

FINAL PLAT

# RED ROCKS SUBDIVISION

## A REPLAT OF LOT 2, FARAN MINOR SUBDIVISION

### S1/2 SE1/4 NW1/4 SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

#### CITY OF FRUITA, MESA COUNTY, COLORADO

LOT SUMMARY TABLE

BLOCK	LOT	AREA (SQ FT)	STREET ADDRESS	PROPOSED USE
BLOCK 1	1	8004	101 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 1	2	7754	115 ALTIMONT COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 1	3	8306	124 ALTIMONT COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 1	4	8249	143 ALTIMONT COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 1	5	4161	151 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 1	6	4201	171 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 1	7	7104	185 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 1	8	7024	192 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 1	9	11043	1915 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 1	10	7882	303 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 2	1	7286	102 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	2	8232	118 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	3	8183	134 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	4	7060	150 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	5	7006	166 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	6	7416	182 WOODSTOCK STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	7	7754	183 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 2	8	7167	173 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	9	7255	194 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	10	7383	145 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	11	10445	131 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	12	8557	117 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	13	4824	126 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	14	7404	142 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	15	7666	156 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	16	7674	170 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	17	4448	184 COMPTON COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	18	7736	194 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 2	19	7351	1404 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 2	20	7732	1421 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 2	21	8543	1435 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 2	22	7051	1445 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 2	23	7043	144 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	24	8762	167 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	25	8182	151 WINTERLAND COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	26	10624	143 WINTERLAND COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	27	8220	135 WINTERLAND COURT	SINGLE FAMILY RESIDENTIAL
BLOCK 2	28	8464	114 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 2	29	8260	103 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 3	1	7044	104 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 3	2	7056	120 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 3	3	7006	146 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 3	4	7006	160 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 3	5	7006	184 REDROCKS STREET	SINGLE FAMILY RESIDENTIAL
BLOCK 3	6	7836	140 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 3	7	7341	1445 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 3	8	7006	121 FREMONT DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 3	9	7006	121 FREMONT DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 3	10	7006	113 FREMONT DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 3	11	7062	104 FREMONT DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 3	12	7044	105 FREMONT DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	1	7012	1302 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	2	7041	1314 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	3	7070	1326 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	4	7070	1338 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	5	7070	1350 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	6	7011	1356 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	7	7102	1362 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	8	7071	1374 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	9	7341	1386 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	10	7062	1398 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	11	7041	1410 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	12	7032	1422 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	13	7424	1434 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	14	7024	1446 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	15	7072	1458 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	16	7002	1470 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	17	7002	1482 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
BLOCK 4	18	7613	1444 WINDSOR PARK DRIVE	SINGLE FAMILY RESIDENTIAL
TOTAL	64	533646	50 FT 12.251 ACRES	68.4% OF TOTAL

TRACT	AREA (SQ FT)	ACRES	PROPOSED USE
A	1674	0.213	OPEN SPACE
B	7252	1.663	OPEN SPACE
C	4064	0.093	OPEN SPACE
D	483	0.023	OPEN SPACE
E	4853	0.111	OPEN SPACE
TOTAL	44236	2.163	12.1% OF TOTAL
STREETS		3.446 ACRES	14.5% OF TOTAL

TOTAL AREA CONTAINED WITHIN THIS DEVELOPMENT: 17.910 ACRES

LIST OF ABBREVIATIONS  
N: NORTH  
E: EAST  
S: SOUTH  
W: WEST  
°: DEGREES OF ARC  
' : MINUTES OF ARC  
" : SECONDS OF ARC  
A: ARC LENGTH OF CURVE  
R: RADIUS OF CURVE  
Δ: INTERIOR/DEFLECTION ANGLE OF CURVE  
CBG: BEARING OF LONG CHORD OF CURVE  
L: LENGTH OF LONG CHORD OF CURVE  
SQ FT: SQUARE FEET  
T: TOWNSHIP  
R: RANGE  
R.O.W.: RIGHT-OF-WAY  
P.L.S.: PROFESSIONAL LAND SURVEYOR  
S.(X): SECTION NUMBER  
REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER  
M.C.M.: MESA COUNTY SURVEY MARKER  
HOA: HOMEOWNERS' ASSOCIATION  
U.S.: UNITED STATES  
DEPT.: DEPARTMENT  
SQ FT: SQUARE FEET  
ALUM: ALUMINUM  
GPS: GLOBAL POSITIONING SYSTEM  
M.P.E.: MULTI-PURPOSE EASEMENT  
B.L.M.: BUREAU OF LAND MANAGEMENT  
LLC: LIMITED LIABILITY COMPANY  
INC: INCORPORATED  
IRRIG: IRRIGATION  
NO.: NUMBER  
P.L.S.: PUBLIC LAND SURVEY SYSTEM  
G.I.D.D.: GRAND JUNCTION DRAINAGE DISTRICT  
A.D.: ANNO DOMINI  
#: NUMBER  
NOTE: NOT ALL OF THESE ABBREVIATIONS APPEAR ON THIS PLAT

