

# RIVER MESA SUBDIVISION FINAL PLAT

IN THE CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

### CERTIFICATE OF DEDICATION AND OWNERSHIP

Koos Tri-Star, LLC, is the sole owner in fee simple of all that real property, recorded in Book 3476 at Page 488 of the Mesa County real property records, more particularly described as follows:

The West 300 feet of the South 290.4 feet of the N1/2 NE1/4 NW1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian; the perimeter of which is described as follows:

Commencing at an alloy cap for the N.W. Corner of the NE1/4 NW1/4 of said Section 20, from whence a Mesa County Survey Marker for S.W. Corner of the NE1/4 NW1/4 of said Section 20 bears S00°13'23"W 1319.82 feet; thence S00°13'23"W 369.60 feet to the intersection of the southerly line of Peter Drive with the westerly line of the NE1/4 NW1/4 of said Section 20 and the point of beginning; thence S89°54'30"E, on said southerly line, 300.00 feet to the westerly line of Mulberry Street; thence S00°13'23"W, parallel with the westerly line of the NE1/4 NW1/4 of said Section 20, 290.34 feet to the northerly line of Liberty Glen Subdivision; thence N89°54'50"W, on said northerly line, 300.00 feet to the westerly line of the NE1/4 NW1/4 of said Section 20; thence N00°13'23"E 290.25 feet to the beginning.

[2.00 acres]

That we have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as River Mesa Subdivision in the City of Fruita, County of Mesa, State of Colorado, and do 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, alleys and easements shown hereon for the purposes set forth below. We hereby accept the responsibility for the completion of required public improvements for River Mesa 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. We do hereby dedicate to the City of Fruita for City approved public utilities the multi-purpose easements shown hereon and do hereby reserve for and grant to the irrigation users, all irrigation easements shown hereon.

All streets, roads and rights-of-way shown hereon (17 1/4 Road), 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.

Outlot A shall be granted to the homeowners association for use as a "Tot Park" by separate instrument.

Ingress/Egress Easements shown hereon are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s) their guests and invitees, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

All Drainage Easements shown hereon are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All Utility Easements shown hereon are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

All Irrigation Easements shown hereon, except easement (E2), are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for the installation, operation, maintenance, and repair/replacement of irrigation systems and to supply and drain irrigation water.

An Irrigation Easement, (E2), shown hereon is hereby granted and conveyed as easement in gross for the operation of the Independent Ranchmen No. 155 Lateral ditch.

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.

All easements to private interests shall be recorded contemporaneously with this plat by separate instrument.

EXECUTED this 9th day of October, 2003.

STATE OF COLORADO }  
COUNTY OF MESA } ss

Steve Edwards  
KooS Tri-Star, LLC  
Steve Edwards

Alan D. Koos  
KooS Tri-Star, LLC  
Alan D. Koos

The foregoing instrument was acknowledged before me this 9th day of October, 2003, by Steve Edwards and Alan D. Koos, Managers of KooS Tri-Star, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
My commission expires: 01-25-06

Haron Tibbotts  
Notary Public



### TITLE CERTIFICATE

#### Abstract of 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 KooS Tri-Star, LLC, free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 9th day of October, 2003.

By Richard A. Mason

### PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 9th day of October, 2003

Richard A. Mason  
Chairman

### FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 07 day of October, 2003 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.

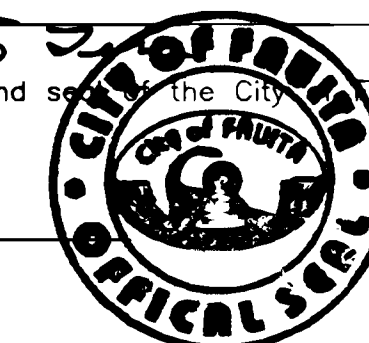
CITY OF FRUITA, COLORADO

By Pro

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

ATTEST:

Angela Johnson  
City Clerk



### CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 12:15 o'clock at P.M. on the 22nd day of October, 2003 and is duly recorded in Book 20 at Page 39-40, as Reception No. 2154904 Drawer No. 00-72

