

FINAL PLAT
S.H.A.L. MINOR SUBDIVISION
SITUATED IN THE NE1/4 SE1/4 SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
TOWN OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

Certificate of Dedication and Ownership
KNOW ALL MEN BY THESE PRESENTS: We, S H A L LLC are the sole owners in fee simple of all the real property described as follows:
(Deed recorded in Book 1791 Pages 308 - 309) of the Mesa County Clerk and Recorders Office)

Parcel 1:
S1/2 SW1/4 NE1/4 SE1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian, EXCEPTING THEREFROM the South 30 feet thereof, as conveyed to the Town of Fruita by instrument recorded September 24, 1969, in Book 939 at Page 389.

Parcel 2:
NW1/4 NE1/4 SE1/4 and NE1/4 NE1/4 SE1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian lying South of Colorado 1-70 as established by Deed recorded in Book 910, Page 756, AND SE1/4 NE1/4 SE1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian EXCEPTING THEREFROM the South 30 feet thereof, as conveyed to the Town of Fruita by instrument recorded September 24, 1969, in Book 939 at Page 390 AND EXCEPT beginning at a point 30 feet North and 747.08 feet S89°43'31"E from the Southwest Corner of the NE1/4 SE1/4 of said Section 18, thence N00°16'29"E 621.00 feet to a point on the Southwesterly right-of-way of Colorado Interstate 70 as established by Deed recorded in Book 910, Page 756, records of Mesa County, thence along the said Southwesterly right-of-way of Colorado Interstate 70 these four courses and distances: N89°21'03"E 134.49 feet, S85°47'21"E 485.43 feet to a point on the East line of said Section 18, S00°15'28"E along the said East line of Section 18 a distance of 144.22 feet, S13°48'10"W 292.78 feet to a point 30.00 feet North of the South line of said NE1/4 SE1/4 of Section 18, thence N89°43'31"W, running parallel to said South line of the NE1/4 SE1/4 of Section 18, a distance of 501.12 feet to the Point of Beginning.

Parcel 3:
North one-half of the Southwest quarter of the Northeast quarter of the Southeast quarter of Section 18, Township 1 North, Range 2 West of the Ute Meridian, EXCEPT the South 15 feet for roadway, Mesa County, Colorado.

have by the presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as S.H.A.L. MINOR SUBDIVISION, a 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 the streets shown hereon, including courts, the public lands shown hereon as Multi-purpose and drainage easements to the City of Fruita for utility and drainage purposes, easements labeled irrigation easements to the owners of the platted lots as shown. We hereby accept the responsibility for the completion of required public improvements for S.H.A.L. MINOR 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 further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, in the Book NA at Pages NA, as Document No. NA.

EXECUTED this 17 day of Aug, 2005 A.D.
STATE OF COLORADO)
) S.S.
COUNTY OF MESA)
PARTNERSHIP: BY S.H.A.L. Partnership LLC
Notary Public Carole Dorcas
Address 570 ASDA ST GUNNISON

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17 day of August, 2005 A.D., by S.H.A.L. PARTNERSHIP: BY S.H.A.L. Partnership LLC
Witness my hand and official seal.
My commission expires 9-29-2007 Notary Public Carole Dorcas
Address 570 ASDA ST GUNNISON

