEY MINOR SUBDIVISION, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, State of Colorado, for public use that part of 18 Road shown hereon, the utility, drainage and irrigation easements shown hereon to the City of Fruita and the owners of the lots platted hereon for utility, drainage and irrigation purposes only; and that said owner does hereby dedicate to the City of Fruita a Conservation/Greenway Easement along the 100 year flood plain along Little Salt Wash. That said owner does hereby accept responsibility for the completion of all required public improvements for ISLEY MINOR SUBDIVISION, and further, grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

That said owner declares there are no lienholders nor encumbrances to said property.

Executed this 20th day of July, 1999.

Billie Nadyne Isley
Billie Nadyne Isley

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 20th day of July, 1999, by Billie Nadyne Isley.

Witness my hand and official seal:

My Commission expires 02-05-2003

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 29th day of July, 1999, by the City of Fruita Planning Commission.

David Haring
Chairman

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council, Colorado, this 20th day of July, 1999, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita the public dedication 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 Fruita City Council. 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, sub-surface 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, 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 Fruita City Council.

CITY OF FRUITA, COLORADO

By: *Life N. Baldwin*
Life N. Baldwin, Mayor

Witness my hand and seal of the City of Fruita. ATTEST: *Margaret Schuman*
City Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in the office of the Mesa County Clerk and Recorder at 12:00 o'clock P.M., on this 20th day of July, 1999, and was duly recorded in Plat Book No. 17 at Page No. 140, Reception No. 194507, Drawer No. 4418. Fees \$10.00

Monika Todd
Mesa County Clerk and Recorder

By: *Carol Link*
Deputy

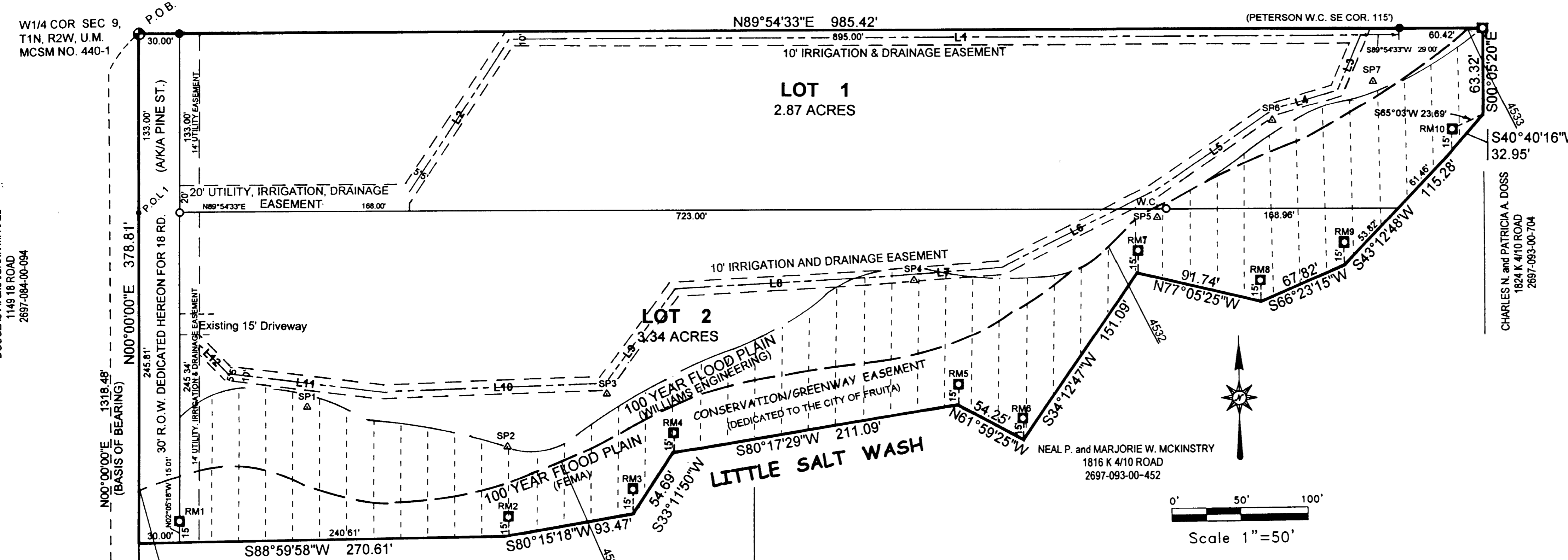
ISLEY MINOR SUBDIVISION

SITUATED IN NW1/4SW1/4 SEC. 9, T1N, R2W, U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO



UDELL S. WILLIAMS
Professional Land Surveyor
751 Road Avenue
Grand Junction, Colorado 81501
Surveying Western Colorado & Eastern Utah Since 1953