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Abstract & Title Company of Mesa County, Inc. No. 00405450 C, dated July 6, 2001.

All irrigation easements are to be conveyed by separate instrument by reference to this Plat to the Red Rocks Subdivision Homeowners' Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation lines and appurtenances thereto.

Drainage easements are granted by separate instrument to the Red Rocks Subdivision Homeowners' Association as perpetual easements for the conveyance of stormwater.

Tract A through E are granted by separate instrument to the Red Rocks Subdivision Homeowners' Association, subject to the terms of said grant and subject to the public easements dedicated herein.

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.

Notice: This plat has been determined to be of sufficient clarity and legibility to be used by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT" PROVIDED FOR REPRODUCTION from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Frutta Cottonwood Homes, LLC, a Colorado limited liability company, is the owner of record of that real property situated in the SE1/4 NW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3801 Page 701 and Book 3851 Page 702 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of RED ROCKS SUBDIVISION and being more particularly described as follows:

Lot 2, Faran Minor Subdivision, according to the Plat recorded at Reception No. 2242106

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

- Altimont Court, Compton Court, Fremont Drive, Red Rocks Street, Windsor Park Drive, Winterland Court and Fremont Drive rights-of-way are dedicated to the City of Frutta for the use of the public forever.
- The multi-purpose easements to the City of Frutta for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- Perpetual, non-exclusive blanket easements over and across Tracts A, B, C, D and E are dedicated for the use by the general public for park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with residents of the subdivision, subject to non-discrimination rules and regulations promulgated by the Red Rocks Subdivision Association, Inc.

All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby Platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Frutta Cottonwood Homes, has caused its name to be hereunto subscribed this 10th day of July, A.D., 2007.

Frutta Cottonwood Homes, LLC, a Colorado limited liability company.

By: Kenneth B. Milyard, Jr.  
Manager

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

On this 10th day of July, A.D., 2007, before me the undersigned officer, Kenneth B. Milyard, Jr. personally appeared, and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires: 3-1-09

Notary Public Cynthia D. DeLuca



SUBORDINATION BY LIENHOLDERS

Wells Fargo Bank, N.A., being the holder of a promissory note secured by a Deed of Trust dated April 14, 2006, and recorded April 25, 2006 at Book 4141, Pages 54-72, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: Thomas R. Benton  
Wells Fargo Bank, N.A.

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing was acknowledged before me this 5th day of July, 2007,

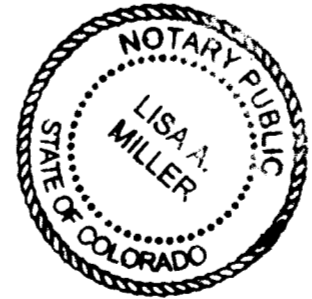
by Thomas R. Benton

as Vice President of Wells Fargo Bank, N.A.

Witness my hand and official seal.

Notary Public Lisa L. Miller

My commission expires: 9-9-2008



SURVEYOR'S CERTIFICATE

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Plat of RED ROCKS SUBDIVISION, a subdivision of a part of the City of Frutta, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This Plat contains the information required by Section 38-33.3-204 C.R.S. contained within the Colorado Common Interest Ownership Act, as it may apply; this statement is only applicable to the survey data hereon, and does not represent a warranty or opinion of ownership, lienholders, or quality of title.

Dennis R. Shellhorn,  
Colorado P.L.S. 1847B



DECLARATIONS

Declarations or Protective Covenants are filed in Book 4471 at Pages 616 through 642 as Document No. 2391275.

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Frutta Planning Commission this 12th day of December, 2006. Janet M. Sunday  
Chairman

TITLE CERTIFICATE

Abstract and Title does hereby certify that I have examined the title to all lands shown on this Plat and that title to such lands is vested in Frutta Cottonwood Homes, LLC free and clear of all liens, taxes, and encumbrances, except as follows:  
Deed of Trust recorded in Book 4141 at Page 54

EXECUTED this 9th day of July, 2007.

