

# PETERSON MINOR SUBDIVISION

SITUATED IN SW1/4NW1/4 SECTION 9, T1N, R2W, U.M.

CITY OF FRUITA, MESA COUNTY, COLORADO

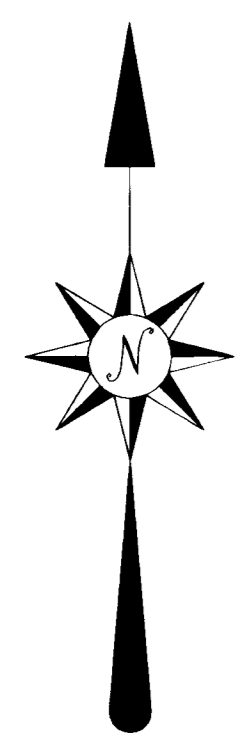
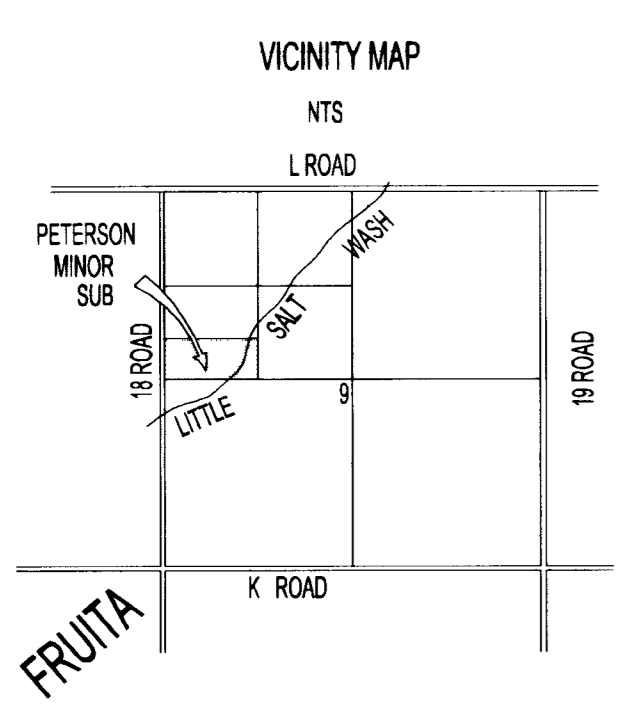
VILLAGE AT COUNTRY CREEK, FILING NO. ONE

## LEGEND

- MESA COUNTY SURVEY MARKER
- RECOVERED NO. 6 REBAR/ 2 IN. DIA. ALUM. CAP
- RECOVERED NO. 5 REBAR/ 1 1/2 IN. DIA. ALUM. CAP (IN CONCRETE)
- SET NO. 5 REBAR/ 1 1/2 IN. DIA. ALUM. CAP AT ALL LOT CORNERS
- W.C. WITNESS CORNER
- R.M. REFERENCE MARKER
- P.O.L. POINT ON LINE
- 100 YEAR FLOOD PLAIN

## NOTES:

- 1) Basis of Bearing determined as N00°00'00"E (assumed) between the West 1/4 corner of Section 9, T1N, R2W, U.M., a Mesa County Survey Marker No. 440-1, and the N 1/16 corner on the West boundary of said Section 9, a Mesa County Survey Marker No. 1051.
- 2) Flood plain information compiled from data provided by FEMA (Flood Emergency Management Agency)(NAVD29), and information compiled from data provided by Mesa County GIS (NAVD88). The City of Fruita shall have the right to access the area designated as '100 YEAR FLOOD PLAIN', along Little Salt Wash for the purpose of maintenance. The general public shall not have right to access said area for any reason.