Colorado
Utah



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - RECOVERED NO. 5 REBAR WALUM. CAP (PLS4307) SET IN CONCRETE
 - SET IN CONCRETE NO. 5 REBAR WALUM. CAP (PLS4307)
 - SET NO. 5 REBAR WALUM. CAP (PLS4307)
 - SET PK NAIL, P.O.L. 1
 - △ SP SURVEY POINT, SET NO. 5 REBAR W/METAL TAG
 - RM REF. MARKER, SET NO. 5 REBAR WALUM. CAP (PLS4307)
 - WC WITNESS CORNER

- NOTES**
- 1) Basis of Bearing determined as N00°00'00"E (assumed) between the S11/16 corner on the West boundary of the NW1/4 SW1/4 of Section 9, T1N, R2W, U.M., a Mesa County Survey Marker No. 1052, and the West 1/4 corner of said Section 9, a Mesa County Survey Marker No. 440-1.
 - 2) The City of Fruita shall have the right to access the area designated as "100 YEAR FLOOD PLAIN", along Little Salt Wash, for the purpose of maintenance. The general public shall not have right to access said area for any reason.
 - 3) Different 100 YEAR FLOOD PLAIN studies do not coincide. The datum delineated hereon was derived from a study by Flood Emergency Management Agency (FEMA) and a study by Williams Engineering. See Note 5 below.
 - 4) Reference Markers are set 15 feet North of flowline of Little Salt Wash.
 - 5) Flood plain information compiled from data provided by FEMA (Flood Emergency Management Agency), and the results of a study made by Williams Engineering (File EXH06D, Job: FR-SWMM). FEMA has determined the 100 YEAR FLOOD PLAIN to be at an elevation of 4525 feet at the West line of said real property, and increasing to an elevation of 4533 feet at the Easterly line of said real property. Williams Engineering has determined the 100 YEAR FLOOD PLAIN to be at an elevation of 4530 feet.
 - 6) The area designated "CONSERVATION/GREENWAY EASEMENT" as shown hereon shall be for conservation purposes, and for periodic maintenance by the city, but not as a pedestrian/bicycle easement.

DITCH CENTERLINE TABLE

L1	= S89°54'33"W 624.00'
L2	= S33°11'33"W 135.17'
L3	= S22°35'00"W 43.00'
L4	= S73°00'00"W 49.00'
L5	= S55°00'00"W 105.00'
L6	= S63°00'00"W 126.00'
L7	= S85°30'00"W 97.00'
L8	= S86°42'00"W 144.00'
L9	= S36°00'00"W 87.00'
L10	= S87°52'00"W 161.00'
L11	= N82°54'00"W 118.00'
L12	= N44°25'00"W 35.39'

TRAVERSE TABLE

P.O.L. 1 to SP1	= S40°32'42"E 190.39'
P.O.L. 1 to SP2	= S56°56'44"E 322.09'
P.O.L. 1 to SP3	= S68°23'52"E 368.80'
P.O.L. 1 to SP4	= S84°46'10"E 570.80'
P.O.L. 1 to SP5	= S89°40'06"E 747.70'
P.O.L. 1 to SP6	= N85°20'53"E 834.28'
P.O.L. 1 to SP7	= N83°56'31"E 910.29'
SP1 to RM1	= S47°46'03"W 127.37'
SP2 to RM2	= S00°41'09"E 50.41'
SP3 to RM3	= S14°52'39"E 77.07'
SP3 to RM4	= S59°59'20"E 57.43'
SP4 to RM5	= S23°24'14"E 83.76'
SP4 to RM6	= S38°24'56"E 130.62'
SP5 to RM7	= S28°52'39"W 28.68'
SP5 to RM8	= S58°53'16"E 88.27'
SP6 to RM9	= S30°38'36"E 105.11'
SP7 to RM10	= S59°23'12"E 68.37'

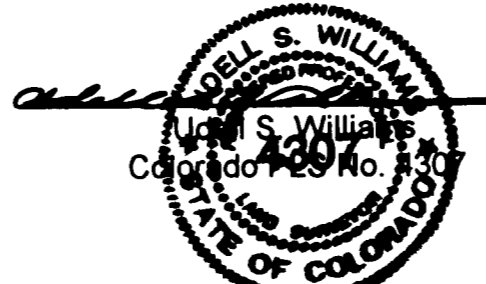
AREA SUMMARY

LOTS	6.21 ACRES OR 96%
R.O.W.	0.28 ACRES OR 4%
TOTAL	6.47 ACRES OR 100%

SURVEYOR'S STATEMENT

I, Udeell S. Williams, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat is a true, correct and complete plat of ISLEY MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such plat was prepared from the results of an accurate survey of said property by me and under my supervision, and correctly shows the location and dimensions of the lots.

Signed this 20th day of July, 1999



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.