Janice Ward

MESA COUNTY CLERK AND RECORDER

By Laura McCreary  
Deputy

FEES: 20.00

Declarations of Protective Covenants are filed in Book 3512 at Page 531-548, as Document No. 2154911

### SUBORDINATION BY LIENHOLDER

Bank of Colorado - Western Slope being the holder of a promissory note secured by a deed of trust dated 12/12/00 and recorded on 12/13/00, at Reception No. 1976640, 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, River Mesa Subdivision, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

Bank of Colorado - Western Slope

200 Grand Avenue  
Grand Junction, CO, 81501

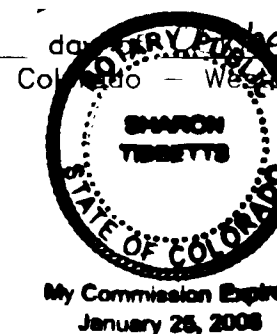
By: Elizabeth M. Wright  
Elizabeth M. Wright, Assistant Vice President

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 9th day of October, 2003, by Elizabeth M. Wright as Assistant Vice President of Bank of Colorado - Western Slope

WITNESS MY HAND AND OFFICIAL SEAL.  
My commission expires: 01-25-06

Haron Tibbotts  
Notary Public



### GENERAL NOTES:

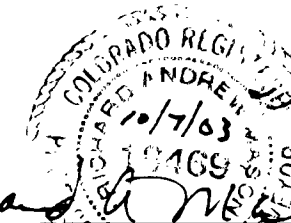
- Title information from Mesa County real property records and from Abstract & Title Co., Policy No. 00904579 C, effective date October 4, 2000.
- Elevation based on NGS BM KMO232 Elevation = 4501.80 (NAVD 88)
- Basis of Bearings between Mesa County Survey Markers for the N.W. Corner and the S.W. Corner of the NE1/4 NW1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, which is S00°13'23"W 1319.82 feet and is based on GPS observations relative to the Mesa Co LCS.
- 17 1/4 Road was originally established as a sixty foot-wide public road by petition and approval by County Commissioners Book 1 at Page 490 and by Road Book 1 at Page 49. This status may constitute an easement and fee is dedicated hereon to the City of Fruita for the east thirty feet.
- Outlot A is designated as a common element.

### SURVEYOR'S CERTIFICATE

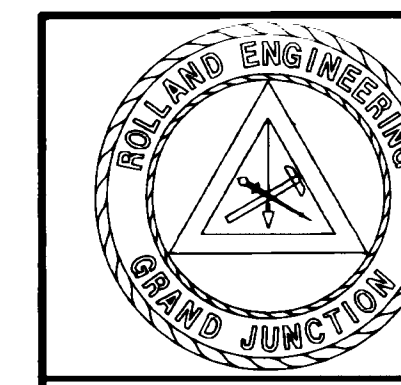
I, Richard A. Mason, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the River Mesa Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land, including as it may apply Title 38-33.3-209 C.R.S.

EXECUTED this 7 day of October, 2003.

Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



AREA SUMMARY		
DESC:	ACRES	PERCENT
LOTS	1.773	88.65%
OUTLOT A	0.023	1.15%
DEDICATED R.O.W. (CITY OF FRUITA)	0.204	10.20%
TOTAL	2.000	100.00%



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

File Name: D:\2072\2072PLAT.DWG			
<b>RIVER MESA SUBDIVISION FINAL PLAT</b>			
IN THE NE1/4 NW1/4 OF SECTION 20 IN T1N, R2W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
Drawn	Date	Rev.	Of
	10/03/03	2072	1
			2