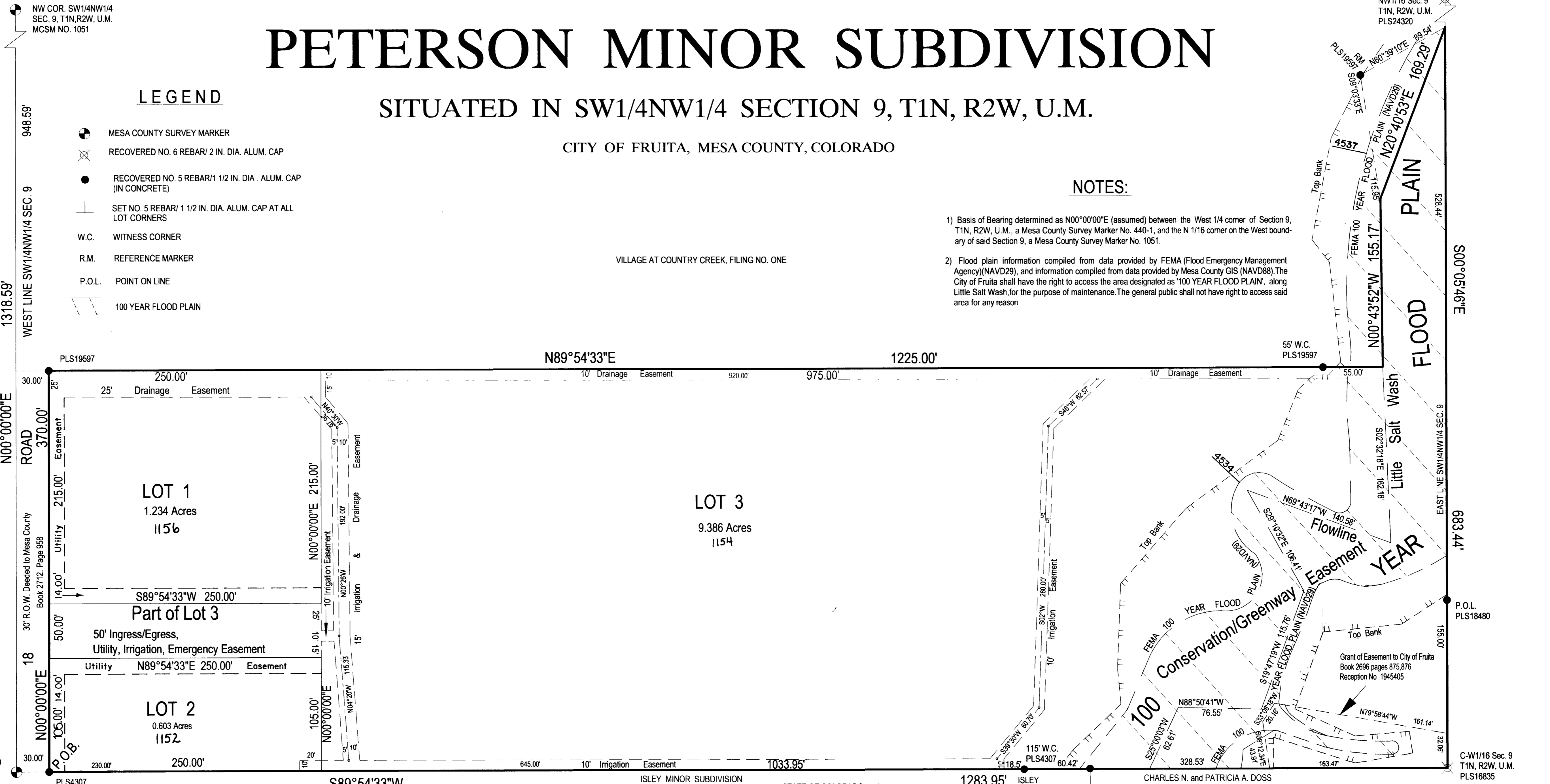


1" = 50'



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.

W1/4 COR. SEC. 9,  
T1N, R2W, U.M.  
MCSM No. 440-1  
TBM ELEV. 4535.79 (NAVD29)



### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Frank Peterson is the owner of that real property described in Book 2694, at Page 819 of the records of the Mesa County Clerk and Recorder, that said real property is described as follows:

