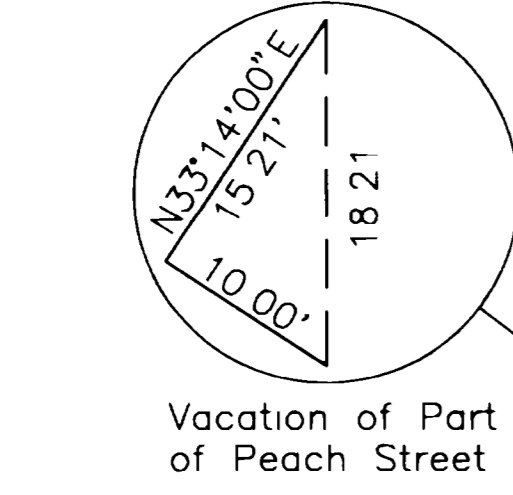
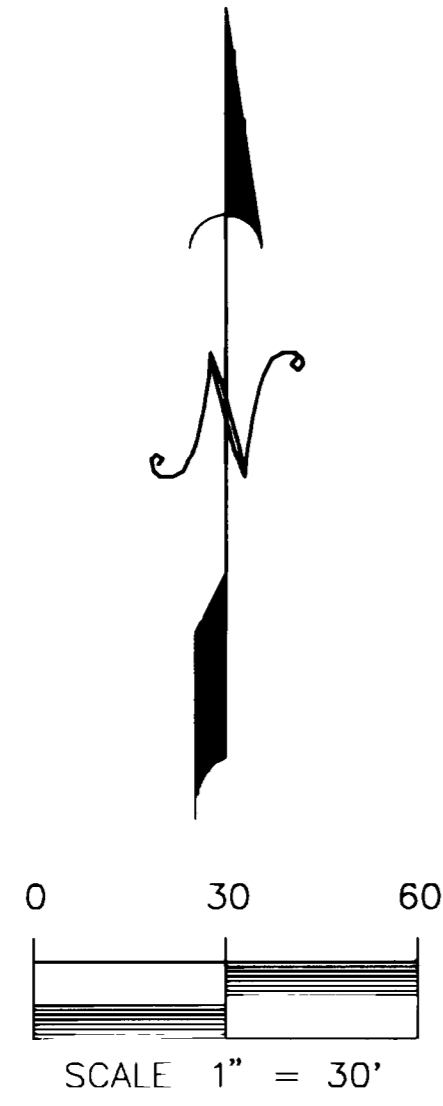


WATERMAN SUBDIVISION

REPLAT OF LOTS 14, 15, 16, 17 & 18.



This part of Peach Street **Has not been Vacated**

LEDGEND

- ⊙ Found B/C Monument by City
- Placed 5/8" Rebar in concrete w/ Aluminum Cap Marked L.S. 12085
- ├ Placed 5/8" Rebar at Lot Corner w/ Aluminum Cap Marked L.S. 12085
- △ Found old ROW Marker set by the Colorado Department of Transportation