# RIVER MESA SUBDIVISION FINAL PLAT

IN THE CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

KENNETH DOBEY  
BOOK 2351 PAGE 56

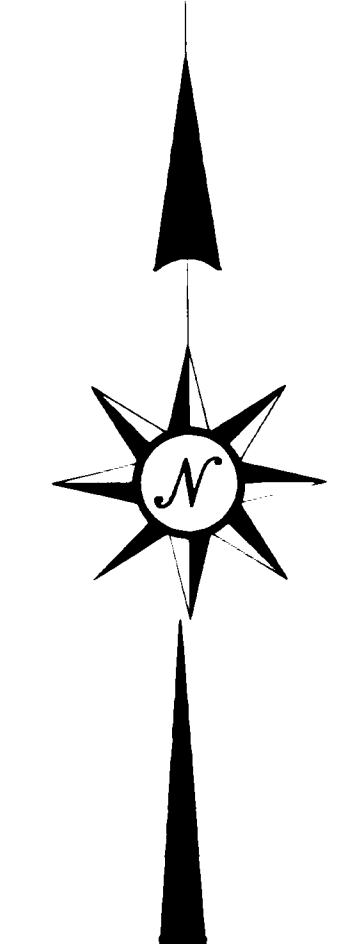
PETER DRIVE

BONNIE VISTA DRIVE (65' R.O.W.)  
(A.K.A. PETER DRIVE • PLAT BOOK 12 PAGE 414)

### EASEMENT DESCRIPTIONS

(SEE DECLARATION OF EASEMENTS RECORDED  
CONTEMPORANEOUSLY WITH PLAT)

- (E1) 14' MULTI-PURPOSE EASEMENT TO THE CITY OF FRUITA.
- (E2) IRRIGATION EASEMENT IN GROSS FOR THE OPERATION OF THE INDEPENDENT RANCHMEN NO. 155 LATERAL DITCH.
- (E3) NONEXCLUSIVE INGRESS / EGRESS EASEMENT FOR THE BENEFIT OF LOT 4.
- (E4) NONEXCLUSIVE INGRESS / EGRESS EASEMENT FOR THE BENEFIT OF LOT 1.
- (E5) NONEXCLUSIVE INGRESS / EGRESS EASEMENT FOR THE BENEFIT OF LOT 2.
- (E6) NONEXCLUSIVE INGRESS / EGRESS EASEMENT FOR THE BENEFIT OF LOT 3.
- (E7) NONEXCLUSIVE IRRIGATION EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3.
- (E8) NONEXCLUSIVE UTILITY, IRRIGATION, PEDESTRIAN ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3.
- (E9) NONEXCLUSIVE UTILITY, IRRIGATION, PEDESTRIAN ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 4.
- (E10) NONEXCLUSIVE UTILITY, IRRIGATION AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 3 AND 4.
- (E11) NONEXCLUSIVE UTILITY, IRRIGATION AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 2, 3 AND 4.
- (E12) NONEXCLUSIVE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 2, 3 AND 4.
- (E13) NONEXCLUSIVE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 3 AND 4.



1" = 20'  
0' 20' 40' 60'

### LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ⊗ SET REBAR & CAP LS-18469
- ⊙ FOUND REBAR & CAP LS-19597
- ⊙ FOUND 2-1/2" ALLOY CAP LS-17485
- FOUND 2-1/2" ALLOY CAP LS-16413
- 98A STREET ADDRESS (CITY OF FRUITA)

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM. NO INTERIOR LOT CORNERS HAVE BEEN SET BY THIS SURVEY.

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 herein.

### GENERAL NOTES:

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- Elevation based on NGS BM KMO232 Elevation = 4501.80 (NAVD 88)
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EXECUTED this 7 day of October, 2003.

