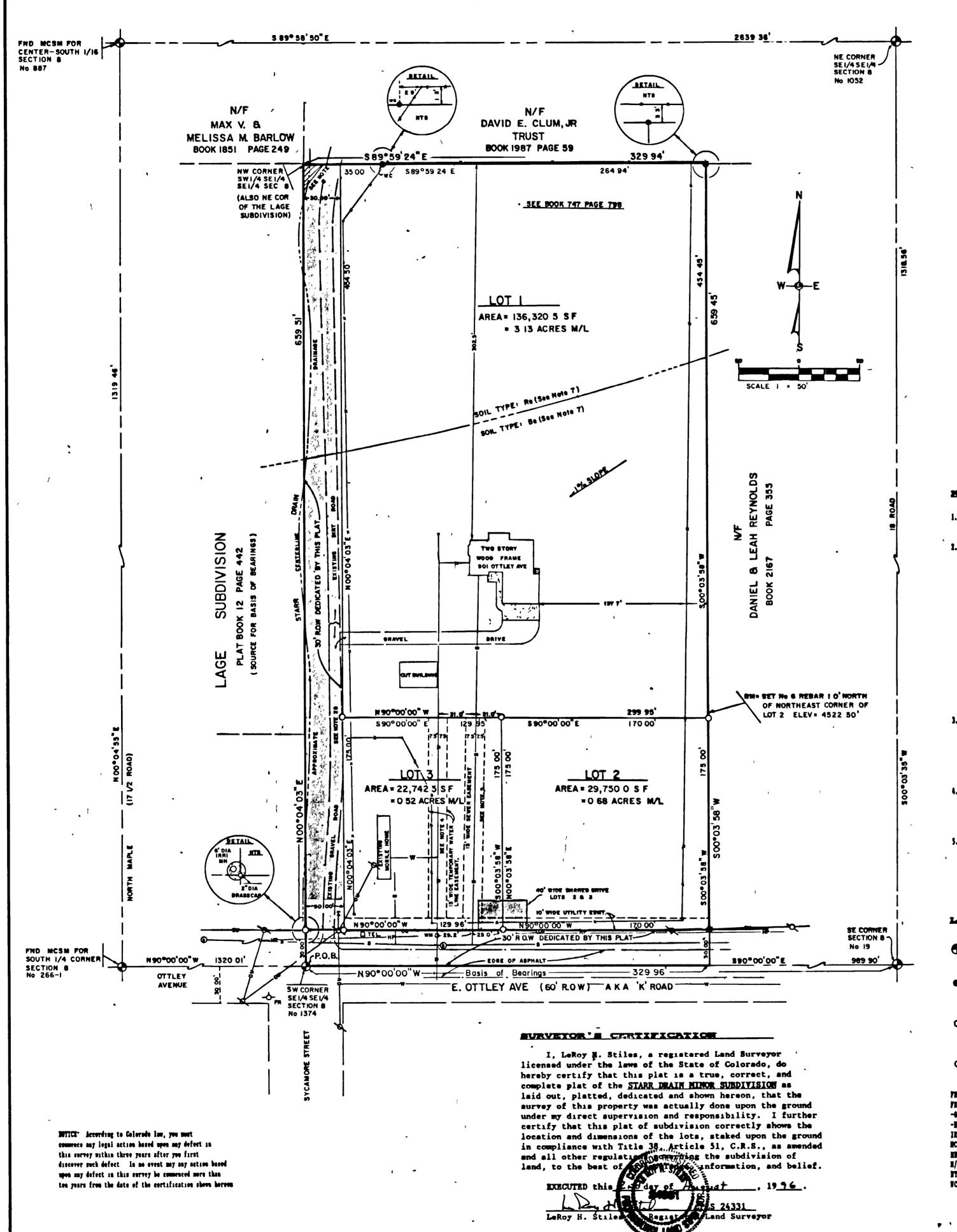
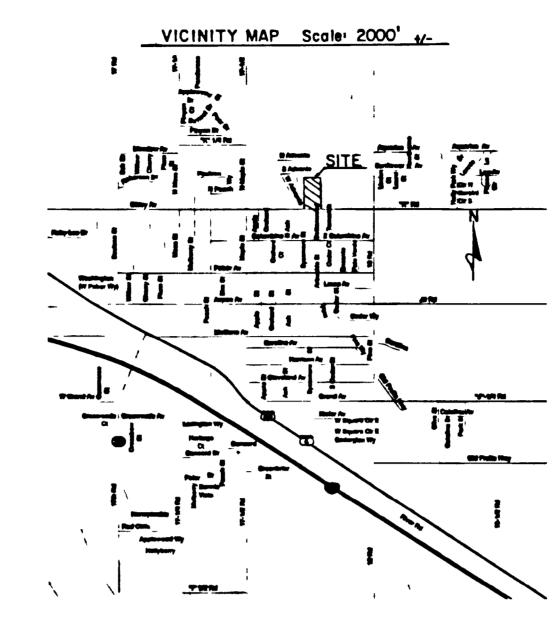
# STARR DRAIN MINOR SUBDIVISION

