

REYNOLDS MINOR SUBDIVISION FINAL PLAT

in the SE1/4 SE1/4 of Section 8, T1N, R2W, U.M., City of Fruita, Mesa County, Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Thomas L. Kirkpatrick is the owner of all that real property, recorded in Book 3552 at Page 714 of the Mesa County Real Property Records, described as follows:
The West Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 8, Township 1 North, Range 2 West of the Ute Meridian.

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 Reynolds Minor Subdivision in 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, Colorado, for public use all the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for utility and drainage purposes only. I hereby accept the responsibility for the completion of required public improvements for the Reynolds Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. I further state that the 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, in Book 3106 at Page 68-687 as Document No. 2004-2276.

All street roads and rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Fruita for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

EXECUTED this 28 day of July, 2004

Thomas L. Kirkpatrick
Thomas L. Kirkpatrick

STATE OF COLORADO }
COUNTY OF MESA }

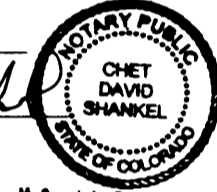
The foregoing Certificate and Dedication was acknowledged before me this 28th day of July, 2004, by THOMAS L. KIRKPATRICK

WITNESS MY HAND AND OFFICIAL SEAL

02-12-08

My commission expires:

Chet David Shankel
Notary Public



FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 24th day of May, 2004, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction 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, subsurface 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.

CITY OF FRUITA, COLORADO

By: *James Edwards*
Mayor

Witness my hand and seal of the City of Fruita, Colorado

ATTEST:
Margaret Edman
City Clerk



CLERK AND RECORDER'S CERTIFICATE

FEES: \$10.00 \$1.00

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 4:12 o'clock on P. M. on the 29th day of July, 2004 and is duly recorded in Book 3706 at Page 655 as Reception No. 2205294 Drawer No. PP-82

MESA COUNTY CLERK AND RECORDER

By: *Janice Ward*
Deputy

Declarations of Conditions and Restrictions are filed in Book _____ at Page _____ as Document No. _____

TITLE CERTIFICATE

LAWRENCE J. VENTURA 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 Thomas L. Kirkpatrick free and clear of all liens, taxes, and encumbrances, except as follows:

Lien Holders:
American National Bank 131 N. 6th Street Grand Junction, CO 81501

EXECUTED this 26th day of July, 2004

By: *Richard A. Mason*

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 27th day of July, 2004

Chairman

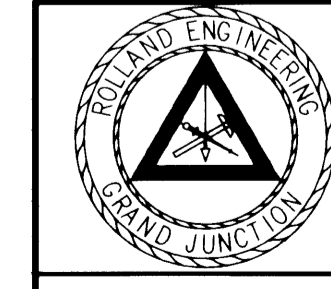
BENCHMARK

MCSM at E. OTTLEY AVENUE AND N. SYCAMORE STREET
S.W. CORNER SE1/4 SE1/4 SECTION 8, T1N, R2W, U.M.
ELEVATION = 4525.11 NAVD '88

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°53'54" E | 20.00' |
| L2 | N 00°10'04" E | 272.45' |
| L3 | N 00°10'04" E | 123.54' |
| L4 | N 35°06'42" E | 38.41' |
| L5 | S 89°53'18" E | 35.00' |
| L6 | N 00°06'42" E | 20.00' |
| L7 | N 00°06'42" E | 10.00' |
| L8 | N 89°53'18" W | 30.91' |
| L9 | N 44°50'02" W | 28.37' |
| L10 | N 00°10'04" E | 29.90' |
| L11 | N 89°49'56" W | 28.00' |
| L12 | S 00°10'04" W | 60.00' |