That part of the SW1/4NW1/4 of Section 9, T1N, R2W of the Ute Meridian, being described as follows: Beginning at a point on the South line of the SW1/4NW1/4 of said Section, which said point bears North 89°54'33"E 30.00 feet from the Southwest corner of the SW1/4NW1/4 of said Section 9, and considering the West line of the SW1/4NW1/4 of said Section 9 to bear North 00°00'00" East, with all bearings contained herein relative thereto, thence along the East right-of-way line of 18 Road, North 00°00'00" East 370.00 feet, thence leaving said East right-of-way line, North 89°54'33" East 1225.00 feet to the flowline of Little Salt Wash; thence along said flowline of Little Salt Wash the following two (2) courses and distances: (1) North 00° 43'52" West 155.17 feet, (2) North 20°40'53" East 169.29 feet, thence leaving said flowline of Little Salt Wash, South 00°05'46" East 683.44 feet to the Southeast corner of the SW1/4NW1/4 of said Section 9, thence along the South line of the SW1/4NW1/4 of said Section, South 89°54'33" West 1283.95 feet to the Point of Beginning, embracing an area of 11.223 acres, more or less.

That said owner has, by these presents, caused to be laid out, platted and subdivided said real property into lots and blocks as shown on this plat and designate the same PETERSON MINOR SUBDIVISION, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado; and does hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, State of Colorado, for public use all streets and roads shown hereon; the utility, irrigation, drainage, ingress/egress, and emergency easements shown hereon to the City of Fruita and the owners of the lots platted hereon for utility, irrigation, drainage, ingress/egress, and emergency purposes only; and that said owner does hereby grant to the City of Fruita a Conservation/Greenway Easement along the 100 year flood plain along Little Salt Wash.

That said owner does hereby accept responsibility for the completion of all required public improvements for PETERSON MINOR SUBDIVISION, and further, grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

That said owner declares there are no lienholders or encumbrances to said property.

Executed this 12th day of September, 2000, *Frank Peterson*  
19 January 2001 *Frank Peterson*  
Frank Peterson

STATE OF COLORADO } ss  
COUNTY OF MESA }  
The foregoing Certificate of Ownership and Dedication was acknowledged before me this 12th day of September, 2000, by Frank Peterson.

Witness my hand and official seal:  
My Commission expires 3/17/2001  
*Anthony J. Miller*  
Notary Public

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE  
Approved this 9th day of 13, 2000, by the City of Fruita Planning Commission.

FRUITA CITY COUNCIL CERTIFICATE  
This plat approved by the Fruita City Council, Colorado, this 1st day of August, 2000, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita the public dedication 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 Fruita City Council. 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, 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.

City of Fruita, Colorado  
By: *Donna Kell* 1-17-01  
Mayor

Witness my hand and seal of the City of Fruita. ATTEST: *Margaret Submen*  
City Clerk

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in the office of the Mesa County Clerk and Recorder at 3:12 o'clock P.M. on this 25th day of January, 2001, and was duly recorded in Plat Book No. 18 at Page No. 87, Reception No. 1981273.

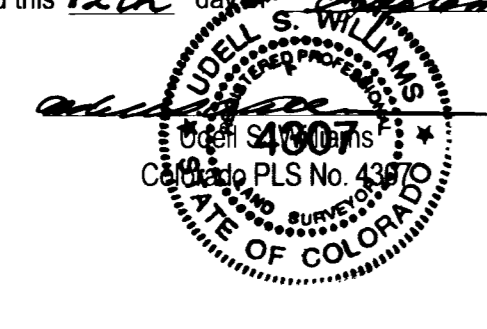
Drawer No. JJ-65 Fees \$10  
By: *Monika Todd* Mesa County Clerk and Recorder  
*Olivia Hemen* Deputy

Rev. 1-15-2001  
Rev. 11-9-2000

### SURVEYOR'S STATEMENT

I, Udell S. Williams, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat is a true, correct and complete plat of PETERSON MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such plat was prepared from the results of an accurate survey of said property by me and under my supervision, and correctly shows the location and dimensions of the lots.

Signed this 12th day of September, 2000.



**PETERSON MINOR SUBDIVISION**  
SITUATED IN SW1/4NW1/4 SECTION 9,  
T1N, R2W, U.M.  
CITY OF FRUITA, COUNTY OF MESA, COLORADO

UDELL S. WILLIAMS  
Professional Land Surveyor  
751 Road Avenue (970) 244-1821  
Grand Junction, Colorado 81501  
Surveying Western Colorado & Eastern Utah Since 1963