

# MAPLE GROVE

Part of SW4 SE4 of Section 8, T1N, R2W, Ute Meridian  
City of Fruita, Mesa County, Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS

That, Mark F. Nichols Construction, Inc., a Colorado Corporation is the owner of a parcel of land being parts of the SW 1/4 SE 1/4 of Section 8, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County, Colorado, described by instrument recorded in Book 2186 at Page 109 of the records of the Mesa County Clerk and Recorder. The said parcel is more particularly described as follows:

Commencing at the Southwest corner (MCSM No. 266) of the SW 1/4 SE 1/4 of Section 8, Township 1 South, Range 2 West of the Ute Meridian from whence the Southeast corner (MCSM No. 1374) bears N 90°00'00"E, 1320.01 feet with all bearings contained herein being relative thereto. Thence N 00°04'50" E, 330.00 feet along the West line of the said SW 1/4 SE 1/4 of Section 8 being also the centerline of N Maple Street to the POINT OF BEGINNING. Thence N 90°00'00" E, 794.56 feet to the centerline of the Independent Ranchmen's Ditch, Thence following said ditch centerline N 34°38'04" W, 130.07 feet, Thence Northwesterly 184.76 feet along a 600.00 foot radius curve to the right with a central angle of 17°38'37" whose chord bears N 25°48'46" W, 184.03 feet, Thence N 16°59'27" W, 85.70 feet along said ditch centerline to a point on the North line of the South 25.00 feet of the N 1/2 SW 1/4 SE 1/4 of Section 8, Thence N 89°59'30" W, 614.96 feet along said North line to a point on the West line of the said N 1/2 SW 1/4 SE 1/4 of Section 8, Thence S 00°04'50" W, 354.74 feet along the West line of the SW 1/4 SE 1/4 of Section 8 to the point of beginning.

The above parcel, as described, contains 5.61 acres, more or less.

That said owner has by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the MAPLE GROVE 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, for public use the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only. Said owner hereby accepts the responsibility for the completion of all required public improvements for the MAPLE GROVE Subdivision, and further, hereby grants the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. Said owner further states that this subdivision shall be subject to the protective covenants filed and recorded for this Subdivision in the offices of the Clerk and Recorder of Mesa County, Colorado, in Book 2202, at Page 257-259, as Document No. 1749560.

EXECUTED this 25<sup>th</sup> day of January, 1996

Mark F. Nichols Construction, Inc.

By Mark F. Nichols, President  
Mark F. Nichols, President

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 25<sup>th</sup> day of January, 1996, by Mark F. Nichols Construction, Inc. a Colorado Corp.

Witness my hand and official seal

Notary Public

My commission expires 1/13/99

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this plat was filed for record in my office at 2:22 o'clock P.M. on this 14<sup>th</sup> day of March, A.D. 1996 and was recorded as reception number 1749750 in Plat Book 15 on page 51 DRAWER BC109.

Monika Jell  
Mesa County Clerk and Recorder

Carol J. Jell  
Deputy

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, County of Mesa, State of Colorado, this 12<sup>th</sup> day of February, A.D. 1996, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon, subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing 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 other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be 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 Fruita City Council.

Daniel L. Wilkie  
Mayor

PLANNING COMMISSION CERTIFICATE

This Plat approved this 12<sup>th</sup> day of February, A.D. 1996 by City of Fruita Planning Commission, County of Mesa, State of Colorado

Bernie Waterschmidt  
Chairman

TITLE CERTIFICATE

Abstract & Title Co. of Mesa County, Inc. hereby certifies that it has examined Instruments of record or on file in the office of the Clerk and Recorder of Mesa County, Colorado affecting title to the real property shown on this plat up to 1/22/96, 1996 at 2:00 P.M. and that title to said land is vested in Mark F. Nichols Construction, Inc. subject to taxes for 1996, a lien not yet payable, reservations contained in U.S. Patent, and easements and rights of ways of record.