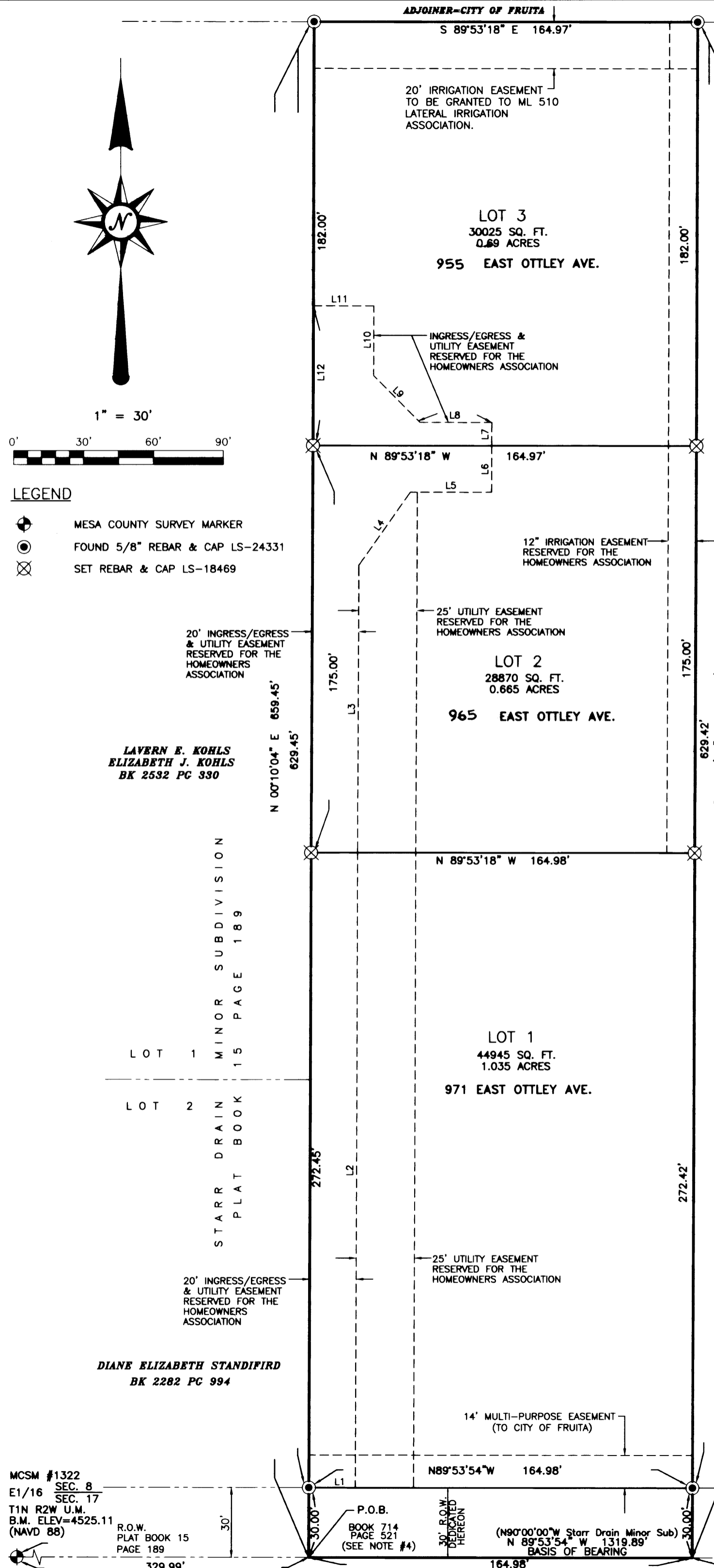
AREA SUMMARY

| DESC: | ACRES | PERCENT |
|--------------------------------|-------|---------|
| LOTS | 2.39 | 95.6% |
| DEDICATED R.O.W. (MESA COUNTY) | 0.11 | 4.4% |
| TOTAL | 2.50 | 100.00% |



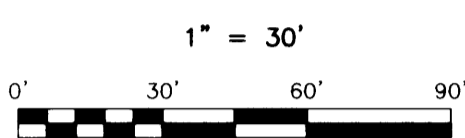
ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

| | | | |
|--|--------------|------------|-------|
| File Name: D:\4003\4003PLAT.DWG | | | |
| REYNOLDS MINOR SUBDIVISION FINAL PLAT | | | |
| IN SE1/4 SE1/4 OF SECTION 8 IN T1N R2W, OF THE UTE MERIDIAN MESA COUNTY COLORADO | | | |
| Designed | Checked | RAM | Sheet |
| Drawn LC | Date 7/08/04 | Proj# 4003 | Of 1 |



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & CAP LS-24331
- SET REBAR & CAP LS-18469



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