

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1847595 05/26/98 0119PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK *16* PAGE *171*

DRAWER NO *FF76*

FEE \$ *10.00* *f 1.00*

NAME OF PLAT *Jurassic Development F1 replat*

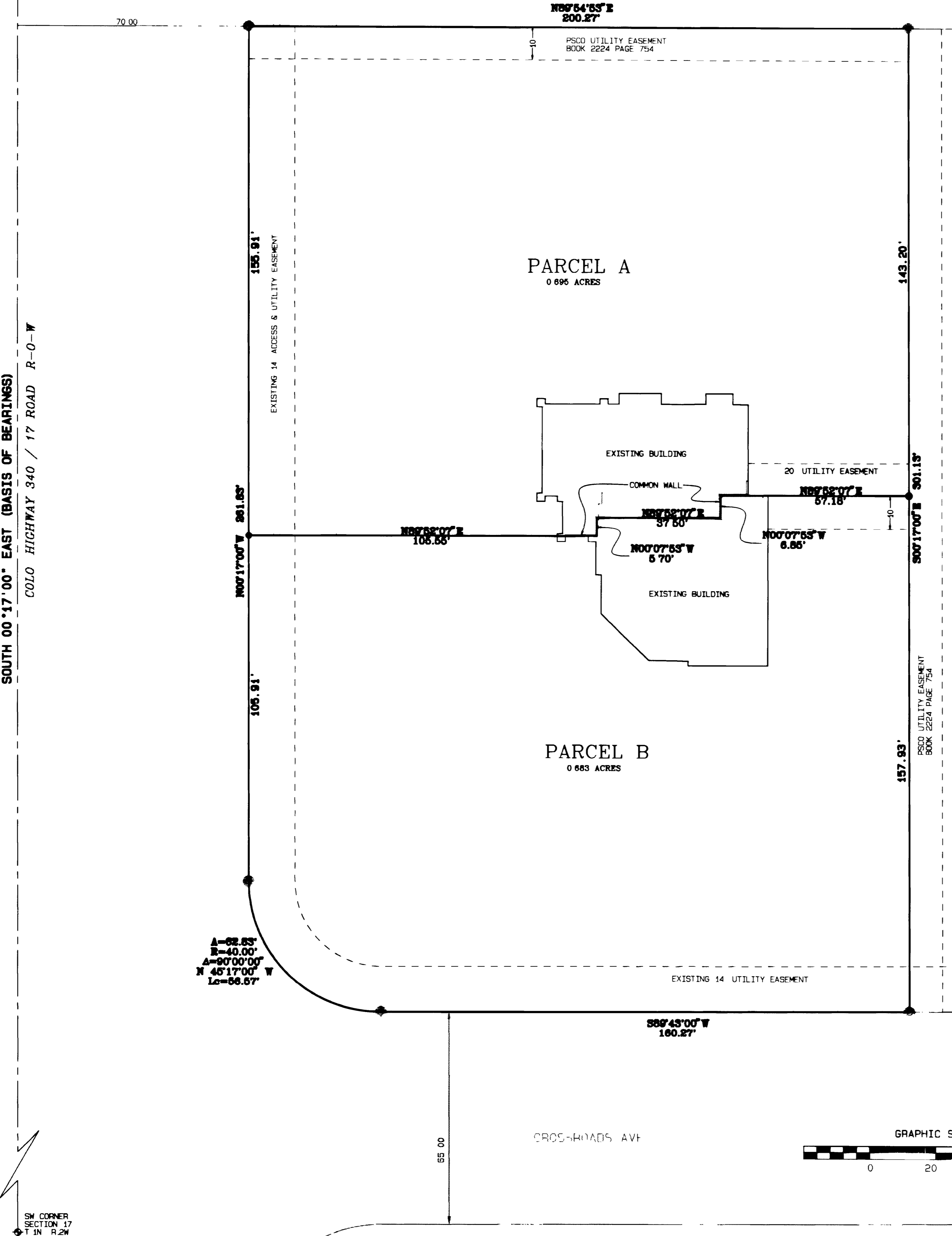
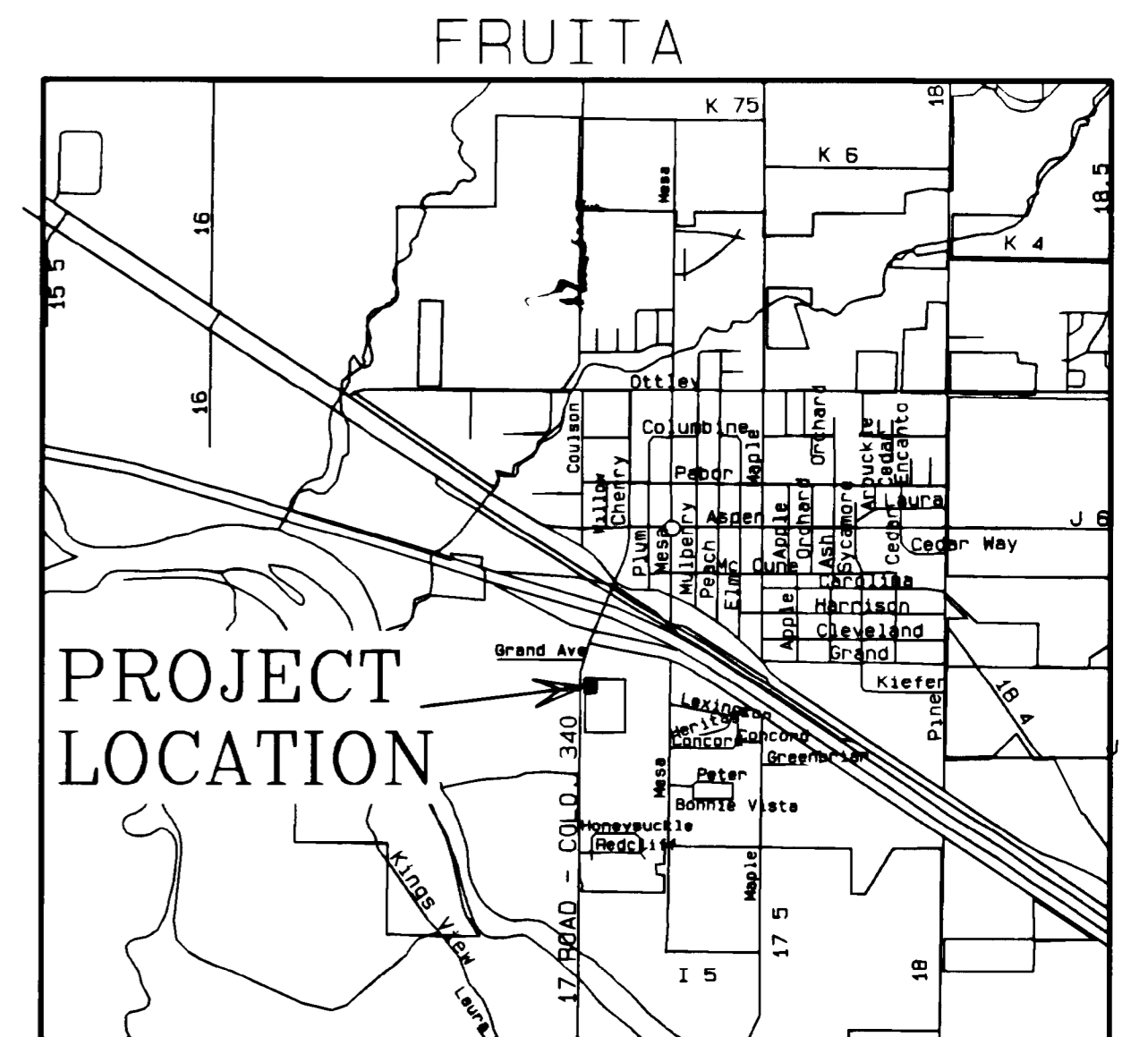
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