EXECUTED this 29<sup>th</sup> day of January, 1996

Notary Public  
Examiner

FINAL PLAT

MARK F. NICHOLS CONSTRUCTION, INC.

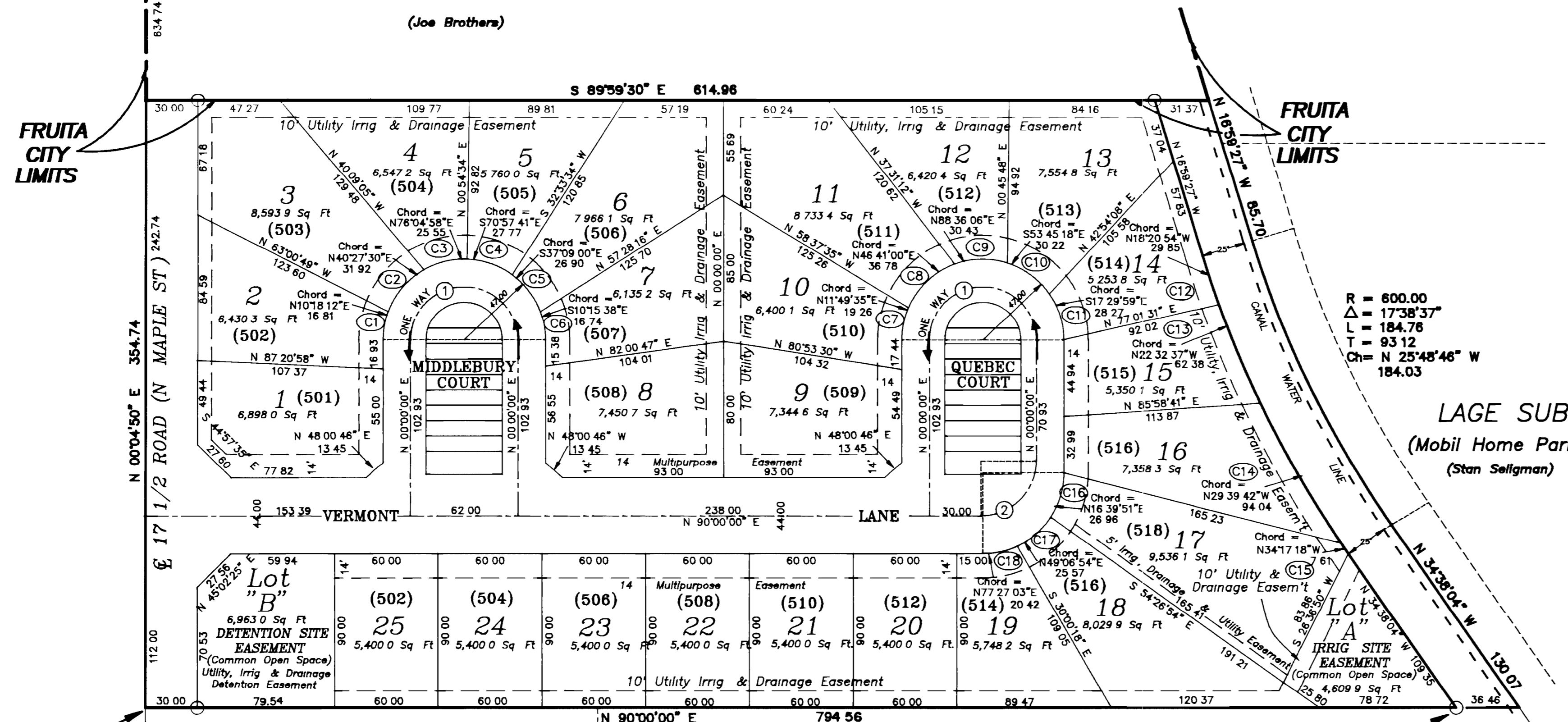
MAPLE GROVE  
SW4 SE4 Sec. 8, T1N, R2W, Ute Meridian

DATE January 17, 1996 SCALE 1" = 50'