*Richard A. Mason*  
Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469

### LINE TABLE

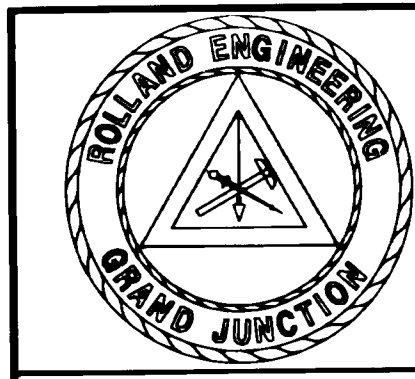
LINE	BEARING	DISTANCE
L1	N 00°13'23" E	10.00'
L2	S 89°54'50" E	142.25'
L3	N 89°05'10" E	127.77'
L4	N 00°13'23" E	114.13'
L5	N 00°13'23" E	30.00'
L6	S 89°54'50" E	11.12'
L7	S 77°52'06" E	14.38'
L8	S 89°54'50" E	52.06'
L9	N 60°05'10" E	27.18'
L10	S 00°13'23" W	40.99'
L11	N 89°54'50" W	100.75'
L12	N 00°13'23" E	58.21'
L13	N 50°13'23" E	37.86'
L14	N 00°13'23" E	29.90'
L15	N 89°55'51" W	30.00'
L16	S 00°13'23" W	26.32'
L17	S 89°54'50" E	31.50'
L18	N 00°13'23" E	42.00'
L19	N 89°46'37" W	10.00'
L20	N 44°46'37" W	10.61'
L21	N 00°13'23" E	74.40'
L22	N 89°46'37" W	14.00'
L23	S 00°13'23" W	123.98'
L24	S 00°13'23" E	5.00'
L25	N 89°54'50" W	79.25'
L26	S 00°05'10" W	6.21'
L27	N 00°13'23" E	11.18'
L28	N 00°13'23" E	15.00'
L29	N 89°54'50" W	155.21'
L30	N 00°05'10" E	17.77'
L31	N 89°46'37" W	14.00'
L32	S 00°13'23" W	32.80'
L33	S 00°13'23" W	14.00'
L34	N 89°54'50" E	16.00'
L35	S 00°13'23" W	95.16'
L36	N 89°54'50" W	15.00'
L37	S 89°55'51" E	10.21'
L38	S 30°13'23" W	28.43'
L39	S 00°13'23" W	95.52'
L40	N 89°54'50" W	16.00'
L41	S 00°13'23" W	18.99'
L42	S 50°13'23" W	10.44'
L43	S 00°13'23" W	12.95'
L44	S 89°46'37" E	8.00'
L45	N 00°13'23" E	19.66'
L46	S 89°55'51" E	13.00'
L47	S 00°13'23" W	15.97'
L48	N 89°54'50" W	9.39'
L49	S 50°13'23" E	4.71'
L50	S 00°13'23" W	93.34'
L51	N 89°54'50" W	26.01'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	74.00'	46.27'	45.52'	S 17°41'19" E	35°49'24"

### AREA SUMMARY

DESC.	ACRES	PERCENT
LOTS	1.773	88.65%
OUTLOT A	0.023	1.15%
DEDICATED R.O.W. (CITY OF FRUITA)	0.204	10.20%
TOTAL	2.000	100.00%



