

# JURASSIC DEVELOPMENT

A PART OF THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN  
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Monument Holdings LLC, a Colorado limited liability company and Fattor Fruta Ltd, a Colorado limited partnership, are the owners of that real property situated in the southwest quarter of the southwest quarter of Section 17 Township 1 North, Range 2 West of the Ute Meridian, City of Fruta, County of Mesa, State of Colorado, described in Book 2065 at Page 605 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Commencing at a Mesa County Survey Monument for the S 1/16 corner of Sections 17 and 18 from whence a Mesa County Survey Monument for the SW corner of Section 17 bears South 00°17'00" East a distance of 1320 10 feet with all bearings herein relative thereto.  
Thence along the west line of said Section 17 South 00°17'00" East a distance of 224 01 feet.  
Thence North 89°54'53" East a distance of 70 00 feet to a Colorado Division of Highways 3 1/2" aluminum cap, the point of beginning.  
Thence North 89°54'53" East a distance of 583 98 feet to the east line of the W 1/2 SW 1/4 SW 1/4 of said Section 17.  
Thence along said east line South 00°04'49" East a distance of 790 60 feet.  
Thence South 89°56'31" West a distance of 581 18 feet to the easterly right-of-way line of Colorado Highway 340.  
Thence along said right-of-way line North 00°17'00" West a distance of 790 33 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as JURASSIC DEVELOPMENT, a subdivision of a part of the City of Fruta, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicates to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines and appurtenances together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Said easements shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 28th day of July, A.D. 1994.

MONUMENT HOLDINGS LLC, a Colorado limited liability company

By Gary H. Dean  
One of Its Managers

FATTOR FRUITA LTD a Colorado limited partnership

BY FATTOR TRANSPORTATION COMPANY a Colorado corporation, General Partner

By Michael Fattor  
President

State of Colorado }  
County of Mesa (Garfield) }ss

This plat was acknowledged before me by Gary Dean and Michael Fattor on this 28th day of July, A.D. 1994, for the aforementioned purposes.

My Commission expires 10-5-96 Notary Public Judy M. N.

My address is PO Box 2624, Guss, CO

CITY OF FRUITA PLANNING COMMISSION

Approved this 31st day of March, 1994 by the Planning Commission of the City of Fruta

Judy J. Saunders  
Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 28th day of November, 1994 by the City Council of the City of Fruta

Daniel L. Walker  
Mayor

FRUITA CITY ENGINEER'S APPROVAL

Approved this 20th day of July, 1994 by the City Engineer of the City of Fruta, County of Mesa

J. S. Book  
City Engineer

COUNTY CLERK AND RECORDER'S CERTIFICATE

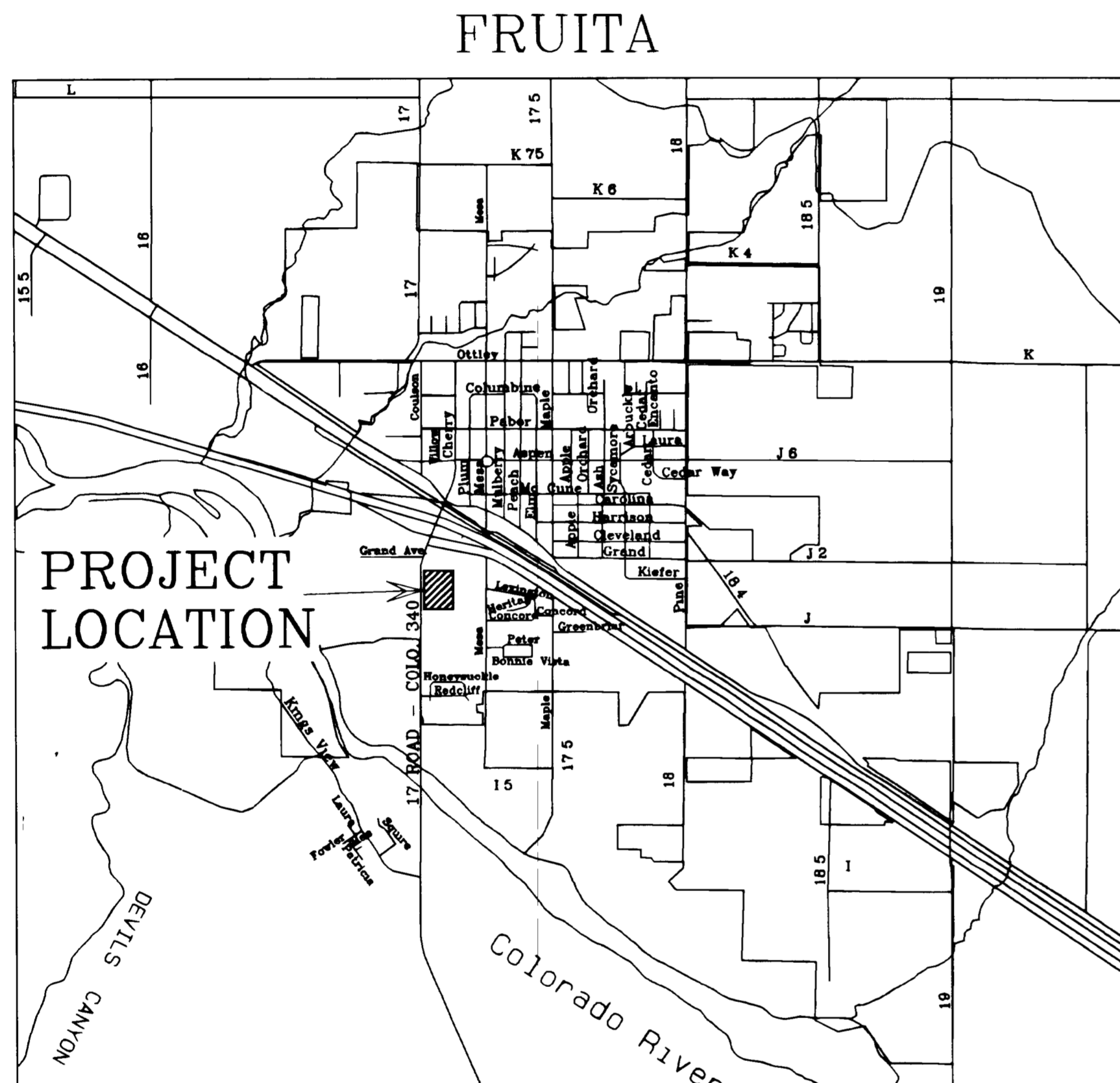
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado at 10:28 o'clock A.M. this 28th day of July, 1994, and is duly recorded in Plat Book No. 14 Page 256-257 as Receipt No. 168982 Drawn: BA/15 Fee: \$20.00

Monika Todd by Kathleen West deputy  
Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of Jurassic Development were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Fruta.

Kenneth Scott Thompson June 29, 1994  
Kenneth Scott Thompson, PLS # 18480 Date



VICINITY MAP  
1" = 2500'

### AREA SUMMARY

LOTS	8 545 ACRES	81%
ROADS	2 027 ACRES	19%
TOTAL	10 572 ACRES	100%

**JURASSIC DEVELOPMENT**  
CITY OF FRUITA  
COUNTY OF MESA  
STATE OF COLORADO

SECTION	SW/4 SW/4 S 17	TOWNSHIP	1N	RANGE	2W	MERIDIAN	UTE
<b>THOMPSON-LANGFORD CORPORATION</b>							
529 25 1/2 ROAD - # B-210							
Grand Junction CO 81505 (303) 243-6067							
Designed By	KST	Checked By	DRS	Job No	0223-001		
Drawn By	TERRAMODEL	Date	June 29 1994	Sheet	1 of 2		