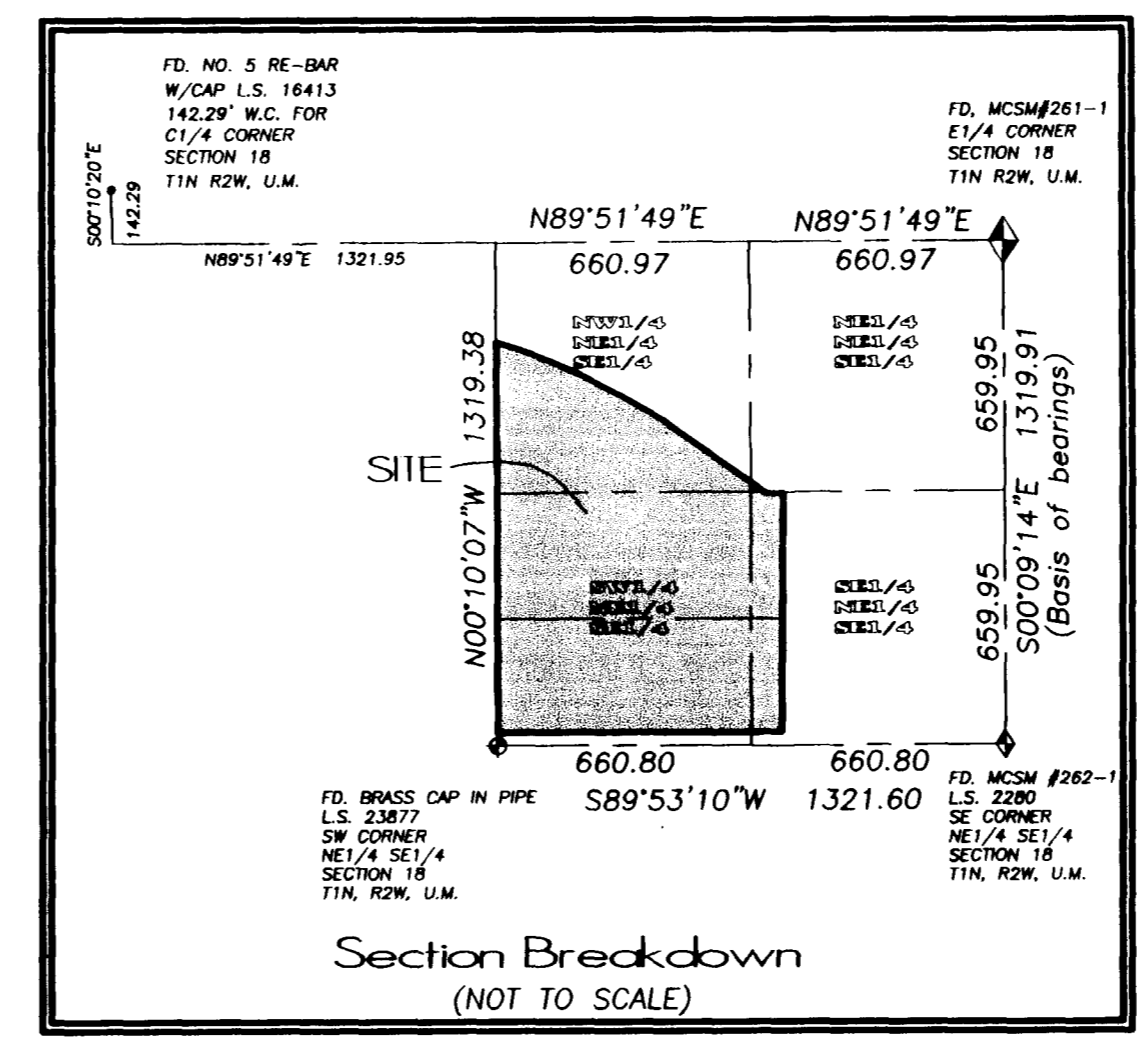
Clerk and Recorders Certificate
STATE OF COLORADO)
) S.S.
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 11:00 o'clock P. M. this 24th day of August, 2005 A.D., and is duly recorded in Plat Book No. 3974 Page No. 440-441 Reception No. 2271631 Tower No. RR-21 Fee: 20.00 Fee: 20.00 1.00
Clerk and Recorder Janice Ward Deputy Jurisa Horn

Title Certificate
STATE OF COLORADO)
) S.S.
COUNTY OF MESA)
We, NA, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the heron described property, that we find the title to the property is vested to NA that the current taxes have been paid; that all mortgages not satisfied or released or record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.
EXECUTED this _____ day of _____, 2005. BY: _____

City of Fruita Planning Commission Certificate
This Plat is approved by the City of Fruita Planning Commission this 23rd day of AUGUST A.D., 2005.
David M. Morris
DIRECTOR