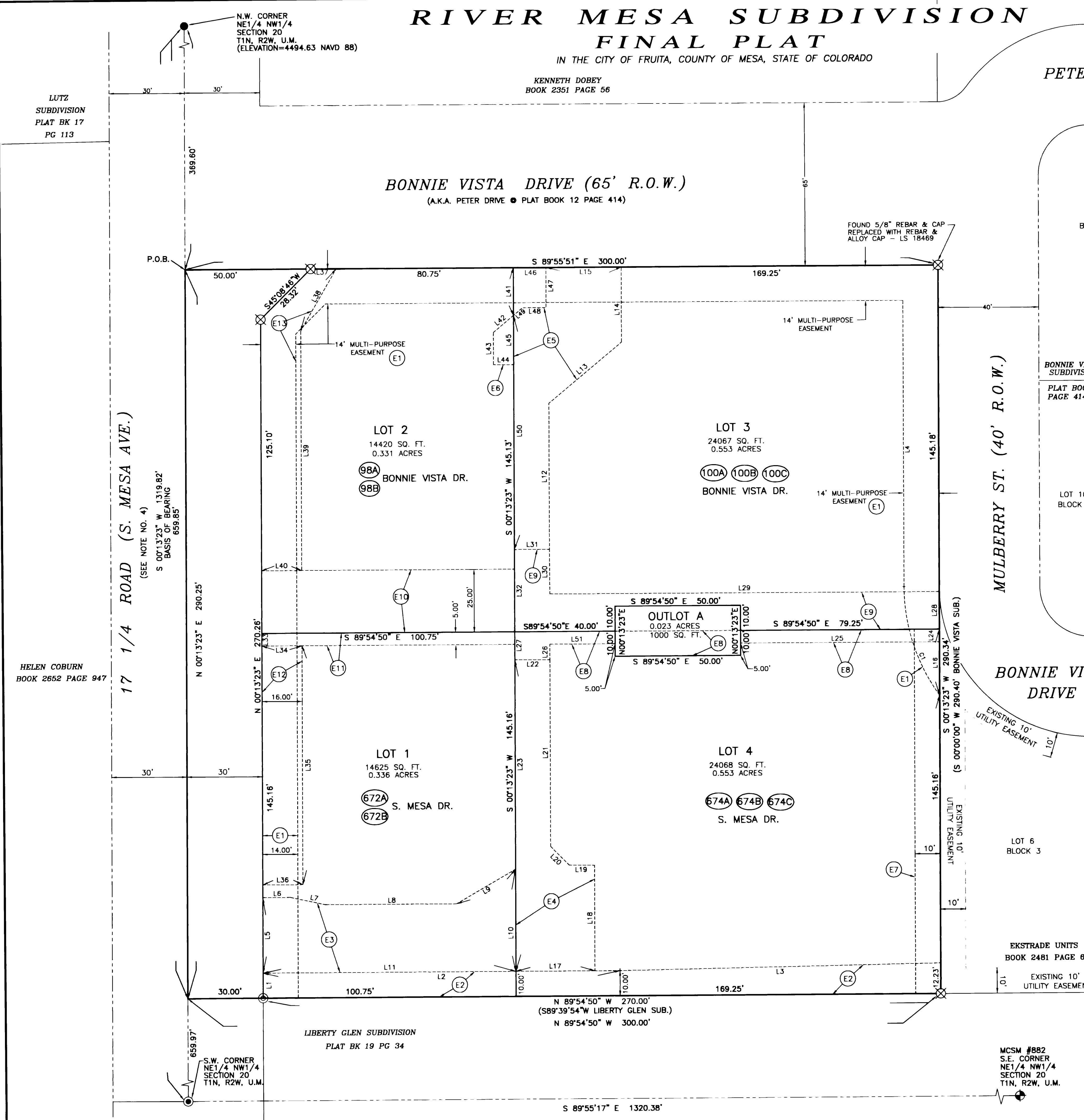
ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: D:\2072\2072PLAT.DWG

RIVER MESA SUBDIVISION  
FINAL PLAT  
IN THE NE1/4 NW1/4 OF SECTION 20  
IN T1N, R2W, OF THE UTE MERIDIAN  
MESA COUNTY COLORADO

Designed	Checked	Proj#	Sheet
Drawn	Date	Rev	Of

MCSM #882  
S.E. CORNER  
NE1/4 NW1/4  
SECTION 20  
T1N, R2W, U.M.



REPRODUCER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

HELEN COBURN  
BOOK 2652 PAGE 947

17 1/4 ROAD (S. MESA AVE.)  
(SEE NOTE NO. 4)  
S 00°13'23" W 1319.82'  
BASIS OF BEARING  
659.85'

S.W. CORNER  
NE1/4 NW1/4  
SECTION 20  
T1N, R2W, U.M.

LIBERTY GLEN SUBDIVISION  
PLAT BK 19 PG 34

S 89°55'17" E 1320.38'

EKSTRADE UNITS  
BOOK 2481 PAGE 65

EXISTING 10'  
UTILITY EASEMENT

BONNIE VISTA  
SUBDIVISION  
PLAT BOOK 12  
PAGE 414

LOT 10  
BLOCK 2

LOT 6  
BLOCK 3

EXISTING 10'  
UTILITY EASEMENT

EXISTING 10'  
UTILITY EASEMENT

MCSM #882  
S.E. CORNER  
NE1/4 NW1/4  
SECTION 20  
T1N, R2W, U.M.