

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1813757 0841AM 09/22/97  
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 15 PAGE 400

DRAWER NO DD 123

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

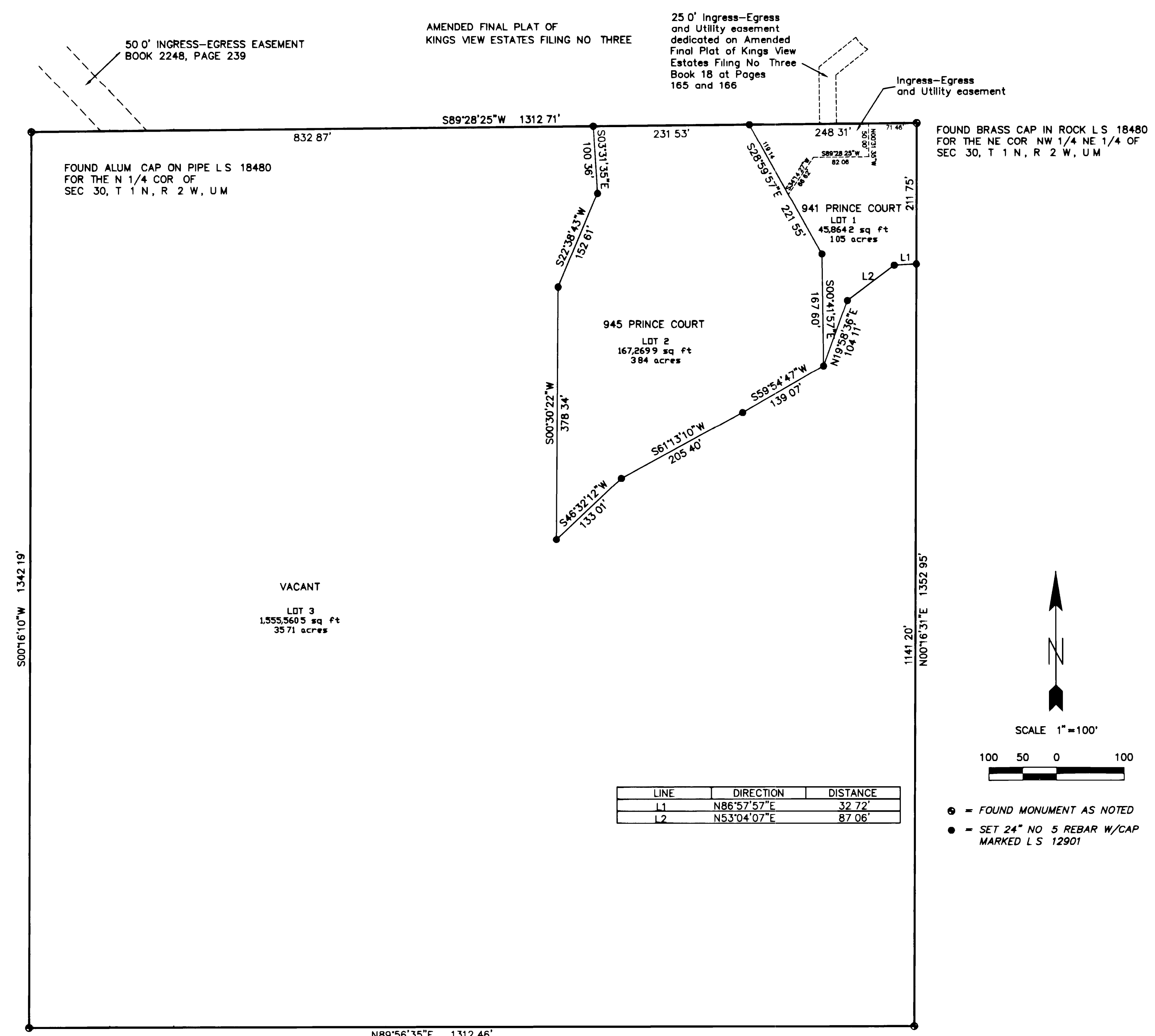
NAME OF PLAT Kodel's Canyon Mines Sub

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Michael Dale Williams

# KODEL'S CANYON MINOR SUBDIVISION

(NW 1/4 NE 1/4 SEC. 30, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN)



FOUND B.L.M. ALUM. CAP ON PIPE FOR THE N 1/16 COR. C-C OF SEC. 30, T. 1 N., R. 2 W., U.M.

AREA SUMMARY  
AREA IN LOTS = 40.60 ACRES OR 100%

FOUND B.L.M. ALUM. CAP ON PIPE FOR THE NE 1/16 COR. OF SEC. 30, T. 1 N., R. 2 W., U.M.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned, MICHAEL DALE WILLIAMS is the owner of that real property described as the NW 1/4 NE 1/4 of Section 30, Township 1 North, Range 2 West of the UTE MERIDIAN, County of Mesa, State of Colorado as recorded in Book 1753 at Pages 528 & 529 in the records of the Mesa County Clerk and Recordors Office, being more particularly described as follows

Beginning at the North 1/4 Corner of Section 30, Township 1 North, Range 2 West, Ute Meridian from whence the N.E. Corner of the NW 1/4 NE 1/4 of said Section 30 Bears N89°28'25"E 1312.71 feet with all bearings contained herein to be relative thereto, Thence S00°16'10"W 1342.19 feet, Thence N89°56'35"E 1312.46 feet, Thence N00°16'31"E 1352.95 feet, Thence S89°28'25"W 1312.71 feet to the Point of Beginning  
Said parcel contains 40.60 acres more or less

That said owner has caused the said real property to be laid out and surveyed as KODEL'S CANYON MINOR SUBDIVISION

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, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner

I furthermore declare that there are no Liens against the above described property

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 19<sup>th</sup> day of September A.D., 1997

*Michael Dale Williams*  
Michael Dale Williams

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of September A.D., 1997

My Commission expires SONYA K. BAILEY  
Notary Public

#### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 8:41 o'clock A.M. this 22<sup>nd</sup> day of Sept A.D., 1997 and is duly recorded in Plat Book No 15, Page 400  
Drawer No DD113 Reception No 1813757  
Morgan J. Hill Clerk and Recorder      Shirley Howard Deputy      Fees \$ 10<sup>00</sup> 1<sup>00</sup>

CITY OF FRUITA PLANNING COMMISSION  
Approved this 17<sup>th</sup> day of SEPT. A.D., 1997 by the Board of Trustees of the City of Fruita County of Mesa, State of Colorado  
Dawn Coff Chairman

CITY BOARD OF TRUSTEES CERTIFICATE  
Approved this 19<sup>th</sup> day of SEPT. A.D., 1997, Board of Trustees, City of Fruita of the County of Mesa, State of Colorado  
Steve A. Ball Mayor

Declarations of Protective covenants are filed in Book 2355 at Page 935-942 as Document No 1911833

NOTICE NO IMPROVEMENTS SHALL BE PERMITTED BY AUTHORITY OF THE CITY OF FRUITA UPON LOT THREE (3) UNTIL SUCH TIME AS ADEQUATE UTILITIES AND INFRASTRUCTURE ARE AVAILABLE

NOTICE ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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

I, WILLIAM O. ROY DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF KODEL'S CANYON MINOR SUBDIVISION HAS BEEN PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME

*William O. Roy*  
WILLIAM O. ROY P.L.S. 12901  
DATED 19<sup>th</sup> DAY OF Sept, 1997

KODEL'S CANYON MINOR SUBDIVISION  
LOCATED IN THE NW 1/4 NE 1/4 SEC. 30, T. 1 N., R. 2 W., U.M.