S 16 CORNER  
WEST LINE  
SECTION 17

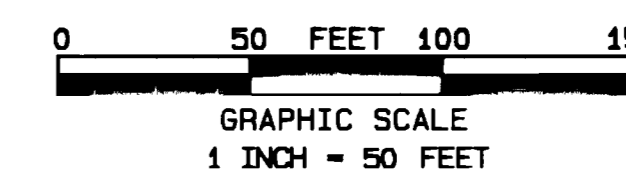
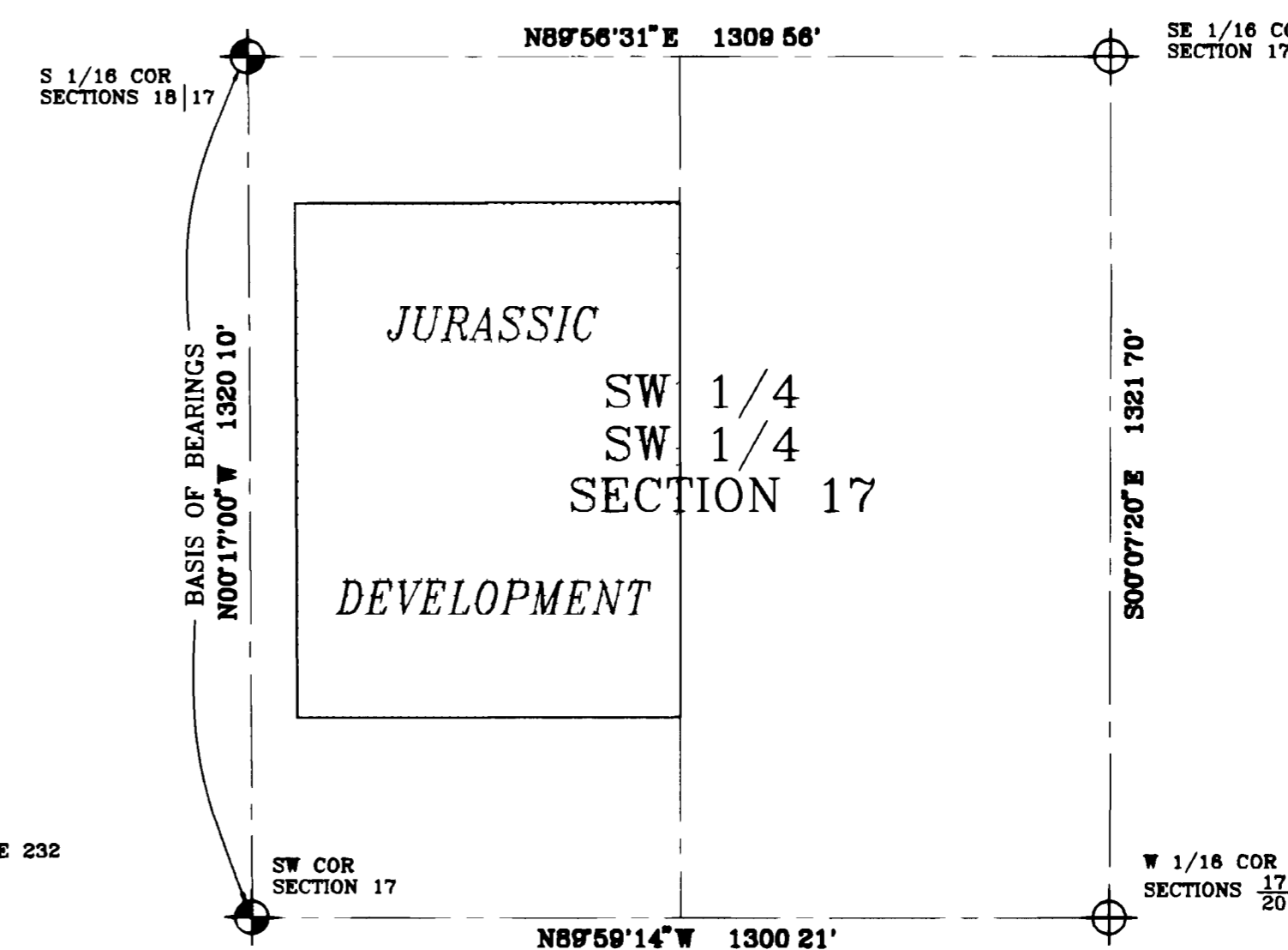
SW 16 COR  
WEST LINE  
SECTION 17

### CURVE TABLE

ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	62.83	40.00	90°00'00"	S45°17'00"E 56.57
C2	13.27	15.00	50°42'12"	N64°21'54"E 12.85
C3	84.72	60.00	80°54'27"	N79°27'58"E 77.86
C4	23.56	15.00	90°00'00"	N44°43'00"E 21.21
C5	13.27	15.00	50°42'13"	S25°38'06"E 12.85
C6	147.34	60.00	140°42'13"	N19°21'54"E 113.01
C7	147.34	60.00	140°42'13"	S19°55'54"E 113.01
C8	13.27	15.00	50°42'13"	S25°04'06"W 12.85
C9	23.56	15.00	90°00'00"	S45°17'00"E 21.21
C10	62.83	40.00	90°00'00"	N44°43'00"E 56.57

POINT OF BEGINNING

### CONTROL DIAGRAM



### LEGEND

- ◆ MESA COUNTY SURVEY MONUMENT
- ⊕ 3 1/2" CAP - PLS #16413
- FOUND REBAR AS NOTED
- CDOT 3 1/2" ALUM CAP
- PIN & CAP - PLS #18480 SET IN CONCRETE

