

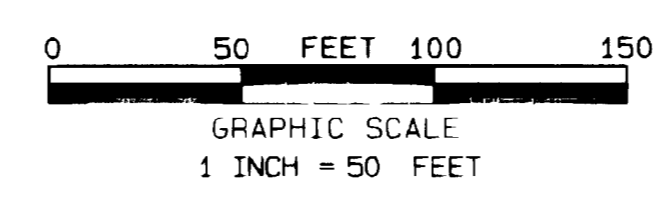
ROBERSON WEST SUBDIVISION NO.2

A REPLAT OF A PORTION OF

ROBERSON WEST PLANNED UNIT DEVELOPMENT

A REPLAT OF ROBERSON WEST SUBDIVISION

SW1/4 SW1/4 SECTION 8, T1 N R2 W U M
MESA COUNTY, COLORADO



- MESA COUNTY SURVEY MONUMENT
- FOUND #5 REBAR/CAP LS 16413
- SET #5 REBAR W/ALUM CAP THOMPSON PLS 18480
- NTC NON-TANGENT CURVE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That the undersigned Joel W. Fennern and Wiman & Co Builders Inc a Colorado Corporation are the owners of that real property described in Book 1493 Page 111-113 and Book 1493 Page 113-114 of the Mesa County Records situated in the Southwest quarter of Section 8 Township 1 North Range 2 West of the Ute Meridian City of Fruita County of Mesa State of Colorado as shown on the accompanying plat said real property being more particularly described as follows

Lots 1 2A 2B 2B-1 3A 3B and 3B-1 in Block 1
and Lots 1 2A 2B 2B-1 3A 3B 3B-1 4A 4B 4B-1 5A 5B 5B-1 6 7 8 9 10A 10B 10B-1 11A 11B 11B-1 12A 12B 12B-1 in Block 2
and Lots 1A 1B 1B-1 2 3A 3B 3B-1 4 5A 5B 5B-1 in Block 3
all in ROBERSON WEST PLANNED UNIT DEVELOPMENT
City of Fruita Mesa County Colorado

That said owners have caused the said real property to be laid out and surveyed as ROBERSON WEST SUBDIVISION NO.2 A REPLAT OF A PORTION OF ROBERSON WEST PLANNED UNIT DEVELOPMENT A REPLAT OF ROBERSON WEST SUBDIVISION a subdivision of a part of the City of Fruita County of Mesa State of Colorado

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicates to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities irrigation and drainage facilities including but not limited to electric lines gas lines sewer lines telephone lines and appurtenances together with the right to trim interfering trees and brush with perpetual right of ingress and egress for installation and maintenance of such lines Said easements shall be used in a reasonable and prudent manner

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25th day of January A.D. 1994

Joel W. Fennern
Joel W. Fennern
Wiman & Co Builders Inc
a Colorado Corporation

Charles Wiman
Charles Wiman President

State of Colorado } ss
County of Mesa }

This plat was acknowledged before me by *Joel W. Fennern* on this day of *January 25* A.D. 1994 for the aforementioned purposes

My Commission expires *3-29-95* Notary Public: *Margaret Johnson*

My address is *101 W. McLane, Fruita CO 81521*

State of } ss
County of }

This plat was acknowledged before me this *25th* day of *January* A.D. 1994 by *Charles Wiman* as President of *Wiman & Co Builders Inc* a Colorado Corporation for the aforementioned purposes

My Commission expires *3-29-95* Notary Public: *Margaret Johnson*

My address is *101 W. McLane, Fruita CO 81521*

COUNTY CLERK AND RECORDER'S CERTIFICATE
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County Colorado at *12:25* o'clock on the *25th* day of *January* 1994 and is duly recorded in Plat Book No *14* Page *183* as Reception No *1669883*
Fee \$10.00 Drawer AA59

Clerk and Recorder of Mesa County
Monique Todd
Deputy
Jawine Marten

CITY OF FRUITA PLANNING COMMISSION
Approved this *20th* day of *December* 1993 by the Planning Commission of the City of Fruita
James Adams
Chairman

FRUITA CITY COUNCIL CERTIFICATE
Approved this *10th* day of *January* 1994 by the City Council of the City of Fruita
Bernie Waldschmidt
Mayor

AREA SUMMARY		
LOTS	5 175 ACRES	75%
STREETS	1 726 ACRES	25%
TOTAL	6 901 ACRES	100%

SURVEYOR'S STATEMENT
I Kenneth Scott Thompson being a registered Professional Land Surveyor in the State of Colorado do hereby state that this subdivision plat and survey of Roberson West Subdivision No.2 a Replat of Roberson West Planned Unit Development a Replat of Roberson West Subdivision were made by me and/or under my direct supervision and that to the best of my knowledge belief and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City.

Kenneth Scott Thompson
Kenneth Scott Thompson PLS 18480
January 24, 1994



ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	33 56	50 00	38 27 32	N59 14 05 E 32 94
C2	38 72	50 00	44 21 52	S79 21 13 E 37 76
C3	36 85	50 00	42 13 24	S36 03 35 E 36 02
C4	56 67	50 00	64 56 34	S17 31 24 W 53 69

Dedicated to City of Fruita
Book 1484 Page 562
Mesa County Clerk & Recorder

BENCHMARK
FIRE HYDRANT AT NORTHEAST CORNER OF INTERSECTION OF ROBERSON DRIVE AND OAK STREET, NORTHWEST BONNET BOLT BETWEEN LETTERING ASR AND ALBERT ELEVATION 4502.30

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A REPLAT OF A PORTION OF
ROBERSON WEST PLANNED UNIT DEVELOPMENT
A REPLAT OF ROBERSON WEST SUBDIVISION
SW/4 SECTION 8, T1 N, R 2 W, U M
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (303) 243-6067

Designed By	URS	Checked By	KST	Job No	0133-010
Drawn By	TERRAMODEL	Date	January 21 1994	Sheet	1 of 1