

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1910566 07/08/99 0411PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00

PLAT/CONDO BOOK 17 PAGE 113

DRAWER NO GG182

FEE \$ 10.00

NAME OF PLAT Lutz Subdivision

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Olive Jean Lutz Revocable Trust
Charles W. Lutz Revocable Trust

LUTZ SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NW1/4 NW1/4, SECTION 20,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE OLIVE JEAN LUTZ REVOCABLE TRUST AND THE CHARLES W. LUTZ REVOCABLE TRUST ARE THE OWNERS OF RECORD OF CERTAIN PARCELS OF LAND AS DESCRIBED IN BOOK 2276 AT PAGE 836 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY, COLORADO. SAID PARCEL SITUATED WITHIN THE NW1/4 NW1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, SAID PROPERTY TO BE LAID OUT AND PLATTED UNDER THE NAME AND STYLE OF LUTZ SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREIN AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER NW1/4 NW1/4 SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, WHENCE THE EAST LINE OF THE NW1/4 NW1/4 OF SAID SECTION 20 BEARS S00°08'00"W AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO; THENCE S00°08'00"W ALONG THE EAST LINE OF THE NW1/4 NW1/4 OF SAID SECTION 20, A DISTANCE OF 100.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE S00°08'00"W ALONG THE EAST LINE OF THE NW1/4 NW1/4 OF SAID SECTION 20, A DISTANCE OF 229.04 FEET; THENCE N89°59'30"E, A DISTANCE OF 506.13 FEET; THENCE N00°08'00"E, A DISTANCE OF 329.97 FEET TO THE NORTH LINE OF THE NW1/4 NW1/4 OF SAID SECTION 20; THENCE S89°59'41"E ALONG THE NORTH LINE OF THE NW1/4 NW1/4 OF SAID SECTION 20, A DISTANCE OF 337.66 FEET; THENCE S00°08'00"W, A DISTANCE OF 101.00 FEET; THENCE N89°59'30"E, A DISTANCE OF 168.47 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.45 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS LUTZ SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF FRUITA, MESA COUNTY, COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THAT SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED MULTI-PURPOSE, DRAINAGE AND MAINTENANCE EASEMENT ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINE, POLES AND CABLES, STORM AND SANITARY SEWER MAINS AND GAS PIPELINES. ALL IRRIGATION AND MAINTENANCE EASEMENTS TO THE OWNERS OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS. THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH NON-EXCLUSIVE USERS RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENTS OF LAND USE. ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENT, THE RIGHT TO DREDGE; PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZED THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

IN WITNESS WHEREOF said owners, the Olive Jean Lutz Revocable Trust and the Charles W. Lutz Revocable Trust have caused their names to be hereunto subscribed this 27 day of July, A.D., 1999.

Olive Jean Lutz, Trustee
The Olive Jean Lutz Revocable Trust

Charles W. Lutz, Trustee
The Charles W. Lutz Revocable Trust

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by the Olive Jean Lutz Revocable Trust and the Charles W. Lutz Revocable Trust

this 27 day of July, A.D., 1999

Witness my hand and official seal *Sandy J. Miller*

My commission expires: 3/17/2001

CITY OF FRUITA PLANNING COMMISSION
Approved this 27 day of July, A.D., 1999 By the Planning Commission of the City of Fruta, State of Colorado,

David Kanungu
Chairperson

FRUITA CITY COUNCIL
Approved this 27 day of July, A.D. 1999 By the Fruta City Council, State of Colorado.

John A. Baldwin
Mayor


COUNTY CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this plat of Lutz Subdivision, was filed for record in the office of the County Clerk and Recorder of Mesa County at 4:11 P.M. on the 27th day of July, A.D., 1999, in Plat Book 113, Page 113.
Reception Number 1910566 Drawer 66182 Fee 10.00