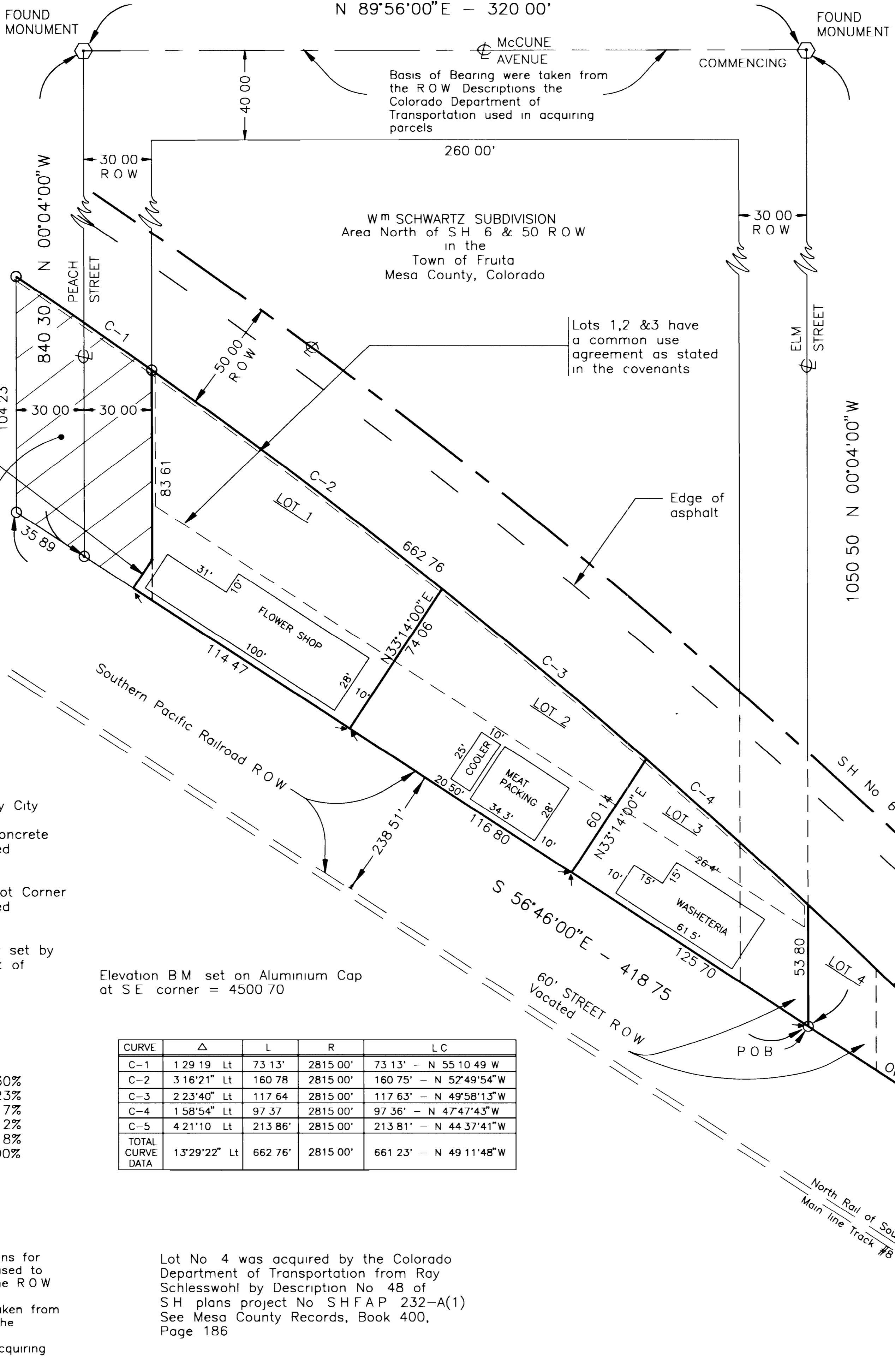
SUMMARY OF ACRES

LOT No 1	= 0.241	OR 30%
LOT No 2	= 0.181	OR 23%
LOT No 3	= 0.132	OR 17%
LOT No 4	= 0.099	OR 12%
PEACH ST	= 0.142	OR 18%
TOTAL ACRES	= 0.795	OR 100%

Note Colorado State Hwy plans for project 232-a(1) were used to locate Lot Corners on the ROW lines as shown hereon
Basis of Bearing were taken from the ROW Descriptions the Colorado Department of Transportation used in acquiring parcels

CURVE	Δ	L	R	LC
C-1	1 29 19 Lt	73 13'	2815 00'	73 13' - N 55 10 49 W
C-2	3 16 21 Lt	160 78	2815 00'	160 75' - N 52 49 54 W
C-3	2 23 40 Lt	117 64	2815 00'	117 63' - N 49 58 13 W
C-4	1 58 54 Lt	97 37	2815 00'	97 36' - N 47 47 43 W
C-5	4 21 10 Lt	213 86'	2815 00'	213 81' - N 44 37 41 W
TOTAL CURVE DATA	13 29 22 Lt	662 76'	2815 00'	661 23' - N 49 11 48 W

Lot No 4 was acquired by the Colorado Department of Transportation from Ray Schlesswohl by Description No. 48 of SH plans project No SHFAP 232-A(1) See Mesa County Records, Book 400, Page 186



DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That the undersigned are the owners of that real property being located in the NE 1/4 SW 1/4, Section 17, Township 1 North, Range 2 West, Ute Meridian, that part of lots 14, 15, 16, 17, & 18 of the Wm Schwartz Subdivision lying South of State Highway 6 & 50 Right-of-Way in the Town of Fruita Colorado, as recorded in Book 2147, Page 172 of the deed records of Mesa County also Lot 4 of this platted Subdivision owned by the Colorado Department of Transportation and described as recorded in Book 400, Page 186 of the deed records of Mesa County, both ownerships being more specifically described as follows
Commencing at the City Monument for McCune Avenue and Elm Street and considering the bearing of McCune Avenue to bear S 89°56'00"W and with all bearings contained herein relative thereto, thence S 00°04'00"E along the center line of Elm Street 1,050.50 feet to the Point of Beginning on the North Right-of-Way line of the Southern Pacific Railroad, thence S 56°46'00"E 179.49 feet along the North ROW line of Southern Pacific Railroad to a point of intersection with the South Right-of-Way line of State Highway 6 & 50, thence along the South ROW line of SH 6 & 50 on the arc of a curve to the left 662.76 feet having a radius of 2,815.00 feet (the chord of which bears N 49°11'48"W a distance of 661.23 feet) to a point on the West ROW line of Peach Street thence S 00°04'00"E 104.23 feet along the West Right-of-Way line of Peach Street to the intersection of the North ROW line of the Southern Pacific Railroad, thence S 56°46'00"E 418.75 feet to the Point of Beginning containing 0.795 acres, more or less