Fruita City Council Certificate
This Plat is approved by the City Council of the City of Fruita, Colorado, this 2nd day of AUGUST A.D., 2005, for filing with the Clerk and Recorder of the City of Fruita, Colorado, subject to the provision that approval of the City of Fruita, Colorado, and for in no way obligates the City of Fruita for financing or construction of improvements a 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, sub-surface 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, 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 City Council of the City of Fruita, Colorado.
CITY OF FRUITA, COLORADO
David M. Morris
Mayor
Witness my hand and seal of the City of Fruita, Colorado

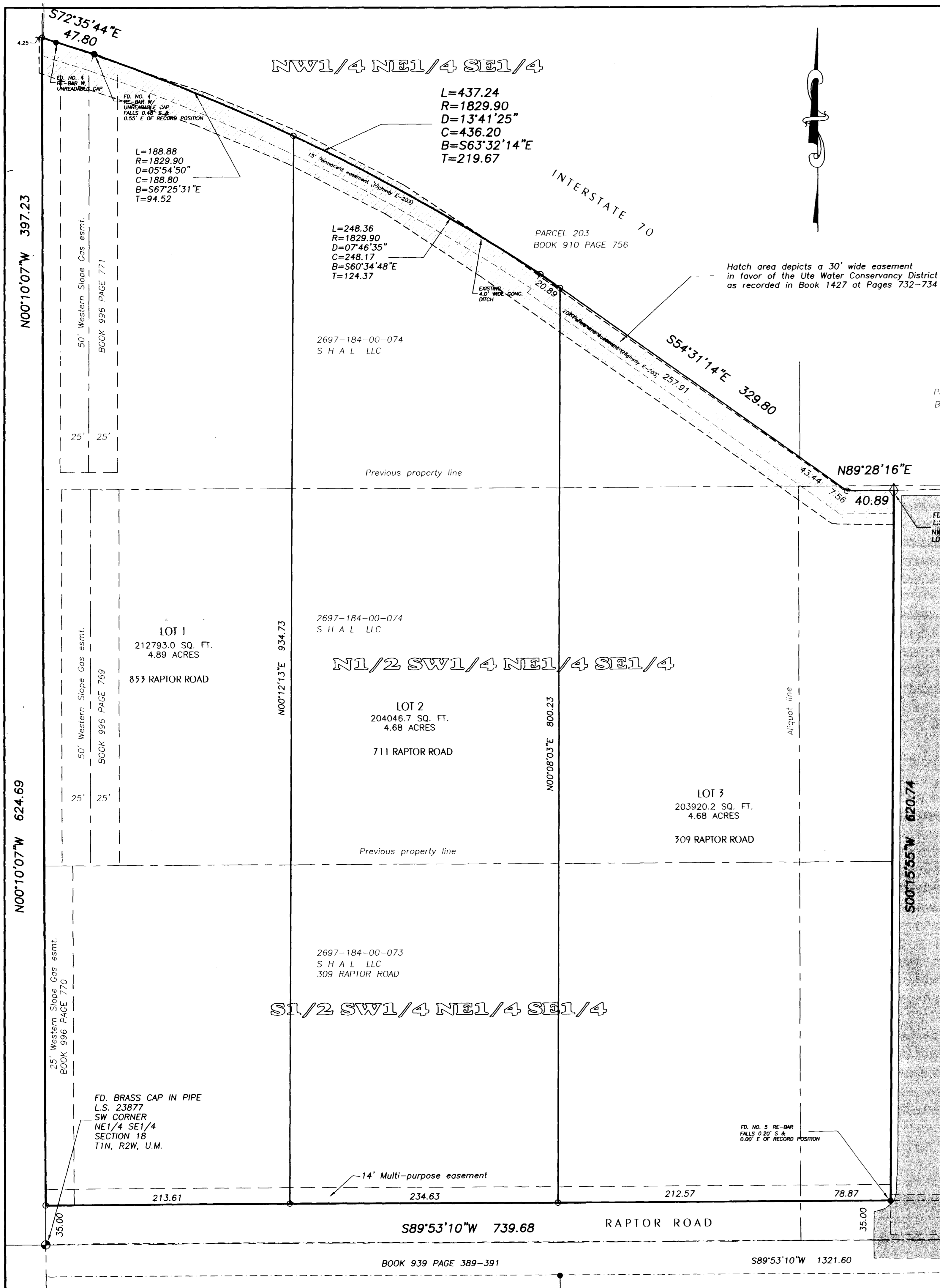
SURVEYOR'S CERTIFICATE
I, David M. Morris, do hereby certify that I am a registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is true, correct and complete plat of the S.H.A.L. MINOR SUBDIVISION as laid out, platted, dedicated and shown hereon, that such plat was 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 Title 38, Article 51, C.R.S., as amended, and all other regulations governing this subdivision of land.
David M. Morris
David M. Morris, O.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111
8-15-05



