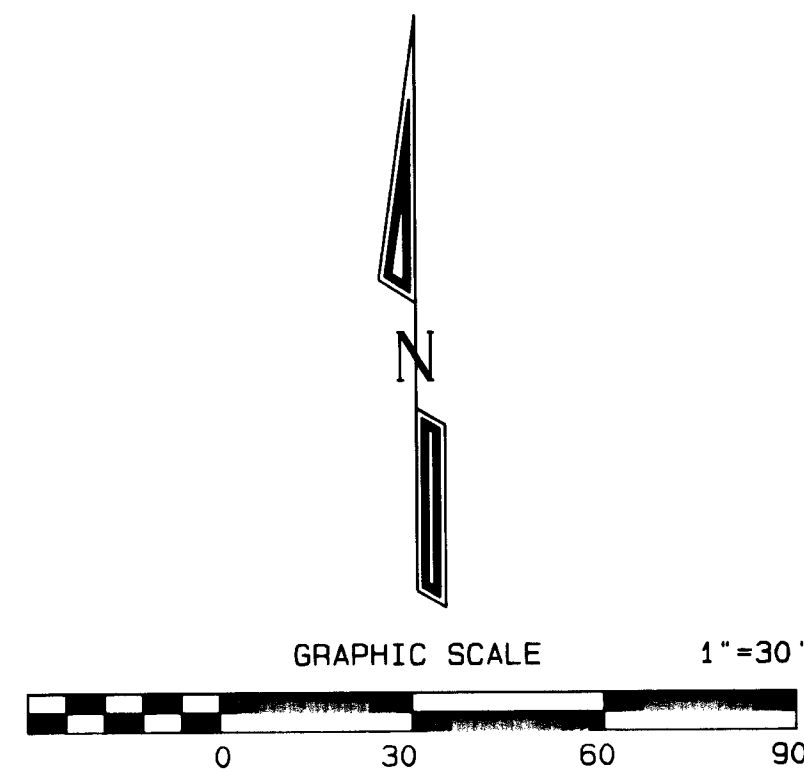


LITTLE RED CLIFF SUBDIVISION

A REPLAT OF LOT A, BLOCK 1, RED CLIFFS MOBILE HOME VILLAGE

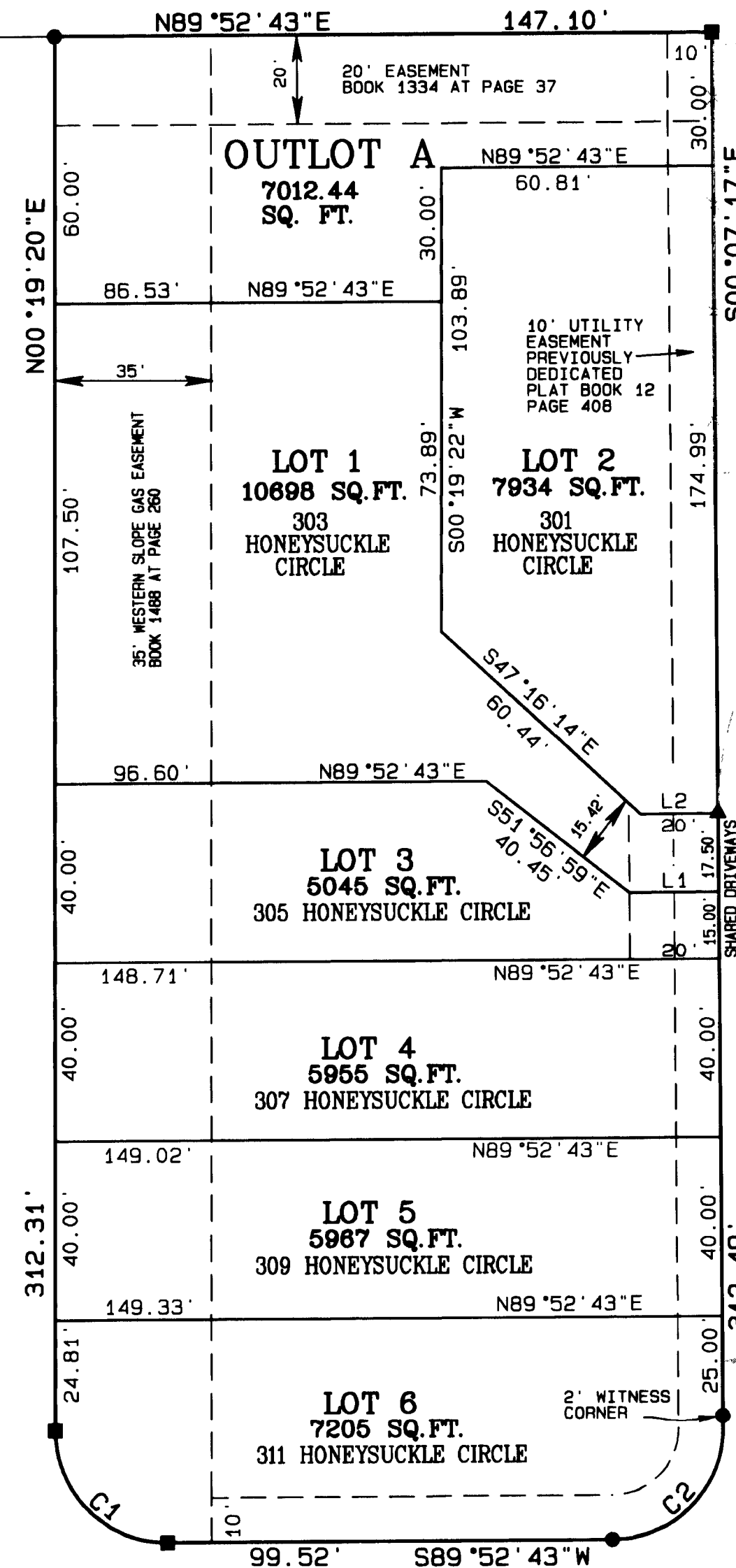
LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	90°26'14"	25.00'	39.46'	35.49'	S44°53'59"E
C2	90°00'54"	25.00'	39.28'	35.36'	N44°52'43"E
L1			20.00'		S89°52'43"W
L2			17.31'		S89°52'43"W