Donald K. Paine

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Frutta, Colorado, this 2nd day of January, 2007, 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 provision that approval in no way obligates the City of Frutta for financing or construction of improvements on said lands, streets or easements dedicated to the City except as specifically agreed to by the City Council of the City of Frutta. Further, said approval in no way obligates the City of Frutta for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Frutta's specifications and the City of Frutta 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 planning clearance, building 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, street lighting, street signs, other traffic control devices, 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 Frutta, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

By: James Adams  
Mayor

Witness my hand and official seal of the City of Frutta.

ATTEST: Harriet Stubman  
City Clerk



CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa ) ss.

This Plat was filed for the record in the office of the Mesa County Clerk and Recorder at

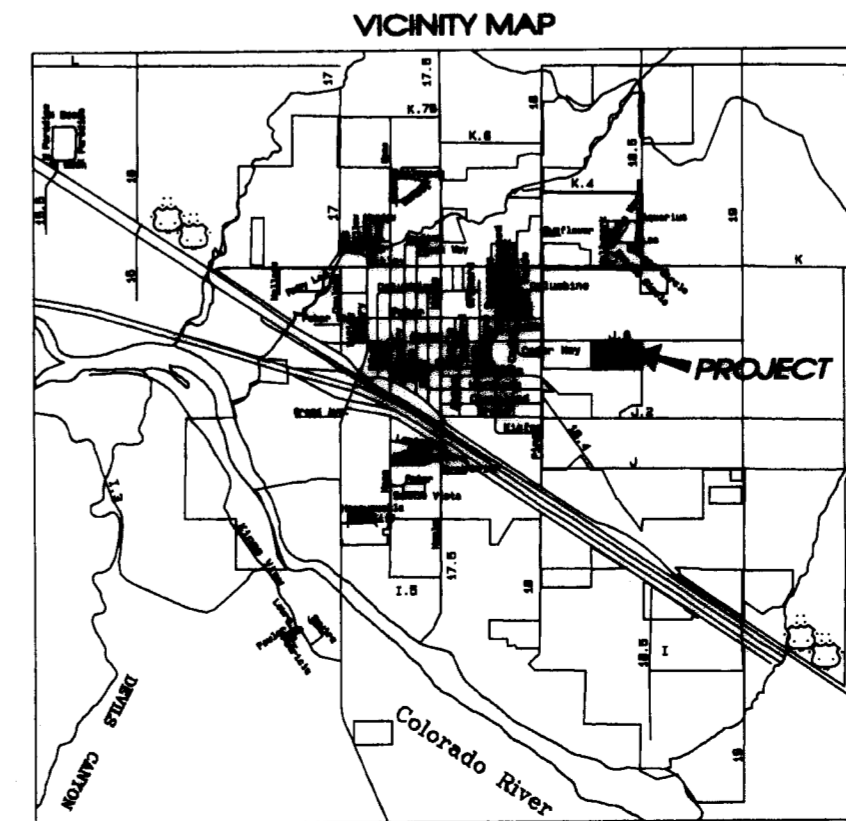
12:15 P.M., on this 17th day of July, A.D., 2007.

Book No. 4471, Page(s) No. 542-544 Reception No. 2391275.

Drawer TT-116, Fees \$20.00 + \$1.00 SC

Janice Rich  
Mesa County Clerk and Recorder

Paul Zide-Ron  
Deputy



FINAL PLAT

**RED ROCKS SUBDIVISION**  
A REPLAT OF LOT 2, FARAN MINOR SUBDIVISION  
S1/2 SE1/4 NW1/4 SECTION 16, T.1 N., R.2 W., UTE MERIDIAN  
CITY OF FRUITA, MESA COUNTY, COLORADO

**River City CONSULTANTS, INC.**  
Integrated Design Solutions  
744 Hurston Court, Suite 110  
Grand Junction, CO 81508  
Phone: 870-941-4722 Email: info@rcoinc.com

Date of Survey:	Field Surveyor: DGF	Revision Date: Jul 3, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\PROJECTS\0187 Cont West\042 Red Rocks\Survey\red rocks.plt		Job No. 0187-042
Sheet 1 of 2		

