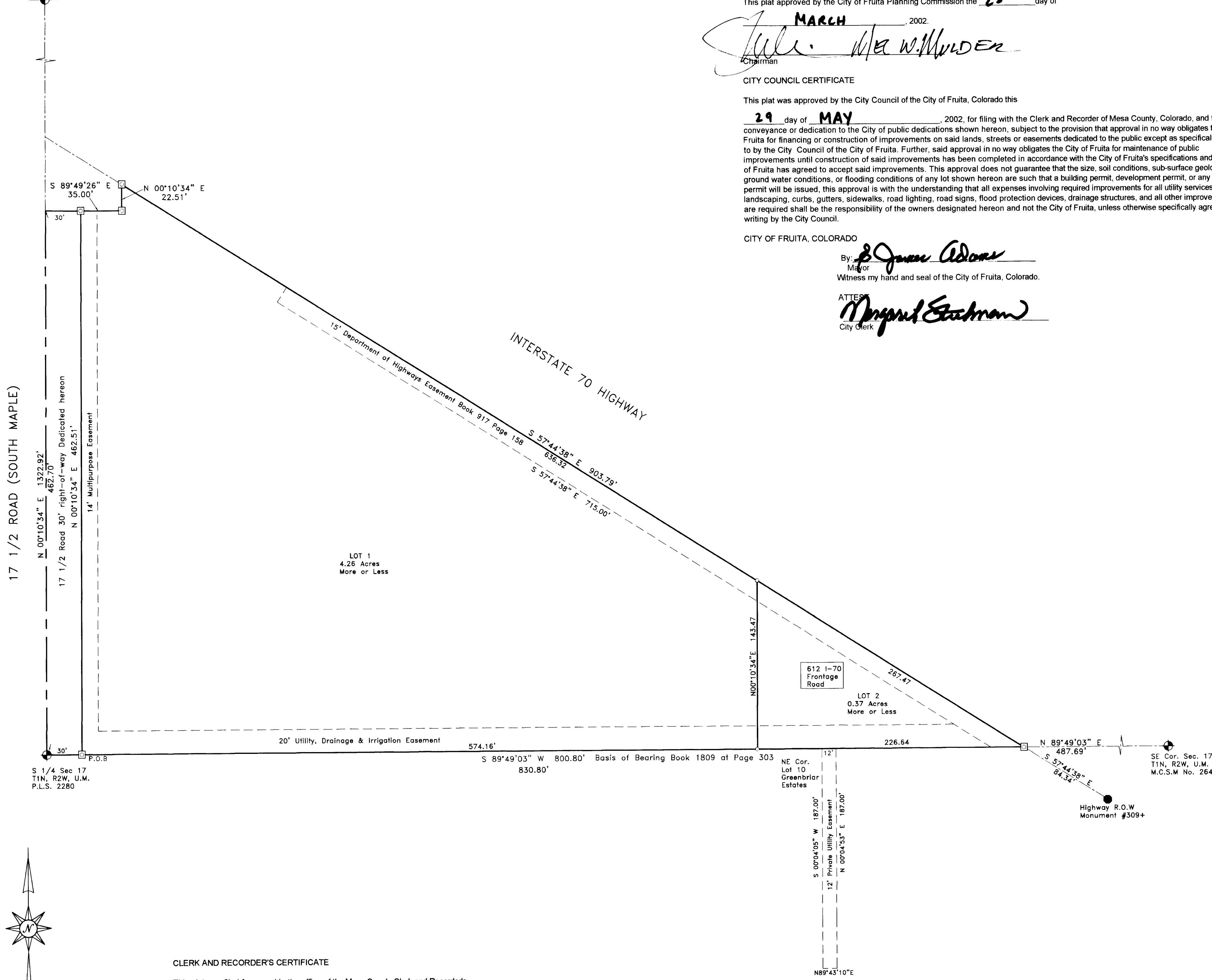


# KROUSE MINOR SUBDIVISION

S 1/16 T1N,  
R2W, U.M.  
M.C.S.M. No. 262-1  
Section  
18  
17



### PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 23 day of

MARCH 2002  
*Julie W. Wulder*  
Chairman

### CITY COUNCIL CERTIFICATE

This plat was approved by the City Council of the City of Fruita, Colorado this

29 day of MAY 2002, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon, subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City Council of the City of Fruita. 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 required permit will be issued, this approval is with the understanding that all expenses involving required improvements for all utility services, paving, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that are 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 City Council.

### CITY OF FRUITA, COLORADO

By: *Joanna Adams*  
Mayor  
Witness my hand and seal of the City of Fruita, Colorado.

