



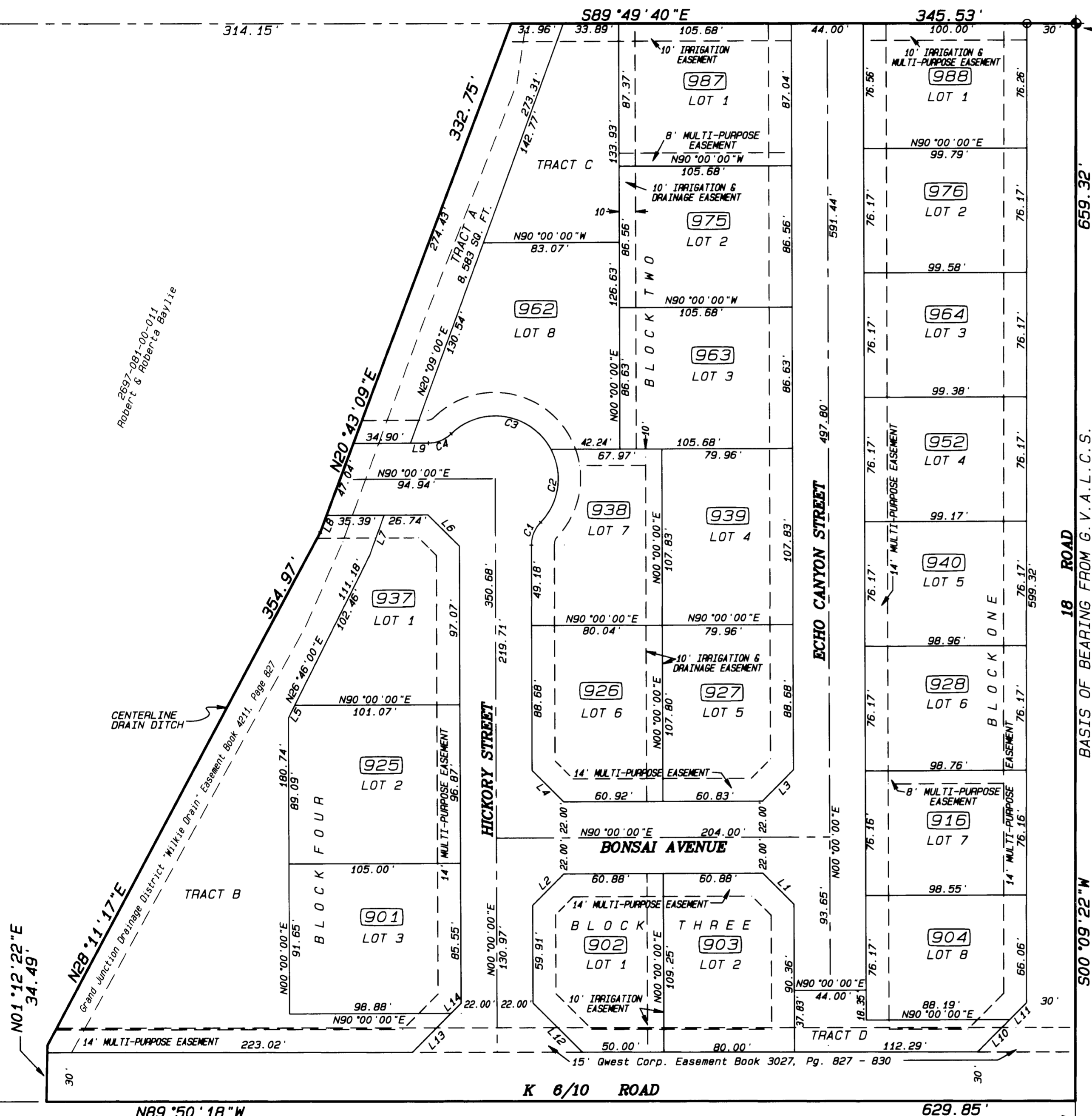
# FINAL PLAT PINEDALE ESTATES

NE 1/4 SE 1/4 NE 1/4, Section 8, T.1N., R.2W., Ute Meridian  
City of Fruita, Mesa County, Colorado