- LEGEND & NOTES**
- ◆ FD. 1.5" ALUM. CAP L.S. 16835
 - ◆ FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - SET NO.5 REBAR W/CAP L.S. 30111
 - ◆ FD. BRASS CAP IN PIPE LS23877

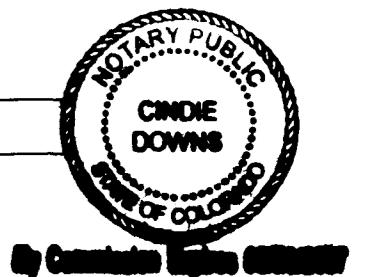
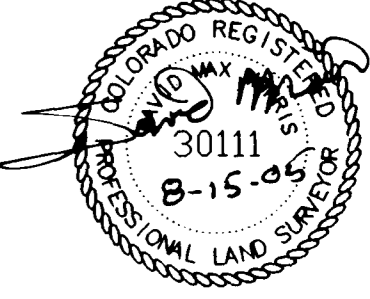
RIGHT TO FARM ACT NOTICE:
This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.

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.

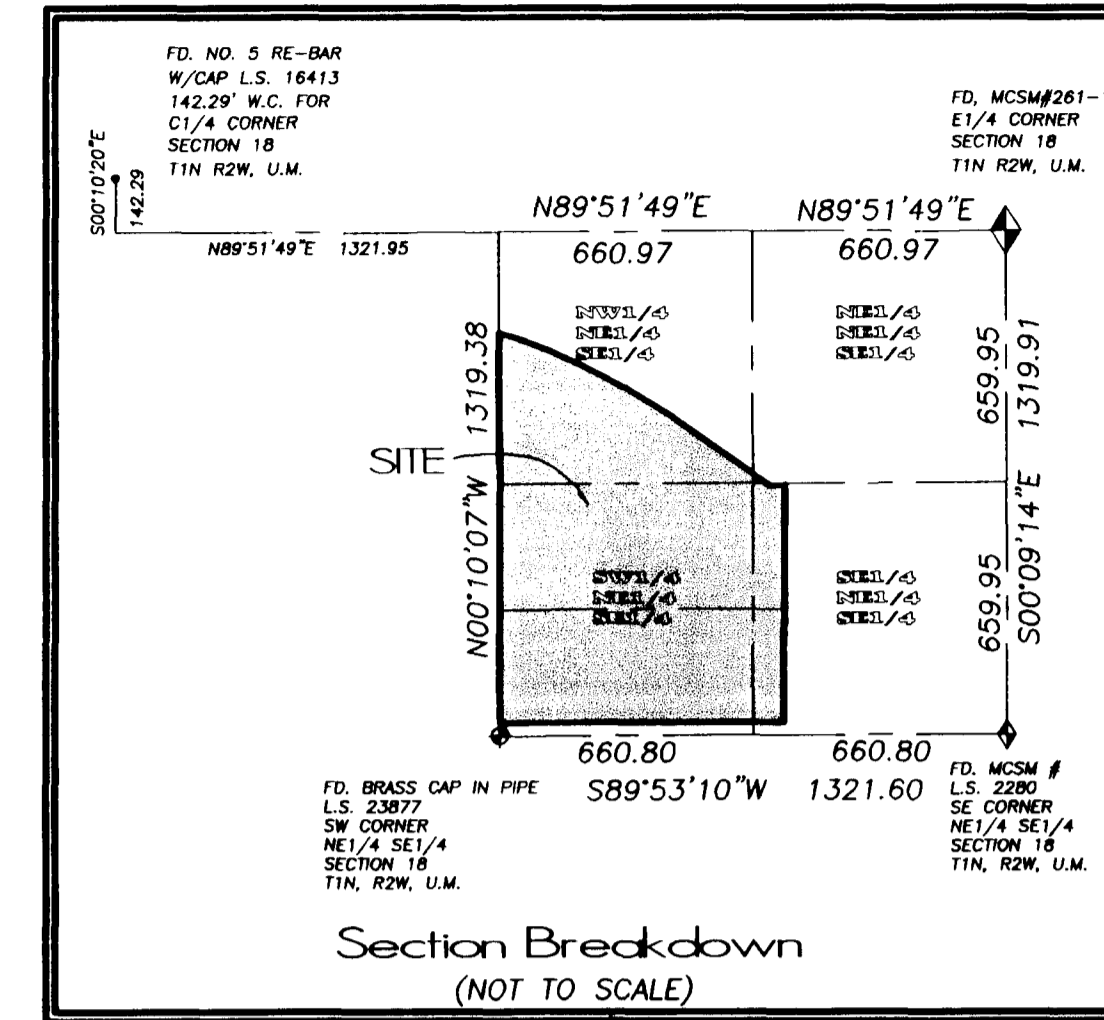


SHAL MINOR SUBDIVISION
FINAL PLAT
SITUATED IN THE NE1/4 SE1/4 SECTION 18, T1N, R2W OF THE UTE MERIDIAN

FOR: HUNT	Surveying Western Colorado Since 1979	SURVEYED BY: SB
ACAD ID: SHALmsFIN	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	DRAWN BY: MEM
SCALE: 1" = 50'		CHECKED BY: DMM
DATE: 8/15/05		SHEET NO.
		FILE: 2004-311