ATTEST:  
*Gregory S. Stachman*  
City Clerk

### CERTIFICATE OF OWNERSHIP

We, David E. Krouse and Holly Krouse, the sole owners in fee simple of all the real property described as follows: A Tract or Parcel of Land situated in the SW1/4 SE1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as follows: Commencing at the S1/4 corner of said Section 17, that when aligned with the SE corner of said Section is recorded as bearing N89°49'03"E in Book 1809 at Page 303 in the Mesa County Clerk and Recorder's Office and all bearings contained herein being relative thereto, thence N89°49'03"E 30.00 feet to the East right of way of 17 1/2 Road also being the point of beginning; thence along said East right of way N00°10'34"E 462.51 feet to the Southerly right of way of Interstate Highway 70; thence along said Southerly right of way S89°49'26"E 35.00 feet; thence N00°10'34"E 22.51 feet; thence S57°44'38"E 903.79 feet to the South line of said SW1/4 SE1/4; thence leaving said Southerly right of way and along said South line S89°49'03"W 800.30 feet to the point of beginning, Mesa County, Colorado, and containing 4.63 acres more or less here by these presents laid out, platted and subdivided the same into lots as shown on this plat and designated the same as KROUSE MINOR SUBDIVISION in 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, Colorado, those easements shown hereon for utility and drainage purposes only.

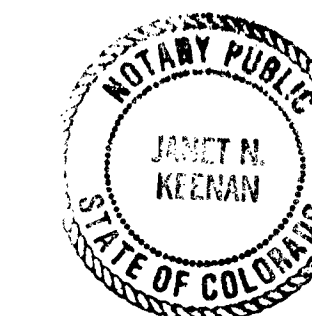
By: *David E. Krouse* David E. Krouse - Owner  
*Holly Krouse* Holly Krouse - Owner

### NOTARY STATEMENT

State of Colorado )  
                                  ) ss.  
County of Mesa )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 29th day of April 2002 by David E. Krouse and Holly Krouse.

Witness my hand and official seal.  
My commission expires: 04/11/2005



*Janet M. Keenan*  
Notary Public  
My Commission expires 4/11/2005

### SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the KROUSE MINOR SUBDIVISION as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property under my direct supervision and correctly shows the location and dimensions of the lots, staked on the ground in compliance with Title 37, Article 51, C.R.S., as amended.

*Cecil D. Caster*  
Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. Number 24943

### TITLE CERTIFICATE

First American Heritage Title does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in David E. Krouse and Holly Krouse, free and clear of all liens, taxes, and encumbrances.

EXECUTED this 4th day of June, 2002

By: *Amy E. Higdon*

**NOTICE OF LIEN HOLDERS**  
NA (Lien holder) does certify that it is the holder of \_\_\_\_\_ against the lands shown on this plat and

hereby consents to the subdivision of the lands shown herein.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Mortgagee or Lien Holder \_\_\_\_\_

Street number and name, suite # \_\_\_\_\_

City, State, and Zip \_\_\_\_\_

### NOTARY STATEMENT

State of \_\_\_\_\_ )  
                                  ) ss.  
County of \_\_\_\_\_ )

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by \_\_\_\_\_ As \_\_\_\_\_ of \_\_\_\_\_ Lienholder.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder's

Office at 1:34 o'clock at P M. on the 15th day of

July 2002, and is duly recorded in

Book 19 at Page 66 as Document Number

2065987

MESA COUNTY CLERK AND RECORDER Monika Todd Drawer: MM-39

By: Terusa Horn Fee: \$10.00  
Deputy

Declaration or protective Covenants are filed in Book \_\_\_\_\_ at Page \_\_\_\_\_

as document No. \_\_\_\_\_

### LEGEND

- = Found No. 5 Rebar set Cap "Monument P.L.S. 24943" except where as noted.
- = Set Monument in Concrete
- = Set No. Five Rebar and Cap "Monument P.L.S. 24943"
- ⊕ = Found Mesa County Survey Marker
- = Found Highway right-of-way Monument

### AREA SUMMARY

Streets 0.32 acres = 6%  
Lots 4.63 acres = 94%  
Total 4.95 acres = 100%

**KROUSE MINOR SUBDIVISION**  
Located in the SE 1/4 of Section 17, Township 1 North, Range 2 West, of the Ute Meridian.

Monument Surveying Co.  
741 Road Ave  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4674

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>CDC</u>	TECHNICAL APPROVAL _____
CHECKED <u>RM</u>	APPROVED <u>1/29/02</u>
PREPARED FOR: <u>David &amp; Holly Krouse</u>	JOB NO. <u>98-52</u>