

NW1/4 CORNER SECTION 20, T1N, R2W UTE MERIDIAN  
FINAL PLAT  
S89°55'36"E  
1320.29'

# Tuxedo Park

Being a Replat of LOT 2 of ORDAHL SUBDIVISION  
SITUATED IN THE SE1/4 NW1/4 SECTION 20, T1N, R2W, UTE MERIDIAN  
CERTIFICATE OF DEDICATION AND OWNERSHIP

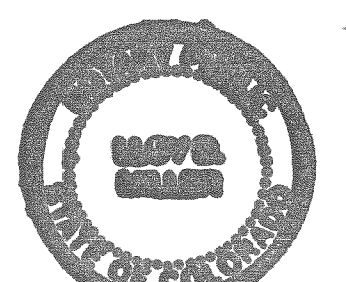
KNOW ALL MEN BY THESE PRESENTS that Boyd Holdings, Inc., is the owner of record of that real property situated in the SW1/4 of the NW1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3601, Page 28, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of Tuxedo Park and being more particularly described as follows:

Lot 2 of ORDAHL SUBDIVISION, Mesa County, being further described by metes and bounds, as follows:  
Commencing at the Center 1/4 Corner of Section 20, T1N, R2W of the Ute Meridian and considering the West Line of said SW1/4 of the NW1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3601, Page 28, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of Tuxedo Park and being more particularly described as follows:  
Beginning; thence N89°55'40"W a distance of 1053.99 feet; thence N00°12'16"E a distance of 330.02 feet; thence S89°55'43"E a distance of 1049.45 feet; thence S00°12'16"W a distance of 330.00 feet to the Point of Beginning, containing 8.0 acres as described.

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:  
All multi-purpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All sewer easements to the City of Fruita as perpetual easements for the installation, operation, maintenance and repair of sanitary wastewater lines.  
All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.  
IN WITNESS WHEREOF, said owner, Boyd Holdings, Inc., has caused its name to be hereunto subscribed this 10th day of JUNE, A.D. 2005.



STATE OF COLORADO }  
COUNTY OF MESA } S.S.  
On this 10th day of June, A.D. 2005, before me the undersigned officer, Louis H. Boyd Jr., President Boyd Holdings, Inc., personally appeared and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
My commission expires: June 27, 2006

Owner: Louis H. Boyd Jr., President Boyd Holdings, Inc.

My Commission Expires: 6/27/06

2697-202-00-061  
ZONED AFT

My commission expires: June 27, 2006

Notary Public

TITLE CERTIFICATE  
LAWRENCE D. VENTHAMMER, LAND TITLE CLERK  
does hereby certify that I have examined the title to all lands shown on this Plat and that the title to such lands is vested in Boyd Holdings, Inc. free and clear of all liens, taxes, and encumbrances, except as follows:

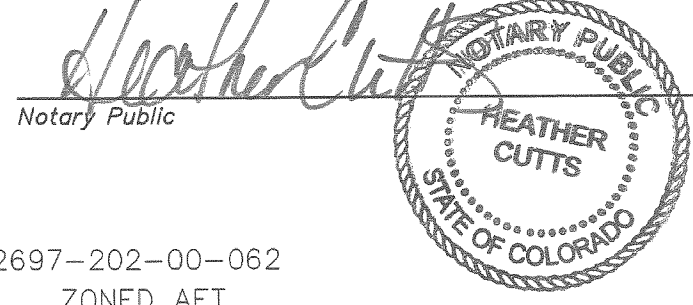
EXECUTED this 10th day of JUNE, 2005.  
Title Examiner's signature

SUBORDINATION BY LIENHOLDERS  
First National Bank of the Rockies, being the holder of a promissory note secured by a deed of trust dated June 10, 2005, recorded at Book \_\_\_\_\_, Page \_\_\_\_\_, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid deed of trust to the dedications, covenants and conditions shown on this Final Plat.

By: \_\_\_\_\_  
For First National Bank of the Rockies

STATE OF COLORADO }  
COUNTY OF MESA } S.S.  
The foregoing was acknowledged before me this 10th day of June, 2005, by Ron Sawyer as Regional President of First National Bank of the Rockies.