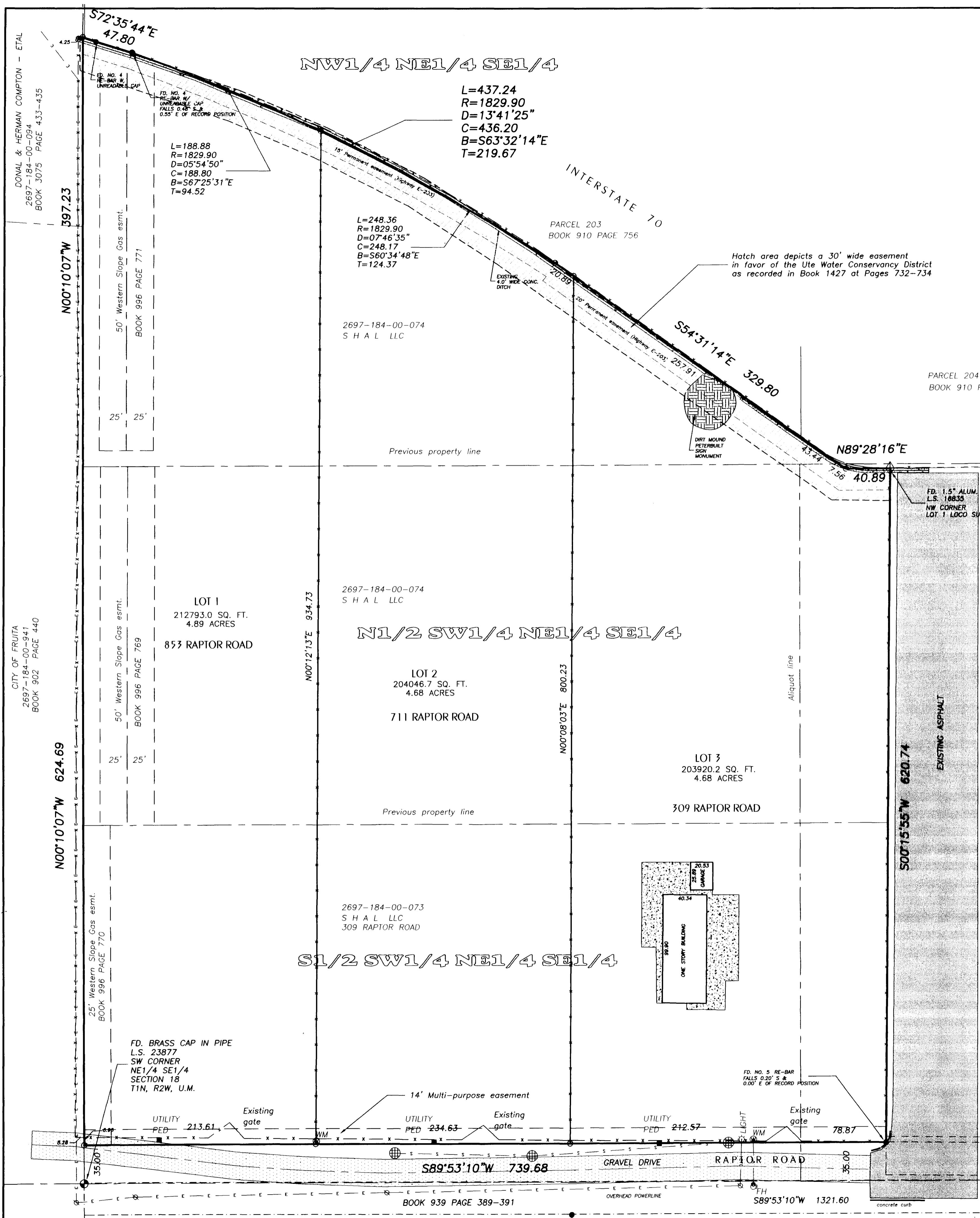


SITE PLAN
S.H.A.L. MINOR SUBDIVISION
 SITUATED IN THE NE1/4 SE1/4 SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
 TOWN OF FRUITA, COUNTY OF MESA, STATE OF COLORADO



LEGEND & NOTES

- ◆ FD. 1.5" ALUM. CAP L.S. 16835
- ◆ FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET NO.5 REBAR W/CAP L.S. 30111
- ◆ FD. BRASS CAP IN PIPE LS23877
- LIGHT
- UTILITY PEDESTAL
- ⊕ SEWER MANHOLE
- ⊗ WATER METER
- ⊙ TELEPHONE/POWER/SERVICE POLE



LOCO SUBDIVISION
 PLAT BOOK 15 PAGE 125
 DRAWER #CC43 - RECEPTION NO. 1765261

RIGHT TO FARM ACT NOTICE:
 This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.

Basis of Bearings Statement
 Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey markers at the E1/4 corner of Section 18 T1N, R2W, Ute Meridian (a Mesa County Survey Marker found in place) and the SE corner of NE1/4 SE1/4 Section 18, T1N, R2W, U.M. (a Mesa County Survey Marker found in place).
 The measured bearing of this line is S00°09'14"E

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.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) S.S.
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 2005, and is duly recorded in Plat Book No. _____, Page _____
 RECEPTION NO. _____ DRAWER NO. _____

Board of County Commissioner's Certificate

Approved this _____ day of _____ A.D., 2005 Board of County Commissioner's of the County of Mesa, Colorado.
 Chairman _____

S.H.A.L. MINOR SUBDIVISION
 SITUATED IN THE NE1/4 SE1/4 SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
 TOWN OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

SITUATED IN THE NE1/4 SE1/4 SECTION 18, T1N, R2W OF THE UTE MERIDIAN	
FOR: HUNT	SURVEYED BY: SB
ACAD ID: SHALmsSite1	DRAWN BY: MEM
SCALE: 1" = 50'	CHECKED BY: DMM
DATE: 8/15/05	SHEET NO.
	FILE: 2004-311