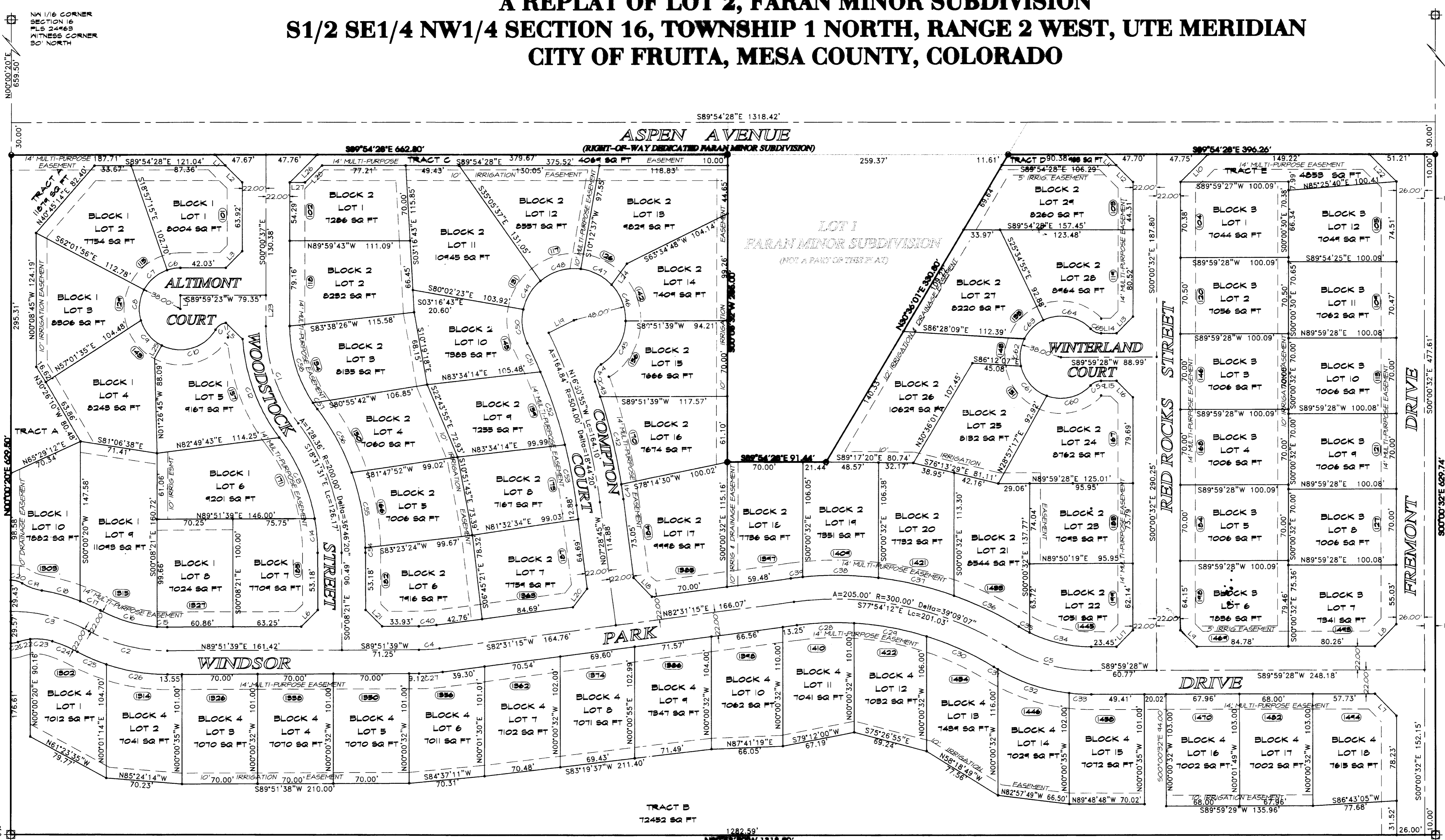
# RED ROCKS SUBDIVISION

## A REPLAT OF LOT 2, FARAN MINOR SUBDIVISION

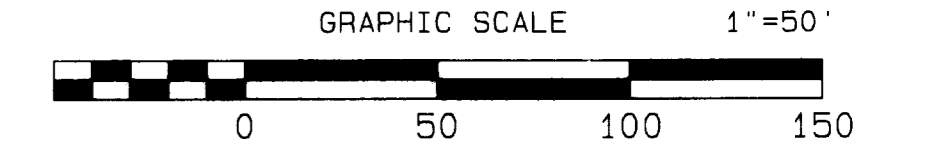
### S1/2 SE1/4 NW1/4 SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

### CITY OF FRUITA, MESA COUNTY, COLORADO

FINAL PLAT



C-N 1/16 CORNER SECTION 16 PLS 6267T



**BASIS OF BEARINGS STATEMENT**  
 The bearings hereon are grid bearings of the Mesa County SIMS/LCS determined by GPS observation on a 2.5" aluminum cap PLS 16835 at the center west sixteenth corner of Section 16, and rebar and cap PLS 16835 at the center one-quarter corner of Section 16. The measured bearing of this line is South 84°53'50" East.