- LEGEND**
- FD MESA COUNTY SURVEY MARKER
 - FD 1.5" PLASTIC CAP ON # 5 REBAR STAMPED PARAGON ENG LS 9960
 - SET # 6 REBAR W/ 3.25" ALUM CAP STAMPED D H SURVEYS LS 20677 (SET FROM TIES OFF MONUMENT RECORD)
 - SET 2" ALUM CAP STAMPED D H SURVEYS LS 24306 ON FD # 5 REBAR
 - SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 24306
 - FENCE LINE

NW COR SEC 20
N00°19'20"E
989.82'
N89°52'43"E
70.00'
N00°19'20"E
1649.84'
BASIS OF BEARING N00°19'20"E
FROM PLAT BOOK 12, PAGE 408
W 1/4 COR SEC 20 MCSM # 1338

COLORADO STATE HIGHWAY NO. 340



RED CLIFFS DRIVE

HONEYSUCKLE CIRCLE

RED CLIFFS MOBILE HOME VILLAGE
BLOCK ONE

LOT 1 LOT 2 LOT 3 LOT 4

NOTE

ALL MANUFACTURED HOMES PLACED ON LOTS IN THIS SUBDIVISION MUST HAVE PERMANENT FOUNDATIONS.

THE EAST 20 FEET OF LOT 1 AND LOT 3 ARE HEREBY RESERVED FOR COMMON ACCESS AND DRIVEWAY AREAS FOR LOTS 1, 2 AND 3. NO PLACEMENT OF STRUCTURES OR VEHICLE PARKING SHALL BE ALLOWED IN THIS AREA.

SETBACK REQUIREMENTS

FRONT = 20.00'
REAR = 10.00'
SIDES = 5.00'

AREA SUMMARY

LOTS 1 THRU 6
& OUTLOT A = 1.14 AC. / 100%

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown hereon.



01-03-01
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, GMS LLC, is the owner of that real property located in the W 1/2 NW 1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as described in Book 2733 at Page 423 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

Lot A, Block 1, Red Cliffs Mobile Home Village as recorded in Book 12 at Page 408 of the records of the Mesa County Clerk and Recorder's Office.

That said owner has caused the real property to be laid out and surveyed as LITTLE RED CLIFF SUBDIVISION, a land division of a part of the City of Fruita, County of Mesa, in the State of Colorado. Said owner does hereby grant, convey and dedicate to the City of Fruita in the County of Mesa, State of Colorado, all of Outlot A as shown on this plat.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 3rd day of January A.D., 2001.

Mike McGinnis
Mike McGinnis, Member, GMS LLC.

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 3rd day of January A.D., 2001 by Mike McGinnis, Member, GMS LLC.

Witness my hand and official seal: *Jill Hines* Notary Public

Address: 300 Grand Ave

My commission expires: 4-20-02

My Commission Expires
April 20, 2002

LIENHOLDERS SIGNATURE

BANK OF COLORADO

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 3rd day of January A.D., 2001 by *Elizabeth M. Hagedorn for Bank of Colorado*

Witness my hand and official seal: *Jill Hines* Notary Public

Address: 300 Grand Ave

My commission expires: 4-20-02

My Commission Expires
April 20, 2002

APPROVALS

Fruita City Council

Fruita City Planning Commission

Fruita City Engineer

Fruita City Clerk

Don Hall 1-4-01
Chairman
Chris D. Hagedorn 1/4/01
Chairman
Steve Hagedorn 1/4/01
Date
Steve Hagedorn 1-4-01
Date

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:23 o'clock P.M., this 25th day of January A.D. 2001, and is duly recorded in Plat Book No. 18 at page 88. Reception No. 1981280 Fee \$ 10.00 Drawer No. J-J-66

Olivia Herrera
Deputy

Monika Todd
Clerk and Recorder

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.

LITTLE RED CLIFF SUBDIVISION

— LOCATED IN THE —
W 1/2 NW 1/4 SEC 20, T1N, R2W, U.M.

D H SURVEYS INC.
118 OURAY AVE. — GRAND JUNCTION, CO.
(970) 245-8749

Designed By	A. VP.	Checked By	M. W. D.	Job No.	397-0002
Drawn By	TMODEL	Date	JANUARY, 2001	Sheet	1 OF 1