NORTHEAST  
1/16TH CORNER  
SECTION 8

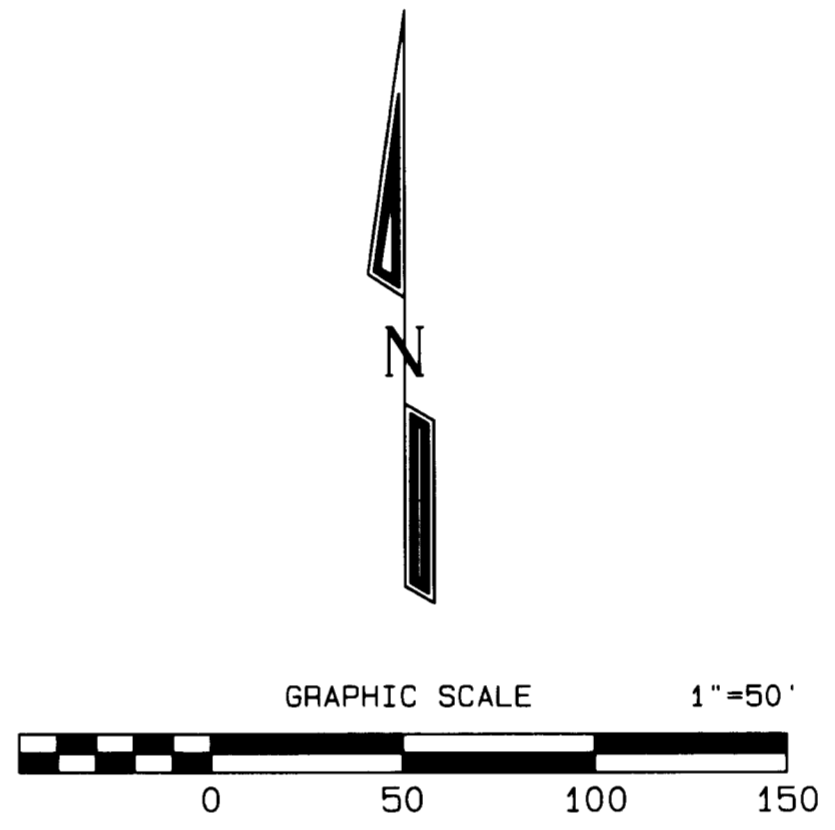
2697-081-00-066  
Ridemore Enterprises Inc.

POINT OF BEGINNING  
NORTH 1/16TH  
SECTION 8  
M.C.S.M. #1051  
BENCHMARK  
ELEVATION = 4553.80  
NAVD 1988



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	44°06'53"	20.00'	15.40'	S22°03'26"W	15.02'
C2	71°51'30"	38.50'	48.29'	S08°11'08"W	45.18'
C3	106°22'15"	38.50'	71.48'	S80°55'45"E	61.64'
C4	44°06'53"	20.00'	15.40'	N67°56'34"E	15.02'



- LEGEND & ABBREVIATIONS**
- ◆ FOUND MESA COUNTY SURVEY MARKER (MCSM)
  - ⊕ FOUND 2 1/2" ALUMINUM CAP STAMPED "MAP SURVEY LS 11980"
  - FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED "TLC LS 18478"
  - SET 2" ALUMINUM CAP ON #5 REBAR "STAMPED D H SURVEY LS 24306"
  - W.C. = WITNESS CORNER
  - G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
  - (000) = ADDRESS

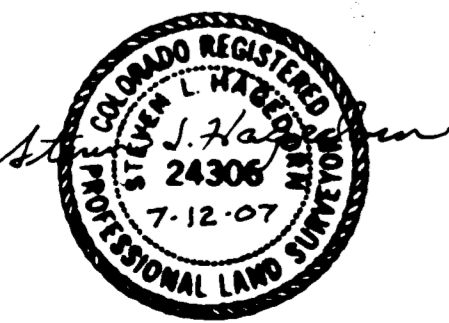
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S45°00'00"E	27.04'
L2	N45°00'01"E	27.04'
L3	S45°00'00"W	27.04'
L4	N45°00'00"W	27.04'
L5	N26°46'00"E	8.72'
L6	S45°00'00"E	27.04'
L7	N20°09'00"E	26.32'
L8	N20°43'09"E	11.28'
L9	N89°59'24"E	11.00'
L10	N45°09'32"E	28.07'
L11	N45°09'32"E	14.35'
L12	S44°50'09"E	42.49'
L13	N45°04'36"E	33.73'
L14	N45°04'36"E	8.64'

**LAND USE SUMMARY**

TRACT	USE	ACRES	PERCENT
TRACT A	SINGLE FAMILY RESIDENTIAL	4.09	56.0%
	DRAINAGE/TRAIL	0.20	2.7%
TRACT B	DRAINAGE/DETENTION/TRAIL/PARK	0.61	8.3%
	IRRIGATION	0.18	2.5%
TRACT C	OPEN SPACE/TRAIL	0.07	1.0%
	DEDICATED ROADS	2.16	29.5%
TOTAL AREA		7.31	100%

NOTE: Individual square footage and address, appear on each lot shown hereon.



Center 1/4 SECTION 8  
M.C.S.M. #888  
N89°51'10"W  
2639.55'

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

FINAL PLAT  
**PINEDALE ESTATES**  
NE 1/4 SE 1/4 NE 1/4, SEC. 8, T.1N., R.2W., U.M.  
CITY OF FRUITA, MESA COUNTY, COLORADO

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

Designed By S.L.H.	Checked By M.W.D.	Job No. 813-08-20
Drawn By TERRAMODEL	Date JULY, 2007	Sheet 2 OF 2