**LEGEND**  
 (R) SET #5 REBAR/CAP PLS 16476  
 (M) FOUND MONUMENT AS DESCRIBED HEREON

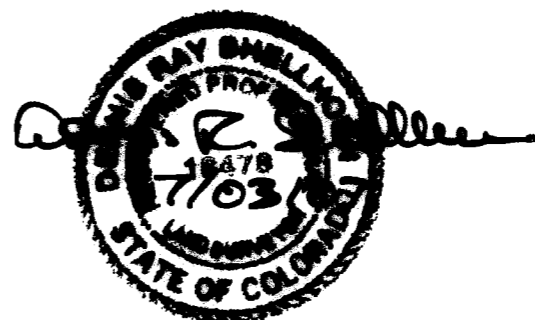
LINE	BEARING	DISTANCE
L1	N44°57'59"W	14.16'
L2	N44°57'59"W	22.17'
L3	N44°59'23"E	21.66'
L4	S00°00'37"E	12.47'
L5	N46°07'44"W	21.64'
L6	N44°51'39"E	21.66'
L7	N44°17'01"W	28.41'
L8	N44°15'57"E	28.41'
L9	S45°00'32"E	21.66'
L10	S45°07'59"W	36.32'
L11	N44°57'39"W	14.16'
L12	N44°57'39"W	22.22'
L13	N44°59'28"E	21.66'
L14	N89°59'28"E	14.36'
L15	S89°59'28"W	14.36'
L16	N45°00'32"W	21.66'
L17	N44°59'28"E	21.66'
L18	S43°48'21"E	24.62'
L19	N63°46'55"E	25.89'
L20	N37°31'15"E	21.66'
L21	S45°08'21"E	21.66'
L22	N44°50'40"W	35.76'
L23	S00°00'37"E	28.86'
L24	S36°02'34"W	24.09'
L25	N29°07'10"E	13.65'
L26	S45°02'01"W	36.40'
L27	N89°54'28"W	14.13'
L28	S45°02'01"W	22.27'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	96.61'	150.00'	36°54'03"	S18°27'39"E	94.95'
C2	75.53'	150.00'	28°50'56"	N75°42'53"W	74.73'
C3	75.13'	150.00'	28°41'46"	N75°38'18"W	74.34'
C4	19.22'	150.00'	7°20'24"	N86°11'27"E	19.20'
C5	82.94'	150.00'	31°40'54"	S74°10'05"E	81.89'
C6	12.57'	38.00'	18°57'18"	N80°31'24"E	12.51'
C7	28.57'	38.00'	43°04'41"	N49°30'25"E	27.90'
C8	29.45'	38.00'	44°24'00"	N05°46'04"E	28.72'
C9	31.04'	38.00'	46°48'02"	N39°49'57"W	30.18'
C10	56.87'	38.00'	85°44'35"	S73°53'45"W	51.71'
C11	11.92'	13.50'	50°35'02"	S56°18'59"W	11.54'
C12	98.96'	172.00'	32°57'53"	N20°25'44"W	97.60'
C13	82.56'	178.00'	26°34'35"	N23°37'23"W	81.83'
C14	31.67'	178.00'	10°11'45"	N05°14'14"W	31.63'
C15	9.40'	128.00'	4°12'20"	S88°02'12"E	9.39'
C16	55.05'	128.00'	24°38'37"	S73°38'43"E	54.63'
C17	20.52'	172.00'	6°50'10"	S64°42'30"E	20.51'
C18	36.85'	172.00'	12°16'29"	S74°15'49"E	36.78'
C19	19.41'	50.00'	22°14'38"	S69°16'45"E	19.29'
C20	11.12'	20.00'	31°51'28"	S74°05'10"E	10.98'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C21	6.78'	20.00'	19°25'03"	S80°16'39"W	6.75'
C22	11.65'	50.00'	13°20'39"	S77°14'28"W	11.62'
C23	20.53'	50.00'	23°31'41"	N84°19'22"W	20.39'
C24	25.17'	128.00'	11°16'06"	N66°55'28"W	25.13'
C25	29.17'	172.00'	3°43'01"	N66°08'56"W	29.14'
C26	57.43'	172.00'	19°07'55"	N80°34'24"W	57.17'
C27	22.03'	172.00'	7°20'24"	S86°11'27"W	22.02'
C28	52.97'	278.00'	10°55'03"	S87°58'47"W	52.89'
C29	68.33'	278.00'	14°04'59"	N79°31'12"W	68.16'
C30	68.66'	278.00'	14°09'05"	N65°24'11"W	68.49'
C31	4.35'	172.00'	1°26'52"	N59°03'04"W	4.35'
C32	70.10'	172.00'	23°21'10"	N71°27'05"W	69.62'
