

SANITARY SEWER DATA			
SM# No.	RIM ELEVATION	FLOWLINE IN	FLOWLINE OUT
'A'	4501.34	4498.63	4498.53
'B'	4502.77	4498.27	4498.17
'C'	4501.50	4497.35	4497.27

DRAINAGE LINE DATA			
DM# No.	RIM ELEVATION	FLOWLINE IN	FLOWLINE OUT
9	4501.97	4495.28	4495.28
8	4502.06	4494.73	4495.70

T & L MINOR SUBDIVISION

OF A PARCEL OF LAND SITUATED IN THE
NE 1/4 NW 1/4 OF SECTION 20, T.1N., R.2W.,
UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA,
STATE OF COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP

I, Terry L. Lentz, the sole owner in fee simple of all that real property described as follows: A certain parcel of land situated in the NE 1/4 NW 1/4 of Section 20, T.1N., R.2W., Ute Meridian, City of Fruita, County of Mesa, State of Colorado, as may be found in Book 2259 at page 70 in 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 North 1/4 Corner of said Section 20, from whence a found Mesa County Survey Marker for the Southeast Corner of the NE 1/4 NW 1/4 of said Section 20, bears S00°09'28"W, a distance of 1319.86 feet, with all bearings contained herein being relative thereto; Thence S00°09'28"W, by and with the East Line of the NE 1/4 NW 1/4 of said Section 20, a distance of 275.00 feet to a point; Thence departing said East Line, N89°57'49"W, a distance of 264.00 feet; Thence N00°09'28"E, a distance of 275.00 feet to a point on the North Line of the NE 1/4 NW 1/4 of said Section 20; Thence S89°57'49"W, by and with said North Line, a distance of 264.00 feet to the Point of Beginning. Said parcel contains 1.67 acres, more or less.

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 the T & L 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 T & L 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 established.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss.

I hereby certify that this instrument was filed in my office at 10:17 o'clock A. M. this 3rd day of October A.D., 192000 and is duly recorded in Plat Book No. 18 at page 16.
Reception No. 1967163 Drawer JT-11 Fee \$10.00.

Monika Todd
Mesa County Clerk and Recorder
Olivia Herrera Deputy

EXECUTED this 30 day of APRIL, 1999.
Terry L. Lentz
Terry L. Lentz

STATE OF COLORADO }
COUNTY OF MESA } ss.

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 3 day of May, 1999 by Terry L. Lentz, John A. Lentz 74th July 2000
Witness my hand and official seal. Wendy S. Jackson
My Commission expires 02-06-2003
Notary Public

LIENHOLDER'S CERTIFICATE

Countrywide Home Loans 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 9th day of May, 2000.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 9th day of April, 1999.
July 13 2000 D.P. David Spang
Chairman

CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council the 22 day of April, 1999.
2000 D.P.

CITY ENGINEER'S CERTIFICATE

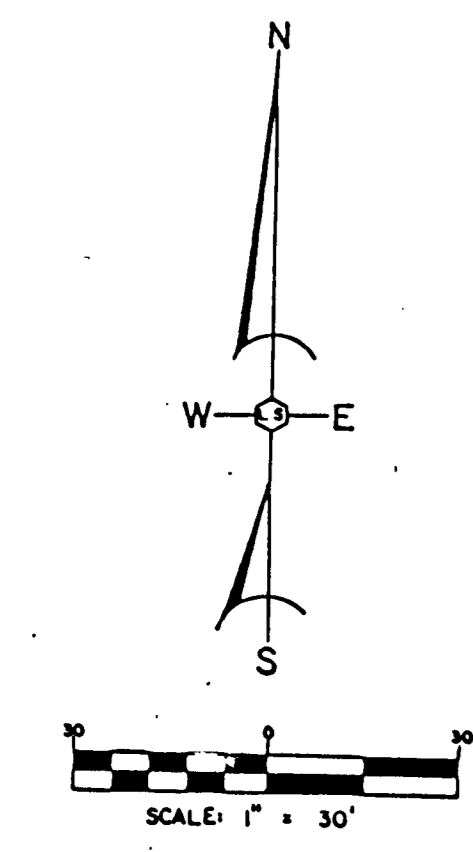
This plat approved by the Fruita City Engineer the 21st day of April, 1999.
John H. Stiles
City Engineer

- NOTES**
- See Book 2259 at Page 70 for Quitclaim Deed Dated August 02, 1996, regarding these premises.
 - These premises may be subject to the following easements, Rights-of-Way, and/or Agreements.
 - A thirty foot (30') wide easement for the Arroyo Drain System drainage ditch in favor of Grand Junction Drainage District (G.J.D.D.) as shown hereon. Said easement being fifteen feet (15') on each side of the centerline of said ditch as is shown hereon. The number numbers shown hereon are from the Arroyo Drain System 1 1/2 Inch Profile as surveyed by G.J.D.D. March 03, 1998.
 - The bearings as shown hereon are based on the Assumption that the line between a Found Mesa County Survey Marker for the North 1/4 Corner of Section 20, and a found Mesa County Survey Marker for the Southeast Corner of the NE 1/4 NW 1/4 Section 20, T.1N., R.2W., Ute Meridian runs in a generally northerly/southerly direction with a bearing value of S89°57'49"W being assigned to said line for the purpose of this Subdivision Plat.
 - These premises are in the City of Fruita Community/Residential Zone with the following requirements:
 - Minimum Lot Size: 1000/1000 s.f., Single Family or 5000 s.f./100 Multi-Family.
 - Yards: Front: 35' PPL, Side: 4' 1/2", Rear: 4' 1/2" (75%) from Property Line.
 - Maximum Height: 35 Feet.
 - Maximum Lot Coverage: 60%.
 - Sell Type(s) as may be shown hereon are from Soils Conservation District Soils Map, Sell Type Not Fruiland Sandy Loam, 8 to 2 PRIORITY SLOPES.
 - The Elevation Benchmark for this plat is the North Rim of Sanitary Sewer Manhole 'C' with an elevation of 4501.50 as determined by interpolation from U.S.G.S. datum as found on 78017A, COG., 7.5 minute Quadrangle Map, 1952, photorevised 1973.

SURVEYOR'S CERTIFICATION

I, LeRoy H. Stiles, a registered Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this plat is a true, correct, and complete plat of the T & L MINOR SUBDIVISION as laid out, platted, dedicated and shown hereon, that the survey of this property was actually done upon the ground under my direct supervision and responsibility. I further certify that this plat of subdivision 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 the subdivision of land, to the best of my knowledge, information, and belief.

EXECUTED this 16 day of April, 1999.
LeRoy H. Stiles PLS 24331
Registered Land Surveyor