**MAP Surveys, Inc.**

MAPPING - PLANNING - SURVEYING  
P.O. BOX 290, MESA, COLORADO 81643  
(970)268-5851 FAX (970)268-5532

Northwest Corner  
SW4 SE4 Section 8  
T1N R2W, Ute Meridian  
MCSM No. 987



R = 600.00  
Δ = 17°38'37"  
L = 184.76  
T = 93.12  
Ch = N 25°48'46" W  
184.03

LAGE SUB.  
(Mobil Home Park)  
(Stan Sellgman)

BENCH MARK U.S.G.S. ELEV. = 4518.68

BUILDING SETBACKS

FRONT YARD --- 20 Ft from Prop Line  
BACK YARD --- 10 Ft from Prop Line  
SIDE YARD --- 5 Ft from Prop Line

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, and that this plat is a true, correct, and complete plat of the MAPLE GROVE SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and to the best of my knowledge correctly shows the location and dimensions of the lots staked upon the ground in compliance with Title 38, Article 51-101 & 102, C.R.S.



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.

February 13, 1996  
Date of Certification

BASIS OF BEARINGS --- N 90°00'00" E, 1320.01

Southwest Corner  
SW4 SE4 Section 8  
T1N R2W, Ute Meridian  
MCSM No. 266

LAND USE SUMMARY

USE	ACRES	PERCENT
LOTS	3.97	70.7
STREETS	1.25	22.3
COMMON AREA	0.11	02.0
CANAL	0.28	5.0
TOTAL	5.61	100.0

CURVE TABLE

NO	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD	
						NO	DIST
1	31.00	180°00'00"	97.39	n/a	N 90°00'00" W	62.00	
2	32.00	90°00'00"	50.27	32.00	N 45°00'00" E	45.25	
C1	47.00	20°36'25"	16.90	8.54	N 10°18'12" E	16.81	
C2	47.00	39°42'09"	32.57	16.97	N 40°27'30" E	31.92	
C3	47.00	31°32'48"	25.88	13.28	N 76°04'58" E	25.55	
C4	47.00	34°21'54"	28.19	14.53	N 70°57'41" W	27.77	
C5	47.00	33°15'28"	27.28	14.04	N 37°09'00" W	26.90	
C6	47.00	20°31'16"	16.83	8.51	N 10°15'38" E	16.74	
C7	47.00	23°39'09"	19.40	9.84	N 11°49'35" E	19.26	
C8	47.00	46°03'41"	37.78	19.98	N 46°41'00" E	36.78	

CURVE TABLE

NO	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD	
						NO	DIST
C9	47.00	37°46'33"	30.99	16.08	N 88°36'06" E	30.43	
C10	47.00	37°30'39"	30.77	15.96	N 53°45'18" W	30.22	
C11	47.00	34°59'58"	28.71	14.82	N 17°29'59" W	28.27	
C12	630.00	02°42'55"	29.86	14.93	N 18°20'54" W	29.85	
C13	630.00	05°40'32"	62.41	31.23	N 22°32'37" W	62.38	
C14	630.00	08°33'39"	94.13	47.15	N 29°39'42" W	94.04	
C15	630.00	00°41'33"	7.61	3.81	N 34°17'18" W	7.61	
C16	47.00	33°19'43"	27.34	14.07	N 16°39'51" E	26.96	
C17	47.00	31°34'22"	25.90	13.29	N 49°06'54" E	25.57	
C18	47.00	25°05'55"	20.59	10.46	N 77°27'03" E	20.42	

BASIS OF BEARINGS

All bearing shown on this plat are based on the South line of the SW4 SE4 of Section 8, T1N, R2W, Ute Meridian to bear N 90°00'00" E, 1320.01 feet between the Southwest corner (MCSM No. 266) and the Southeast corner (MCSM No. 1374) thereof, previously recorded in Plat Book 12 at Page 442 as Recreation 1272558 for LAGE SUBDIVISION.

Southwest Corner  
SW4 SE4 Section 8  
T1N, R2W, Ute Meridian  
MCSM No. 1374

9404HIG4