Witness my hand and official seal.  
My commission expires: 10.25.08

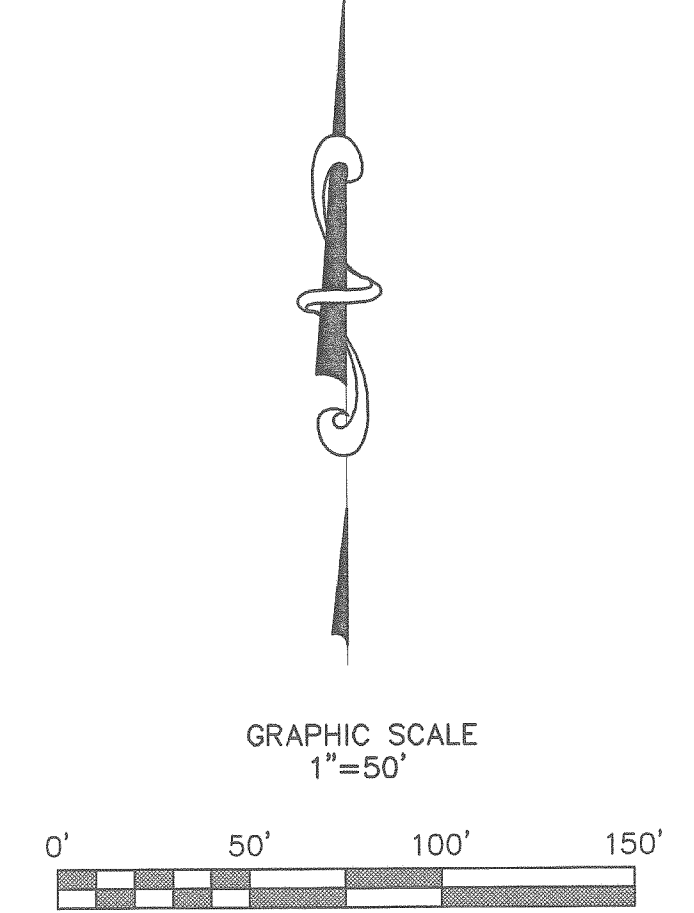


2697-202-00-062  
ZONED AFT

MCSM #882  
NW1/4 CORNER ON CENTER LINE  
SECTION 20, T1N, R2W  
UTE MERIDIAN  
BENCHMARK  
ELEVATION=4498.23  
NAVD88

LOT NO.	LAND USE	ADDRESS	AREA	
LOT 1	SINGLE FAMILY RESIDENTIAL	341 HARTFORD COURT	2.0 ACRES	25%
LOT 2	SINGLE FAMILY RESIDENTIAL	342 HARTFORD COURT	2.0 ACRES	25%
LOT 3	SINGLE FAMILY RESIDENTIAL	272 HARTFORD COURT	2.0 ACRES	25%
LOT 4	SINGLE FAMILY RESIDENTIAL	271 HARTFORD COURT	2.0 ACRES	25%
			TOTAL:	8.0 ACRES 100%