C33	20.66'	172.00'	6°52'52"	N86°34'06"W	20.64'
C34	59.28'	128.00'	26°32'04"	S76°44'30"E	58.75'
C35	11.50'	128.00'	5°08'50"	S60°54'03"E	11.49'
C36	66.69'	322.00'	11°51'57"	S64°15'37"E	66.57'
C37	72.11'	322.00'	12°49'52"	S76°36'31"E	71.96'
C38	70.14'	322.00'	12°28'53"	S89°15'53"E	70.01'
C39	11.09'	322.00'	1°58'25"	N83°30'28"E	11.09'
C40	16.40'	128.00'	7°20'24"	N86°11'27"E	16.39'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C41	13.84'	526.00'	1°30'25"	S08°13'58"E	13.83'
C42	83.60'	526.00'	9°06'23"	S13°32'22"E	83.51'
C43	14.79'	526.00'	1°36'41"	S18°53'54"E	14.79'
C44	18.35'	13.50'	77°52'17"	S19°13'54"W	16.97'
C45	47.99'	48.00'	57°17'05"	S29°31'30"W	46.02'
C46	37.03'	48.00'	44°11'58"	S21°13'02"E	36.12'
C47	32.77'	48.00'	39°07'15"	S62°52'38"E	32.14'
C48	40.16'	48.00'	47°56'29"	N73°35'30"E	39.00'
C49	31.25'	48.00'	37°18'20"	N30°58'06"E	30.70'
C50	32.28'	48.00'	38°32'01"	N06°57'05"W	31.68'
C51	29.00'	482.00'	3°26'51"	N24°29'40"W	29.00'
C52	71.65'	482.00'	8°31'02"	N18°30'43"W	71.59'
C53	56.99'	482.00'	6°46'27"	N10°51'59"W	56.95'
C54	4.58'	222.00'	1°10'57"	S00°43'50"E	4.58'
C55	70.89'	222.00'	18°17'32"	S10°28'14"E	70.59'
C56	67.00'	222.00'	17°17'32"	S28°15'53"E	66.75'
C57	7.06'	128.00'	3°09'35"	S35°19'51"E	7.06'
C58	75.38'	128.00'	33°44'28"	S16°52'51"E	74.29'
C59	10.94'	13.50'	46°23'25"	S66°46'45"W	10.64'
C60	44.08'	38.00'	66°28'00"	S76°48'03"W	41.65'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C61	38.14'	38.00'	57°30'38"	N41°12'38"W	36.56'
C62	26.08'	38.00'	39°19'12"	N07°12'17"E	25.57'
C63	24.91'	38.00'	37°33'13"	N45°38'29"E	24.46'
C64	47.75'	38.00'	71°59'47"	S79°35'01"E	44.67'
C65	10.94'	13.50'	46°23'25"	S66°47'50"E	10.64'



**RED ROCKS SUBDIVISION**  
 A REPLAT OF LOT 2, FARAN MINOR SUBDIVISION  
 S1/2 SE1/4 NW1/4 SECTION 16, T.1 N., R.2 W., UTE MERIDIAN  
 CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION: SE1/4 NW1/4 S.16 T1N R2W MERIDIAN: UTE

**River City CONSULTANTS, INC.**  
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Date of Survey:	Field Surveyor: DGF	Revision Date: Jul 3, 2007
Drawn: DR5	Checked: KST	Approved: DR5
S:\PROJECTS\0187 Cont\West\042 Red Rocks\Survey\red rocks.plt		Job No. 0187-042
		Sheet 2 of 2

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.

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's office inability to create a scanned image that is of comparable quality to the original document.