*Replat L1 B1*

*Jurassic Development Inc.*

# JURASSIC DEVELOPMENT - FILING 1

## REPLAT LOT 1 BLOCK ONE



B L O C K  
O N E

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Jurassic Development, Inc. a Colorado Corporation, is the owner 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 Fruita, 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:

Lot 1 of Block One of Jurassic Development, a plat on file and recorded in the Mesa County Clerk and Recorder's office at Plat Book 14 Page 256 & 257

That said owners have caused the said real property to be laid out and surveyed as JURASSIC DEVELOPMENT - FILING 1, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado

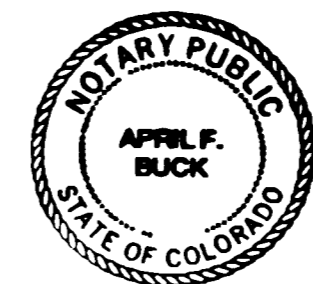
That said property is subject to the terms and conditions of a document titled "Declaration of Easements and Party Wall Agreement" recorded in the Mesa County Clerk and Recorder's office at Book 2256 Page 699 et seq

That said owner does hereby dedicate 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 22 day of May, A.D. 1998

JURASSIC DEVELOPMENT CO.,  
a Colorado Corporation

By Gary H Dean  
President



State of Colorado }  
County of Mesa }

This plat was acknowledged before me by Gary H Dean on this 22 day of May, A.D. 1998, for the aforementioned purposes

My Commission expires 4-8-2001 Notary Public April F Buck

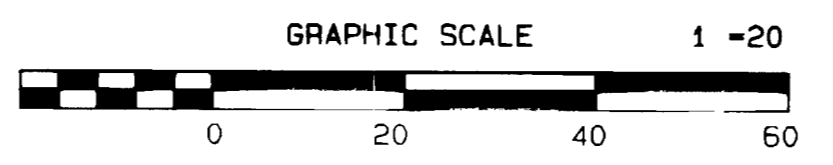
My address is 520 Millemaw St. Palisade, Co 81226

### DECLARATION OF COVENANTS

This property is subject to covenants, conditions and restrictions as contained in instrument recorded in Book 2256 at Page 712 et seq

### LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- REBAR & ALLUM CAP PLS 18480 PREVIOUSLY SET
- REBAR & ALLUM CAP PLS 18480 SET THIS SURVEY
- CONCRETE SET AROUND MONUMENT



### 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 - FILING 1 a REPLAT of LOT 1 BLOCK ONE 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 Fruita.

Kenneth Scott Thompson 18480  
Kenneth Scott Thompson PLS 18480 Date May 13, 1998

CITY OF FRUITA PLANNING COMMISSION  
Approved this 5 day of May, 1998 by the Planning Commission of the City of Fruita  
David Hunsley  
Chairman

FRUITA CITY COUNCIL CERTIFICATE  
Approved this 5 day of May, 1998 by the City Council of the City of Fruita  
John A. Baldwin  
Mayor

FRUITA CITY ENGINEER'S APPROVAL  
Approved this 5 day of May, 1998 by the City Engineer of the City of Fruita, County of Mesa  
John J. Gto, PE  
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 1:19 o'clock P.M., this 26th day of May, 1998, and is duly recorded in Plat Book No. 16, Page 171 as Reception No. 1847595

Fee 10.00 + 10.00 Drawer FF76  
Monika Jordan  
Clerk and Recorder of Mesa County  
By Kathy West  
Deputy

**JURASSIC DEVELOPMENT - FILING 1**  
**REPLAT LOT 1 BLOCK ONE**  
**TOWN OF FRUITA**

SECTION SW/4 S 17 T19N R 2 W MERIDIAN UTE

**THOMPSON-LANGFORD CORPORATION**

529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6067

Designed by kst	Checked by drs	Job No 0223-006
File 0223-006 pro	Date Jan 13 1998	Sheet 1 of 1

AREA SUMMARY		
LOTS	1.378 ACRES	100%
TOTAL	1.378 ACRES	100%

THE BEARINGS HEREON ARE RELATIVE TO A BEARING OF SOUTH 00°17'00" EAST FROM THE SOUTH SIXTEENTH CORNER OF SECTION 17 TO THE SOUTHWEST CORNER OF SECTION 17 BOTH MONUMENTED BY MESA COUNTY SURVEY MARKERS

S 1/16 CORNER SECTION 17 T. 19 N. R. 2 W. UTE MERIDIAN MCSM263-1

SOUTH 00°17'00" EAST (BASIS OF BEARINGS) COLO HIGHWAY 340 / 17 ROAD R-O-W

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.

RECORDER NOTE - POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION