

**OAKS MINOR SUBDIVISION**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, LOWER VALLEY HOSPITAL ASSOCIATION D.B.A. FAMILY HEALTH WEST is the owner of that real property situated in the City of Fruita, County of Mesa, State of Colorado, and is described in Book 1758 Page 448 and that portion of vacated Wallace Street in Book 1373 at Page 229/230 of the Mesa County Clerk and Records Office, and being situated in the SE1/4 Section 7, Township 1 North, Range 2 West, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Lot One (1) in Block One (1) of the Oaks, a replat of Sunset Village, according to the official plat thereof recorded in Plat Book No 13 at Page 466 of the official records of Mesa County, Colorado Together with that portion of road vacated by City of Fruita Ordinance #1996-20 Book 2249 Page 373 Containing 19.40 acres Being in Mesa County, Colorado

That said owners have caused the said real property to be laid out and surveyed as OAKS MINOR SUBDIVISION, a subdivision of a part of the City of Fruita, Mesa County, 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, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Fruita or the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 3rd day of February A.D. 199 2000

De E. Frull CEO/SECRETARY  
LOWER VALLEY HOSPITAL ASSOCIATION D.B.A. FAMILY HEALTH WEST

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 3rd day of February A.D. 199 2000, by LOWER VALLEY HOSPITAL ASSOCIATION D.B.A. FAMILY HEALTH WEST

2/3/00 Dennis E. Ficklin  
My commission expires: 3/17/2001

Anthony J. Miller  
Notary Public  
325 E. Aspen Ave. Fruita CO 81521  
Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 03:01 o'clock P.M. this 11th day of February A.D. 199 2000 and is duly recorded in Plat Book No. 17, Page 267

Reception No. 1938680 Drawer No. II 53 Fee \$ 10.00  
Clerk and Recorder Moriska Todd Deputy Elicia Laaba

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 10th day of February A.D. 199 2000, by the Planning Commission of the City of Fruita.

David Frazier  
Chairman

CITY COUNCIL CERTIFICATE

Approved this 3rd day of Feb A.D. 199 2000, by the City Council of Trustees of the City of Fruita.

