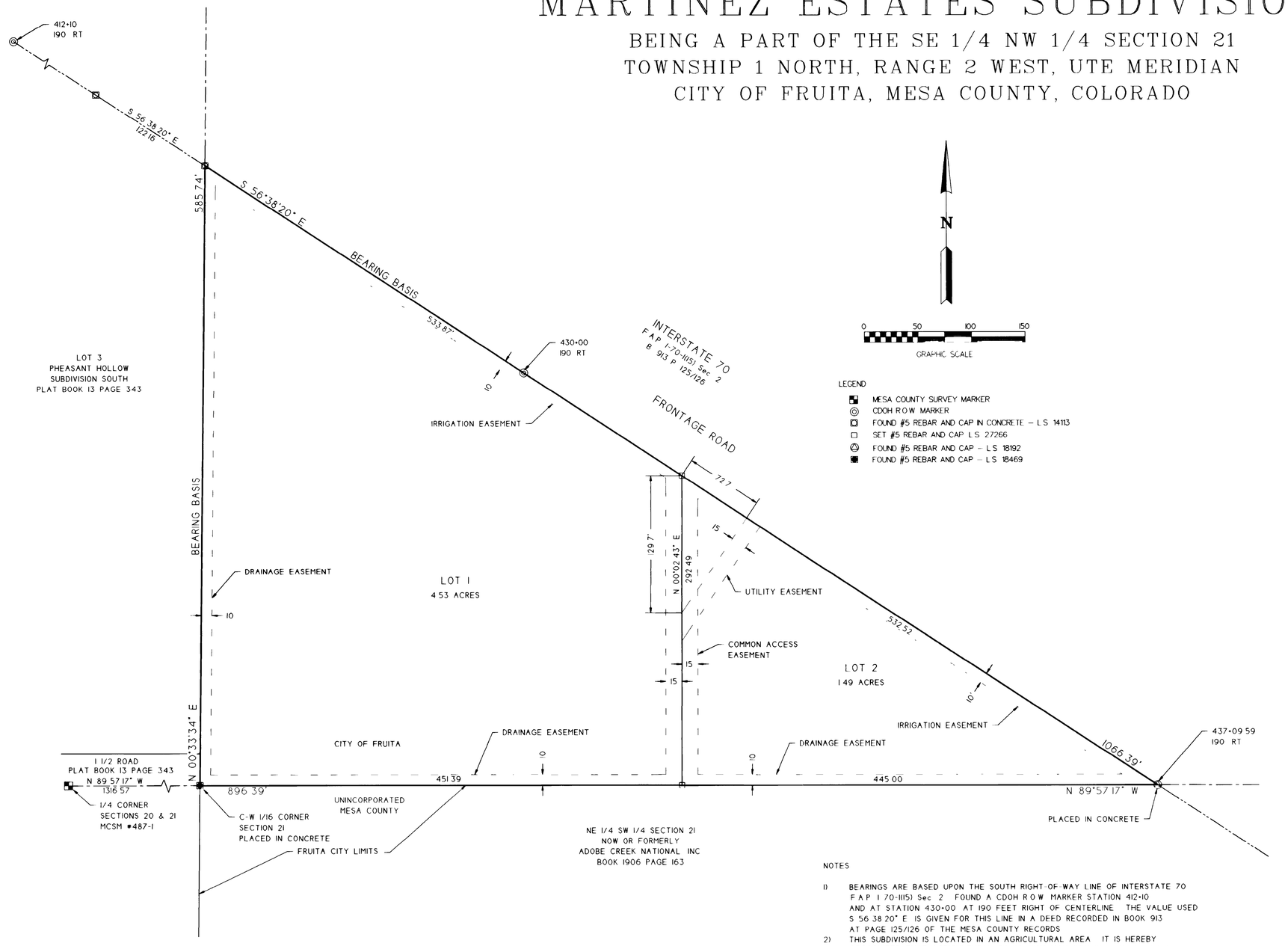
MARTINEZ ESTATES SUBDIVISION

BEING A PART OF THE SE 1/4 NW 1/4 SECTION 21
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO



LEGEND

- MESA COUNTY SURVEY MARKER
- CDOH R O W MARKER
- FOUND #5 REBAR AND CAP IN CONCRETE – L S 14113
- SET #5 REBAR AND CAP L S 27266
- FOUND #5 REBAR AND CAP – L S 18192
- FOUND #5 REBAR AND CAP – L S 18469

NOTES

1) BEARINGS ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 F A P I 70-1(15) Sec 2 FOUND A CDOH R O W MARKER STATION 412+10 AND AT STATION 430+00 AT 190 FEET RIGHT OF CENTERLINE THE VALUE USED S 56 38 20" E IS GIVEN FOR THIS LINE IN A DEED RECORDED IN BOOK 913 AT PAGE 125/126 OF THE MESA COUNTY RECORDS

2) THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C R S 35-35-101

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property situated in the County of Mesa City of Fruita State of Colorado and that being a part of the Southeast 1/4 Northwest 1/4 of Section 21 Township 1 North Range 2 West of the Ute Meridian as recorded in Book 734 Page 232 of the Mesa County Records as shown on the accompanying plat being more particularly described as follows

Beginning at the C-W 1/16 Corner for said Section 21 thence N 00 33 34" E along the East line of Pheasant Hollow Subdivision South as recorded in Plat Book 13 at Page 343 of the Mesa County records 585 74 feet to the South Right-of-Way line of Interstate 70 thence along said South Right-of-Way line S 56 38 20" E 1066 39 feet to the South line of the SE 1/4 NW 1/4 of said Section 21 thence along said South line N 89 57 17" W 896 39 feet to the point of beginning

That said owners have caused said real property to be laid out and surveyed as MARTINEZ ESTATES SUBDIVISION a subdivision of a part of Mesa County City of Fruita State of Colorado

That said owners do hereby dedicate and set apart all of those portions of said real property which are labeled as "EASEMENT" on the accompanying plat as easements for the installation and maintenance of such utilities drainage and irrigation facilities including but not limited to electrical lines gas lines telephone lines and cable television lines
all easements described above include further right of ingress and egress to and from said easements being reasonable and prudent as to all usage

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 31st day of October 1997

Favian Martinez
Favian Martinez

STATE OF CALIFORNIA)
)SS
COUNTY OF Alameda)

The foregoing instrument was acknowledged before me this 31st day of October 1997 by Favian Martinez

My Commission expires January 12, 1998
Witness my hand and official Seal

Ann Emerson
Notary Public

ANN EMERSON
COMM #1013318
NOTARY PUBLIC CALIFORNIA
ALAMEDA COUNTY
My Comm Exp Jan 12 1998

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 8:52 o'clock A.M, this 19th day of NOV. 1997, and is duly recorded in Plat Book No 16 Page 44 Reception No 1821135, Drawer No DD157

Monika Todd
Clerk and Recorder

Carol Fields
Deputy

FEE. $10.00 / 00 SC

PLANNING COMMISSION CERTIFICATE

Approved this 19th day of November 1997
Planning Commission of the City of Fruita Colorado

Dave Coff
Chairperson

CITY OF FRUITA CERTIFICATE OF APPROVAL
This plat of MARTINEZ ESTATES, a subdivision of the City of Fruita, County of Mesa State of Colorado was approved this 19th day of November 1997

Mayor

Margaret Sullivan
City Clerk

SURVEYOR'S CERTIFICATE

I, Barry L Haag, do hereby certify that the accompanying plat of MARTINEZ ESTATES SUBDIVISION, a subdivision of a part of the City of Fruita, County of Mesa, has been prepared under my direction and accurately represents a field survey of same

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
BARRY L. HAAG
10-27-97
27266

Barry L Haag

Barry L Haag
P L S 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504

NOTICE According to Colorado 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

MARTINEZ ESTATES SUBDIVISION

SITUATE
SE 1/4 NW 1/4 SECTION 21
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

MESA COUNTY CITY OF FRUITA COLORADO

PREPARED FOR
RICHARD MORALES

SCALE 1"=50' JUNE 24, 1997

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

Martinez Estates Sub

PLAT/CONDO BOOK 16 **PAGE** 44

DRAWER NO DD157

FEE $ $18 10.50

NAME OF PLAT

1821135 11/19/97 0852AM
MONIKA TODD CLK&REC MESA COUNTY CO
RECFEE $10.00 SURCHG $1.00

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Javian Martinez