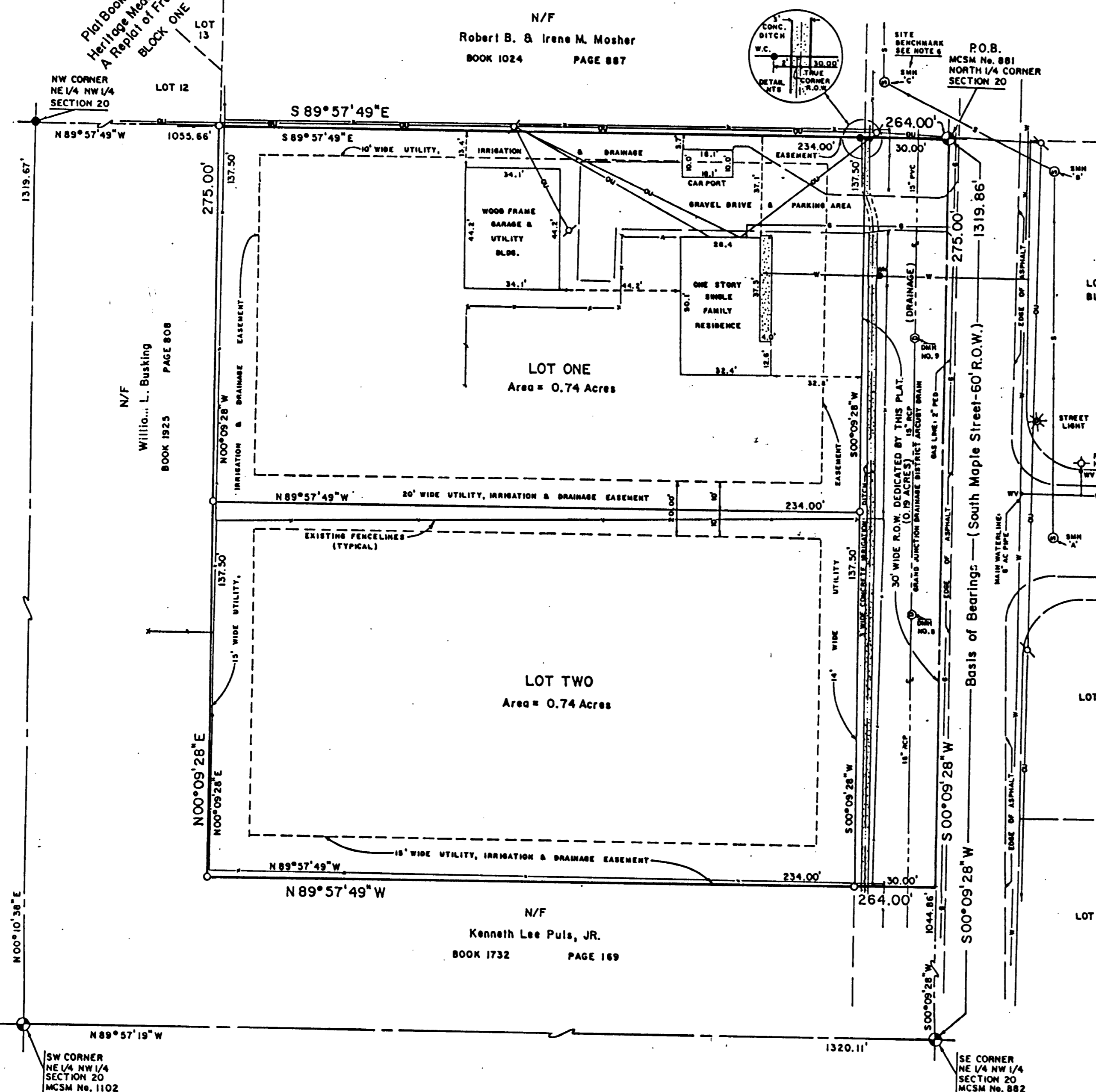
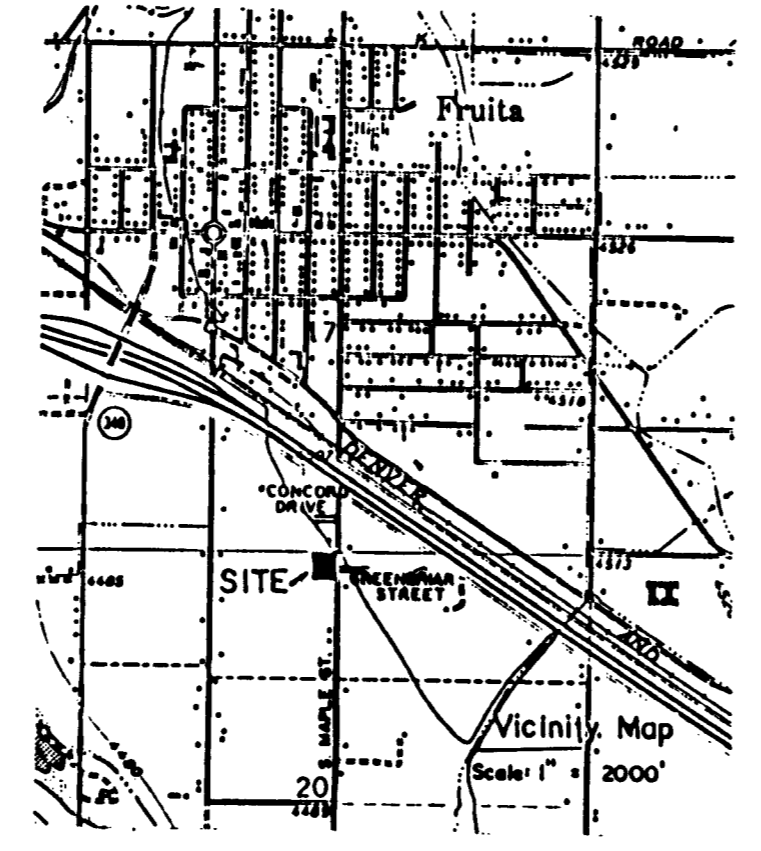