OF THE WI/2 SWI/4 SEI/4 SEI/4 SECTION 8, T.IN., R.2W., UTE MERIDIAN CITY OF FRUITA, MESA COUNTY, COLORADO.





- BASEMENTS, RIGHTS-OF-WAY, AND/OR AGREMENTS. A. A 28 POOT BASEMENT POR BOAD PURPOSES OFF THE SECTION &, T.IH., R.ZW., U M., AS POURD IN DOOR SE AT PAGE 176 POR PRICE DO DORINANT
- BETATE OF RECORD MAY BE POUND. B. APPARENT RIGHTS OF THE GRADD JUNCTION PRAFIMON DISTRICT POR A MAIRACE DITCE AND AN OPERATION AND MAINTENANCE ROAD OF UNDETERRINE VIDTE AS
- C. APPARENT POLICIPE EASSWERT AND A RICE PRESSORS CES BASEMENT OF UNCERTAIN LOCATION IN PAYOR OF PUBLIC SERVICE CO. OF COLORADO, ITS' BEIRS AND ASSICES.
- D. AS APPARENT SEWER LINE BASEMENT IN PAYOR OF THE CITY OF PRUITA, AS SHOWN HERBON
- 3. THE DEALETHES AS SHOWN BEXEND AND RASHD ON THE LINK PRIVERS A POORD BESA COUNTY SURVEY MARKER FOR THE SOUTHWEST CORNER OF THE SRI/4 SRI/4 OF SECTION 8. T.IN . R.ZW . U B. AND A POURS HESA COUNTY SURVEY BARLER POR THE SOUTHBAST CORNER OF SAID SECTION & AS BEARING SPO '00' E. A DISTANCE OF 1319 86 PRET, TITE ALL BEARINGS CONTAINED BERROW BEING RELATIVE THERETO.
- 4. THE REISTING WATER LINE IS PAYOR OF PROPOSED LAT 1 WHICH CHOICE PROPOSED LOT 3, WILL BE RELOCATED TO DEDICATED RICHT-OF-WAY ALONG TEST SIDE OF SUBDIVISION PRIOR TO ANY BOOK CONSTRUCTION M LOT 3. LOT 3 TAP TO REMAIN
- 5. LOT 3, AS SHOWN RERECT WILL BE SUBJECT TO A 125 PAOT VINC EASEMENT FOR AN EXISTING SEVER LIME TO LOT 1. THE SEVER LIME IS A SIX INCH PYC LIBE -

### LEGEND AND ABBREVIATIONS

- SET PLUSH WITH PAVENCET.
- CAP MARKED "STILES LS 24331", SET SAME IN CONCRETE.
- POURD 2" BRASS CAP WITH 3" STEE O MARKED "STILES LS 24331". IN CONCRETE COVER INRIGATION VAULT.
- SET 24" Be 5 REBAR BITE 2" ALLOT O CAP MARKED "STILES LS 24331" ALSO MARKED BITE APPROPRIATE LOT BARES.
- rid fire timer
- -4- BURIED CAS LINE -HP- BURIED BIGE PRESSURE CAS LIFE
- IRRI IRRIGATION MCSK MISA COUNTY SURVEY MARKET
- M/L MORE OF LESS BYS BOT TO SCALE TC VITERS CORNER
- E/F FOR OR PORKERLY -OG- CYERTERD BYILITY TION MINON OF
- POR POINT OF RECIENTING BOW BIGHT-OF-WAY -s- Savigary sever Lier S F. SOUARE FEET
- THE TATER METER MA MATER VALVE 4- MIN LIN