John W. Robinson  
Mayor

SURVEYOR'S CERTIFICATE

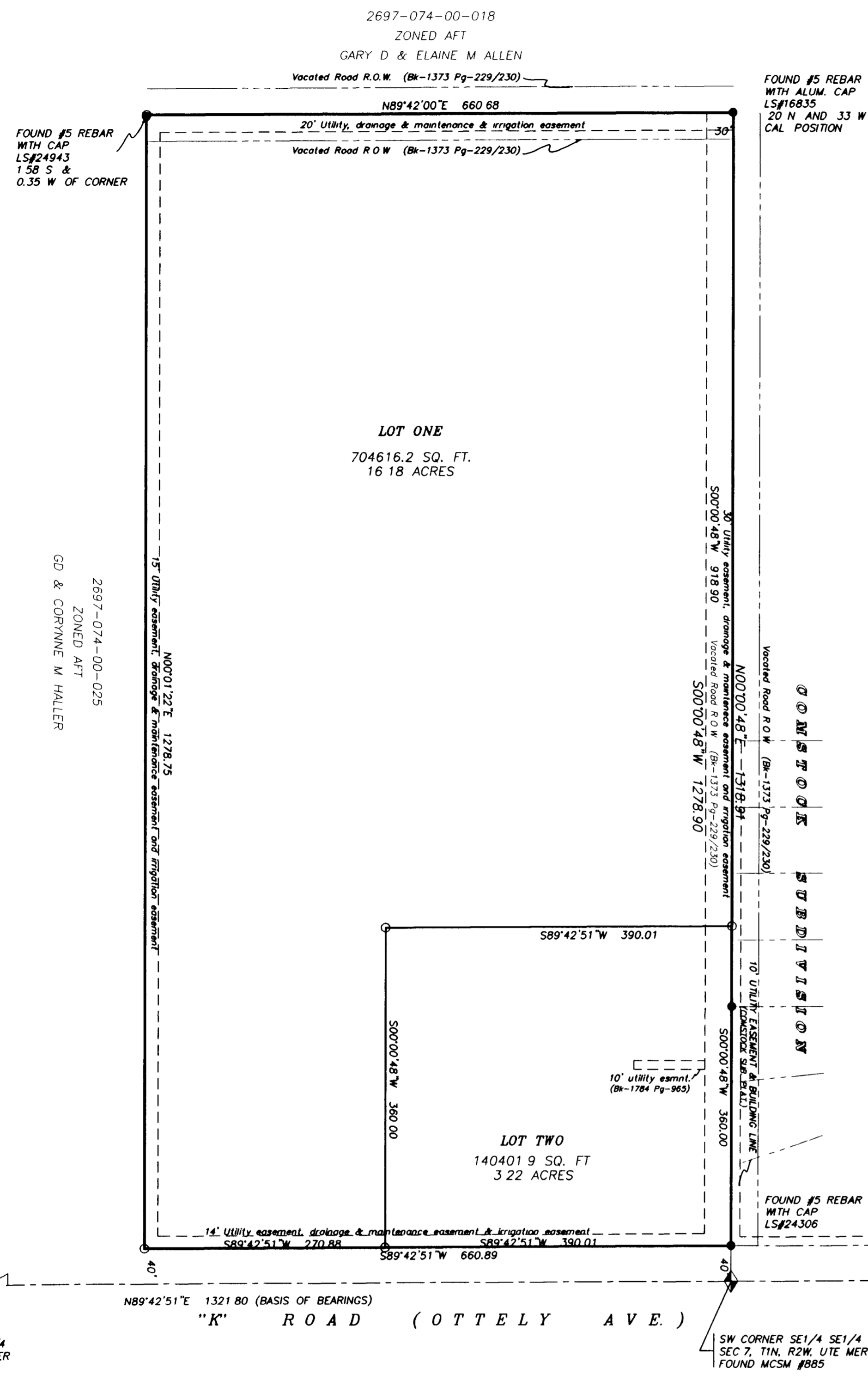
I, Max E. Morris, certify that the accompanying plat of OAKS MINOR SUBDIVISION, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

Max E. Morris  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

**OAKS MINOR SUBDIVISION**

FINAL PLAT

SITUATED IN THE SE1/4 OF SECTION 7, T1N, R2W OF THE UTE MERIDIAN		
FOR FAMILY HEALTH WEST	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY RM GPS
ACAD ID: OAKS-MINOR		DRAWN BY: DMM
SCALE: 1"=100'	CHECKED BY:	SHEET NO.
DATE: 9/23/99		FILE: 99132 3



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS AS DESCRIBED
  - SET NO 5 RE-BAR W/CAP L.S. 16413
  - ◆ FOUND MESA COUNTY SURVEY MONUMENT
  - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED

Perimeter boundary corners are set in concrete

BASIS OF BEARINGS STATEMENT:  
BEARINGS ARE BASED ON THE LINE BETWEEN THE S1/4 CORNER OF SECTION 7 AND THE SW CORNER OF THE SE1/4, SE1/4 OF SECTION 7 TO BEAR N89°42'51"E AS SHOWN ON THE OAKS PLAT BOOK #13 AT PAGE #466 OF THE OFFICIAL RECORDS OF MESA COUNTY, COLORADO

BOUNDARY REESTABLISHED AS PER PREVIOUSLY PLATTED LOT 1, BLOCK 1 OF THE OAKS, PLAT BOOK 13, PAGE 466

EASEMENTS AND TITLE DOCUMENTS PROVIDED BY AMERICAN LAND TITLE. POLICY #ALTC-4270.

NOTES:  
THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.

ENCUMBRANCE'S RATIFICATION AND APPROVAL  
The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of OAKS MINOR SUBDIVISION  
Feb 9 2000  
COMMUNITY FIRST NATIONAL BANK (DAN THOMAS- MANAGER)

STATE OF COLORADO ) S.S.  
COUNTY OF MESA )  
The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 9th day of February A.D. 199 2000 By DAN THOMAS - MANAGER OF COMMUNITY FIRST NATIONAL BANK

My commission expires: 3/17/2001

Dorothy L. Miller  
Notary Public  
325 E. Aspen Ave Fruita CO 81521  
Address

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.