Monika Todd
Mesa County Clerk and Recorder
Debra Henderson
Deputy

LUTZ SUBDIVISION

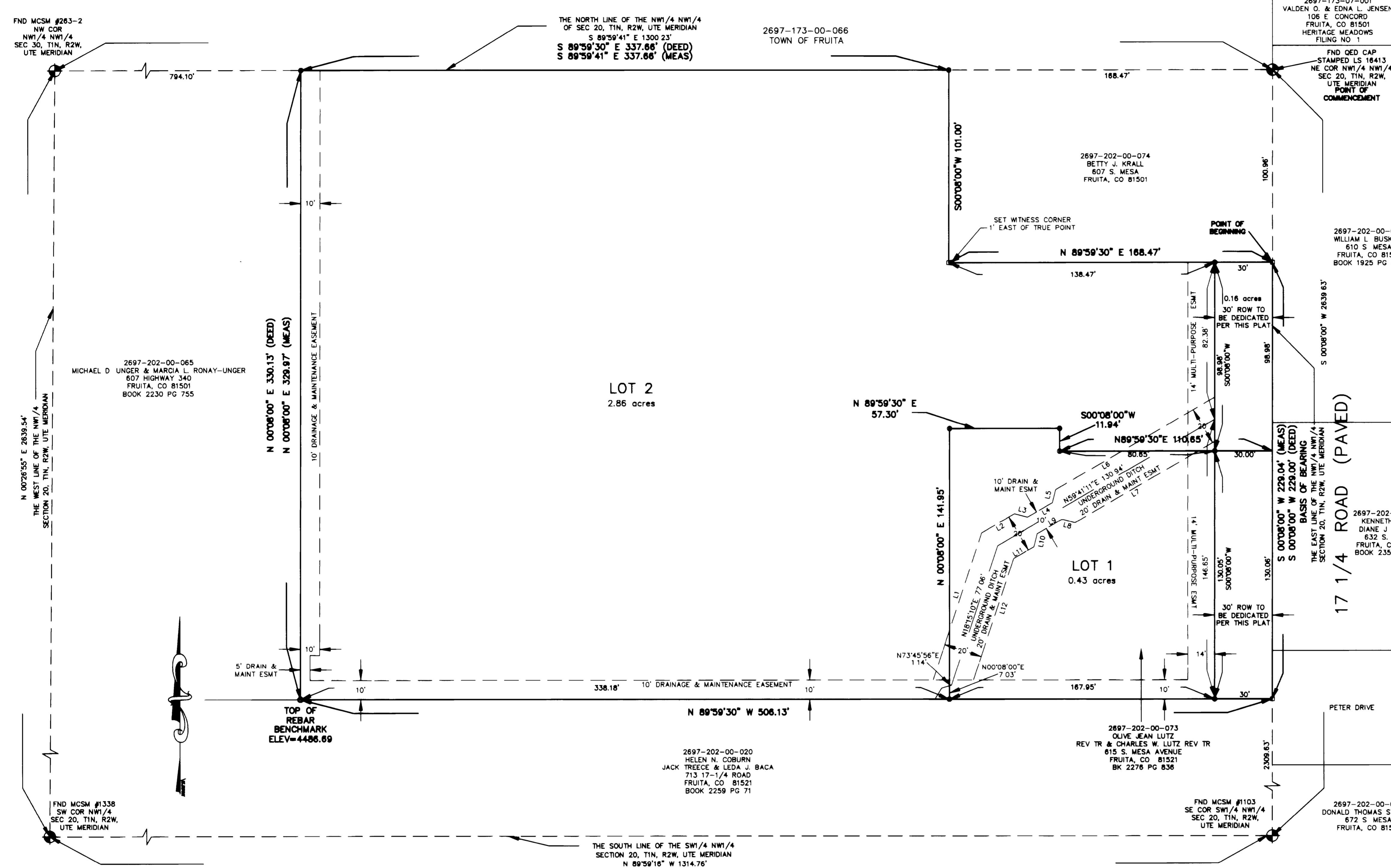
LOCATED IN THE NW1/4 NW1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO



WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. 24320

734 Main Street
Grand Junction, CO. 81501
Ph: (970) 248-3559
Fax: (970) 248-9069

DATE: 3/99	SURVEYED BY: JW, EC	CHECKED BY: WSM
REVISION:	JOB NO.: 99009-site	SCALE 1"=30' SHEET 1 OF 1



LINE TABLE		
LINE	LENGTH	BEARING
L1	81.35	N18°15'10"E
L2	19.81	N59°41'11"E
L3	7.00	N74°43'44"W
L4	15.00	N59°41'11"E
L5	7.00	N14°06'06"E
L6	95.99	N59°41'11"E
L7	84.23	N59°41'11"E
L8	7.00	N74°43'44"W
L9	15.00	N59°41'11"E
L10	7.00	N14°06'06"E
L11	12.25	N59°41'11"E
L12	67.20	N18°15'10"E

- LEGEND**
- DENOTES FOUND MCSM AS NOTED
 - DENOTES CALCULATED POSITION (NOTHING SET)
 - DENOTES FOUND REBAR
 - DENOTES #5 (5/8") REBAR W/ALUM CAP STAMPED AES PLS 24320 SET IN CONCRETE

LOT SUMMARY

LOT 1 = 0.43 ACRES 12.46%
 LOT 2 = 2.86 ACRES 82.90%
 ROW = 0.16 ACRES 4.64%
 TOTAL 3.45 ACRES 100%

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING MARCH 1999, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED THIS 30th DAY OF JUNE, 1999

BASIS OF BEARING:
THE EAST LINE OF THE WEST 1/2 NW1/4 SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO IS ASSUMED TO BEAR S00°08'00"W

BENCHMARK:
RELATED TO USGS QUAD SHEET

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 CERTIFICATION SHOWN HEREON