**JURASSIC DEVELOPMENT**  
CITY OF FRUITA  
COUNTY OF MESA  
STATE OF COLORADO

SECTION SW/4 SW/4 S 17 TOWNSHIP 1N RANGE 2W MERIDIAN 10E

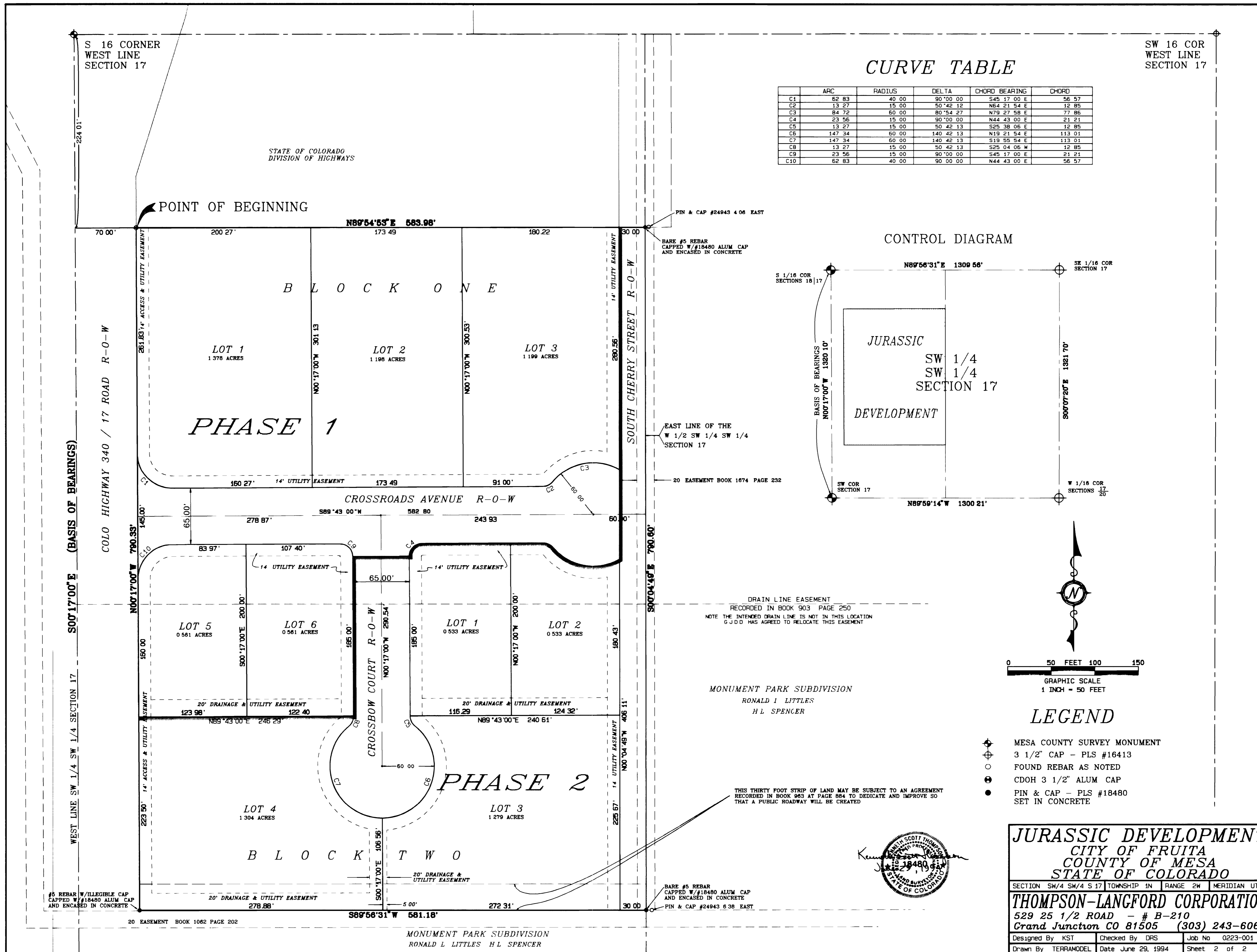
**THOMPSON-LANGFORD CORPORATION**

529 25 1/2 ROAD - # B-210

Grand Junction CO 81505 (303) 243-6067

Designed By KST Checked By DRS Job No 0223-001

Drawn By TERRAMODEL Date June 29, 1994 Sheet 2 of 2



DRAIN LINE EASEMENT  
RECORDED IN BOOK 903 PAGE 250  
NOTE THE INTENDED DRAIN LINE IS NOT IN THIS LOCATION  
G.U.D.D. HAS AGREED TO RELOCATE THIS EASEMENT

MONUMENT PARK SUBDIVISION  
RONALD L LITTLES  
H.L. SPENCER