- A. MINIMON LOT STEE: 100/7000 S 7 . SINGLE PARTLE = 5000 S.P /DE MULTI-FAMILY
- 1. TARRS: PROFT= 25' PPL, SIDE= 8/3", REAR= 8/3"
- D. MAI. LOT COVERAGE: 80%
- \* /SETRACES FOR ACCESSORY STRUCTURES
- 7. SOIL TIPES AS SHOWN DERROR ARE FROM SOILS CONSERVATION DISTRICT SOILS MAP SOIL TYPE Be- UNHAMED SILTY CLAY LOAM. 6 TO 2 PERCENT SLOPES. SOIL TYPE Res SACRLITE LOAM. 0 TO 2 PERCENT SLOPES.
- COLORADO, MESA COUNTY, PAREL 1 OF 4, COMMUNITY-PAREL MUMBER 080194 0001 B. MAP REVISED JULY 15, 1992 STARE DEATH AS SHOWN BERROW IS LOCATED IN TONE AR, BASE PLOOD ELEVATIONS HAVE BEEN DETERMINED AT 4514 THE BAST SIDE OF STARR DRAID AT EXTREME HORTHWEST CORNER OF KOML LAND IS LOCATED IN TORE I, AREAS OF 500 TEAR PLOODS,

### AREA SUTTIARY TOTAL AREA AVAILABLE 5.00 ACRES

LOTS .. .....4.33 ACRES-87% DEDICATED RIGHTS-OF-WAY...0.67 ACRES-13%

TOTAL AREA USED...... 5 00 ACRES-100%

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Lavern and Elizabeth Kohls, the sole owners in fee simple of all that real property described as follows: A certain parcel of land situated in the SW1/4 SE1/4 SE1/4 of Section 8, T.IN., R.2W., Ute Meridian, City of Fruita, County of Mesa, State of Colorado, being the West 1/2 of said SW1/4 SE1/4 SE1/4 of said section 8, as may be found in Book 947 at page 798 of the land records of the Mesa County Clerk and Recorder, and being more particularly described as follows. Beginning at a found Mesa County Survey Marker for the Southwest Corner of the SB1/4 SB1/4 of said Section 8, from whence a found Mesa County Survey Marker for the Southeast Corner of said Section 8, bears 590'00'00"E, a distance of 1319.86 feet, with all bearings contained herein being relative thereto; Thence running NOO'04'03"E, by and with the West line of the SE1/4 SE1/4 of said Section 8, a distance of 659 51 feet to the Northwest Corner of the aforementioned SW1/4 SE1/4 SE1/4 of said Section 8; Thence running S89°59'24"E, by and with the North Line of said SW1/4 SE1/4 SE1/4 of said Section 8, a distance of 329 94 feet to the Northeast Corner of the aforementioned West 1/2 SW1/4 SE1/4 SE1/4 of said Section 8; Thence running SOO 03 58 W, by and with the East Line of said West 1/2 SW1/4 SE1/4 SE1/4 of said Section 8, a distance of 659.45 feet to the Southeast Corner of said West 1/2 SW1/4 SE1/4 SE1/4 of said Section 8; Thence running NOO'00'00"W, by and with the South Line of said Section 8, a distance of 329.96 feet to the Point of Beginning. Said parcel contains 5.00 acres, more or less.

blocks as shown on this plat and designate the same as the STARR DRAIN MINOR SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado, for public use the streets shown hereon, including avenues, drives, courts, places and alleys, the utility and drainage easements shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of all required public improvements for the STARR DRAIN MINOR SUBDIVISION, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are

The foregoing Certificate of Dedication and Ownership was acknowledged before me this The day of Outown 19 96. by Lavern Kohla and Elizabeth Kohls.

Witness my hand and official seal.

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at

3:/5 o'clock PM. this 24 day of October A.D., 1996, and is duly recorded in Plat Book No. 15 at page 189 DRAMER CC9/

monter Jose Carol Like FEE: "10 12 sc 0004 Mega County Clerk and Recorder Reception # 177555/

### LIENHOLDERS CERTIFICATE

Mellon Mortgage Company does hereby certify that it is the holder of a Mortgage lien against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.

EXECUTED this 3rd day of October . 19910.

Mellon Mortgage Company

Mortgagee or lienholder

### PLANNING COMMISSION CERTIFICATE

CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council the\_

CITY ENGINEER'S CERTIFICATE



## STARR DRAIN MINOR SUBDIVISION

PROPERTY OF LaVERN & ELIZABETH KOHLS K ROAD, FRUITA, COLORADO. SITUATED IN THE SE 1/4 SE 1/4 SECTION 8, TIN., R 2W., UTE MERIDIAN.

FINAL REVIEW 04/17/96

LHS/04/H/96

LOROY H STILES, PLS

August 2, 1796