That said owners have caused the said real property to be laid out and surveyed as the WATERMAN Subdivision, lots 1, 2, 3, & 4, a Replat of part of the Wm Schwartz Subdivision and whereas Lot 4 is owned by the Colorado Department of Transportation lying to the Southeast of Elm Street in the City of Fruita, but not in the Wm Schwartz Subdivision

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 dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for installation and maintenance of utilities and drainage facilities including but not limited to electric lines gas lines telephones lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES. The private open Space is Dedicated to the Public Utilities

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser not the City of Fruita

IN WITNESS WHEREOF, said owners for lots 1,2,3,4 of the WATERMAN SUBDIVISION as platted have caused their names to be hereunto subscribed this 4 day of August AD 1996

Claudia Waterman
Claudia Waterman

MORTGAGEE OR LIENHOLDERS CERTIFICATE
Wayne Hazen and Robert Keach do hereby certify that they are the holder of the lien against Lots 1 through 3 as shown on this plat and hereby consent to the subdivision of the lands shown hereon by Letter notarized and recorded in Book 2235 Page 771 at the Mesa County Clerk & Recorders Office

The Town of Fruita planning board and City Council have approved vacating part of Peach Street and part of Elm Street as shown on this plat by Ordinance No. 1996-21, dated 7/1/96

STATE OF COLORADO)
COUNTY OF MESA) SS
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 4 day of August AD 1996
Witness my hand and official seal
My commission expires _____
Notary Public

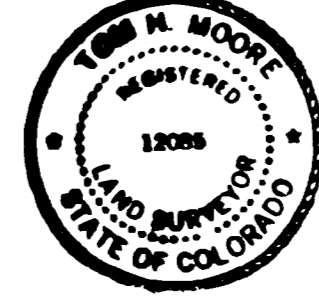
Also, IN WITNESS WHEREOF, said owner for lot No 4 (State of Colorado) of the WATERMAN SUBDIVISION as platted have caused the State of Colorado Department of Transportation to be hereunto subscribed this 26 day of July AD 1996

ATTEST BY *Robert B. Marusin* James E. Siebels
Robert B. Marusin Chief Clerk James E. Siebels Chief Engineering Design and Construction

STATE OF COLORADO)
COUNTY OF MESA) SS
The foregoing Certificate of Dedication and Ownership was acknowledged before me by James E. Siebels Chief Engineer for Engineering Design and Construction and Robert B. Marusin as Chief Clerk of the Colorado Department of Transportation this 26 day of July 1996
Witness my hand and official seal
My Commission Expires May 11, 1997
Notary Public

DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN BOOK 2235 AT PAGE 771
STATE OF COLORADO)
COUNTY OF MESA) SS
I hereby certify that this instrument was filed in my office at 10:58 O'clock AM this 4th day of September AD 1996 and is duly recorded in Book No. 2235 Page 771 Reception No. 1170444 Fees \$12.00 + 1.00 + 1.00 = \$14.00
Monika Todd Clerk and Recorder
Kathleen West Deputy

CITY OF FRUITA PLANNING COMMISSION
Approved this 7 day of August AD 1996 City of Fruita Planning Commission County of Mesa State of Colorado
Judy J. Saunders Chairman
CITY OF FRUITA COUNCIL
Approved this 6 day of August AD, 1996 Fruita City Council County of Mesa, State of Colorado
John R. Baldwin Mayor
APPROVED, CITY OF FRUITA ENGINEER BY *SEB* DATE 8-5-96



I, Thomas H. Moore a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of WATERMAN SUBDIVISION, a subdivision of the City of Fruita was prepared from the plat of Wm Schwartz's subdivision and from right of way descriptions for State Highway No. 4, and correctly shows the location and dimensions of the lots as stated upon the ground
Tom H. Moore 7/11/96
Thomas H. Moore, Professional Land Surveyor L.S. No. 12085

WATERMAN SUBDIVISION
RE-PLAT of that part of the Wm SCHWARTZ SUB that lies south of SH. 6 & 50 in the Town of Fruita, Mesa County, Colorado
Located in NE 1/4 SW 1/4 Sec 17, T1N., R2 W., Ute Meridian
JULY 1996 SHEET 1 OF 1