- LEGEND AND ABBREVIATIONS**
- Found Mesa County Survey Marker.
 - Found 3.25" Diameter Alloy Cap set (flush with surface of asphalt) "GD" Surveying, 15 (411)".
 - SET 24" x 5.5 BEAR PIPE 1" ALLOY CAP MARKED "STILES 15 24111".
 - ⊙ Drainage Manhole.
 - Gas Line.
 - KCH Mesa County Survey Marker.
 - 1/1 Top Of Property.
 - III Not To Scale.
 - Overhead Utility
 - Force Pole/Service Pole.
 - POB Point of Beginning.
 - 100 Right-of-Way.
 - ⊙ Sanitary Sewer Manhole.
 - Sanitary Sewer Line.
 - s.f. Square Foot.
 - II Water Meter.
 - IV Water Valve.
 - Water Line.
 - BC WATER GUY.

AREA SUMMARY

Total Area Available	1.67 Acres
Lots	1.48 Acres
Dedicated Right-of-Way	0.19 Acres
Total Area Used	1.67 Acres

- REQUIREMENTS**
- Back out Driveway will not be allowed for Lot 2.
 - The driveway accessing lot 2 shall have a minimum surface width of 18 feet at the edge of pavement of S. Maple Street and taper to a minimum surface width of 12 feet at a distance of 6 feet from the edge of road and this surface width shall be maintained to the edge of the City Road Right-of-Way. Driveway material shall be 2 inches with 6 inches Class 6 Aggregate Base Course at a minimum.
 - All driveways and approaches shall be so constructed that they shall not interfere with the drainage system on the street.
 - The horizontal axis of the driveway approach to S. Maple shall be perpendicular to the centerline of the road and extend a minimum of 40 feet beyond the traveled way.
 - The northern edge of the driveway for Lot 2 shall not be located any closer than 100 feet south of the northerly property line of Lot 2 (southerly property line of Lot 1).

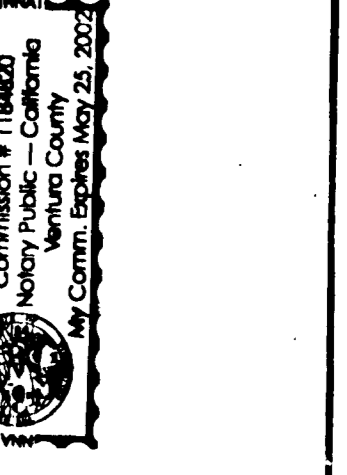
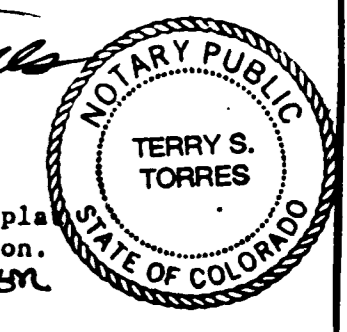
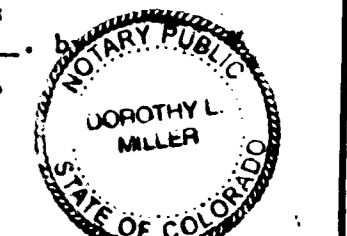


Plat Book 18 Page 235
Heritage Meadow, Filing No. 1,
A Record of Fruita South Filing No. 1,
BLOCK ONE

N/F
Robert B. & Irene M. Mosher
BOOK 1024 PAGE 887

N/F
William L. Buehling
BOOK 1923 PAGE 808

N/F
Kenneth Lee Puls, JR.
BOOK 1732 PAGE 169



T & L MINOR SUBDIVISION

Property of Terry L. Lentz
situated in the NE 1/4 NW 1/4
Section 20, T.1N., R.2W., Ute Meridian,
City of Fruita, County of Mesa, State of Colorado.

SCALE: 1" = 30' Lee Stiles, Consulting Land Surveyor July, 1998