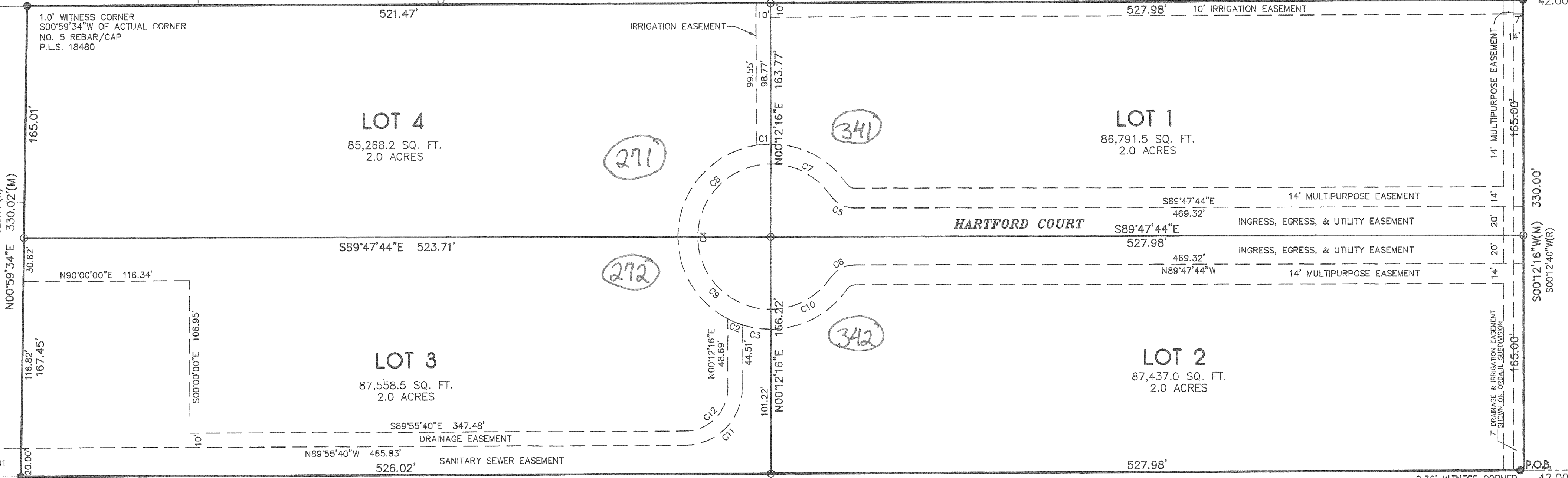
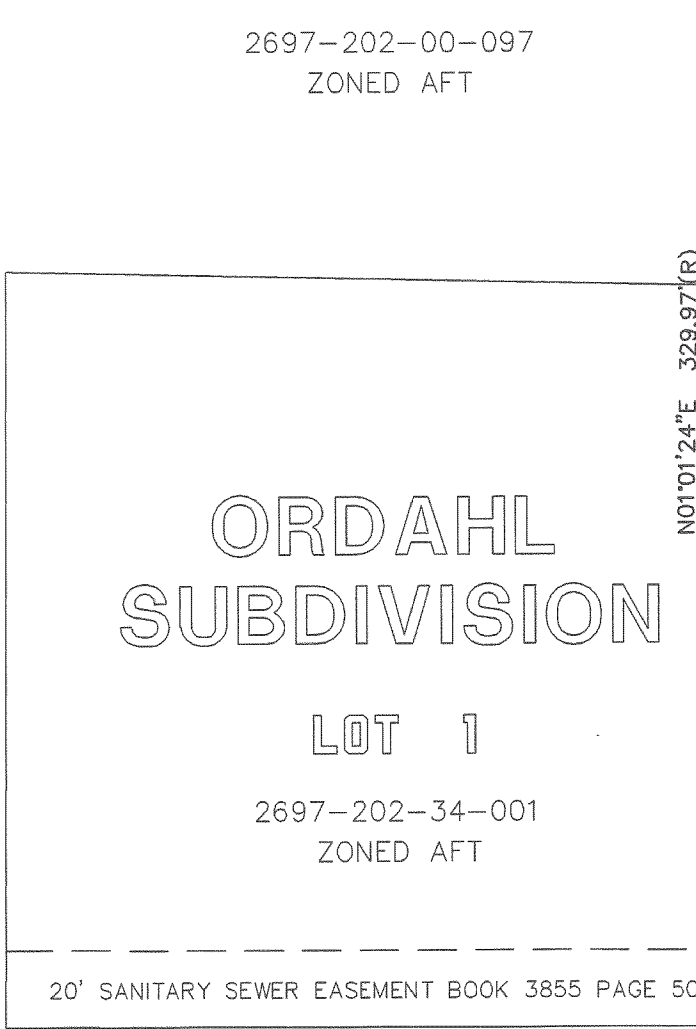
BASIS OF BEARINGS STATEMENT:  
BEARINGS ARE BASED ON THE WEST LINE LINE OF SW1/4 OF THE NW1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN AS SHOWN ON THE PLAT OF ORDAHL SUBDIVISION RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK NO. 19 AT PAGE 359. SAID WEST LINE BEARS N00°11'23"E.



- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER
  - ⊕ REBAR/ALUMINUM CAP IN MONUMENT BOX L.S. 17485
  - FOUND SURVEY MARKER AS DESCRIBED
  - SET NO.5 REBAR/CAP L.S. 33650
  - (R) RECORD
  - (M) MEASURED
  - P.O.B. POINT OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	10.04'	10.03'	N85°48'46"E	08°51'00"
C2	65.00'	10.85'	10.84'	N67°05'32"W	09°33'58"
C3	65.00'	20.33'	20.25'	N80°50'08"W	17°55'13"
C4	65.00'	259.40'	57.46'	N00°12'16"E	291°25'13"
C5	20.00'	19.45'	18.69'	N61°56'26"W	55°42'36"
C6	20.00'	19.45'	18.69'	N62°20'58"E	55°42'36"
C7	51.00'	49.59'	47.66'	S81°56'26"E	55°42'36"
C8	51.00'	80.11'	72.12'	N45°12'16"E	90°00'00"
C9	51.00'	80.11'	72.12'	N44°47'44"W	90°00'00"
C10	51.00'	49.59'	47.66'	S82°20'58"W	55°42'36"
C11	40.00'	62.74'	56.50'	S45°08'18"W	89°52'04"
C12	30.00'	47.05'	42.38'	S45°08'18"W	89°52'04"

PLAT NOTES:  
1. Ingress/Egress, Drainage, and Irrigation Easements are reserved for the benefit of the owners of the lots shown on the Plat, and will be conveyed by separate legal instruments upon the sale of the lots.  
2. Property annexed to the City of Fruita by Ordinance No. 2005-05, adopted on FEBRUARY 15, 2005 in Book 3637 at Page 416-417



20' SANITARY SEWER EASEMENT BOOK 3855 PAGE 501

NO. 5 REBAR/CAP P.L.S. 18480

NO. 5 REBAR/CAP P.L.S. 18480

NO. 5 REBAR/CAP P.L.S. 18480

NO. 5 REBAR/CAP P.L.S. 18480

## BOWER MINOR SUBDIVISION

LOT 2  
2697-202-12-002  
ZONED AFT

CERTIFICATE OF TAXES PAID  
I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of NA upon all parcels of real estate described on this Plat are paid in full.  
Dated this NA day of NA, A.D. 20\_\_

CERTIFICATE PROVIDED CBS.  
Treasurer of Mesa County, Colorado

PLANNING COMMISSION CERTIFICATE  
This Plat approved by the City of Fruita Planning Commission this 28th day of June, 2005.

Chairperson

CLERK AND RECORDER'S CERTIFICATE  
This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 8:31 o'clock at A.M., on this 11th day of July, A.D. 2005, in Book No. 3937, Page(s) No. 115

Reception No. 2262858, Drawer CO-143, Fees 100.00

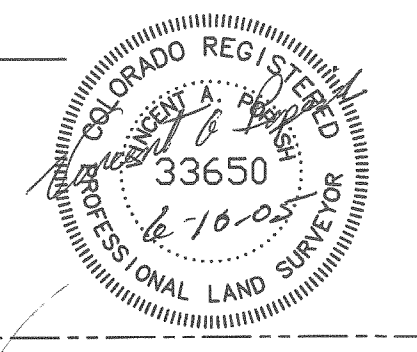
County Clerk and Recorder  
Deputy

Declarations or Protective Covenants are on file in Book No. 3937, at Page(s), 149-154, as Document No. 2262861

SURVEYOR'S CERTIFICATE  
I, Vincent A. Popish, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Plat of TUXEDO PARK, 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 the subdivision of land.

EXECUTED this 10th day of JUNE, 2005.

Vincent A. Popish  
Independent Survey, Inc.



MCSM #1104  
L.S. 18469  
CENTER 1/4 CORNER  
SECTION 20, T1N, R2W  
UTE MERIDIAN

FINAL PLAT  
**Tuxedo Park**  
Being a Replat of LOT 2 of ORDAHL SUBDIVISION  
SITUATED IN THE SE1/4 NW1/4 SECTION 20, T1N, R2W, UTE MERIDIAN

Client: Theresa R. Manthel  
Date: 5/09/05  
Scale: 1"=50'  
Drawn by: DJS  
Checked by: VAP  
File No.: 204061  
File Name: TuxFinal

**INDEPENDENT SURVEY, Inc.**  
VINCENT A. POPISH, PLS  
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263  
Grand Junction, Colorado 81501 Cell (970)251-1409

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