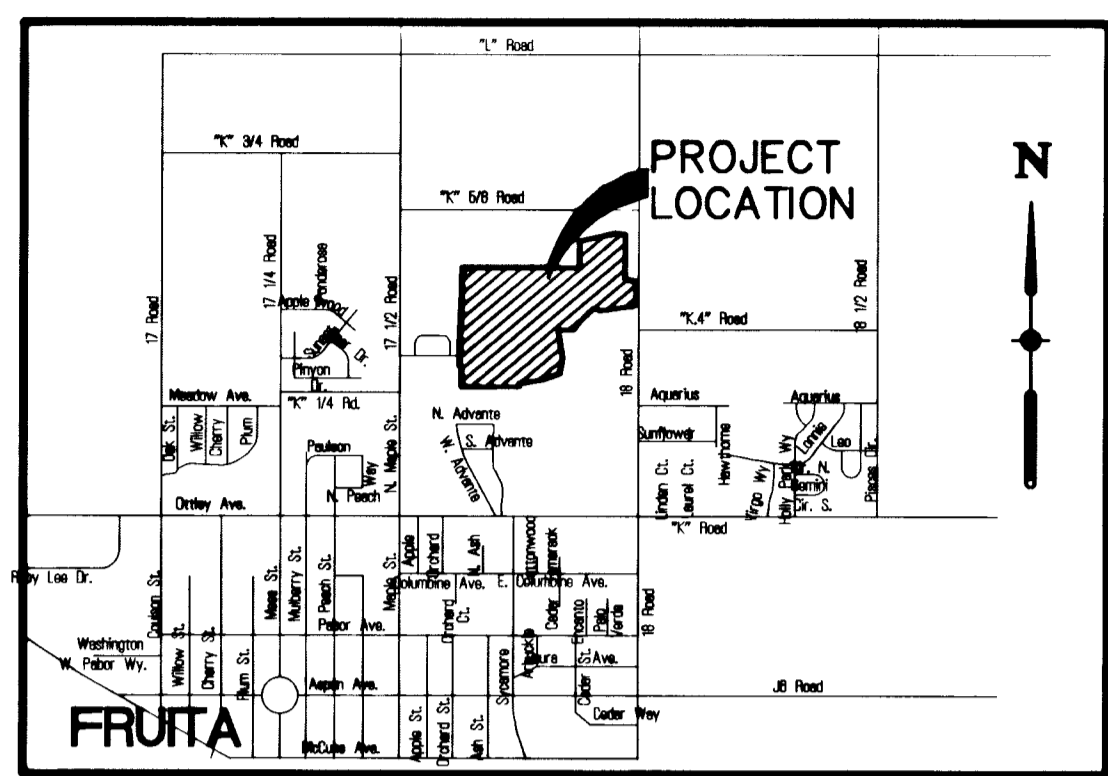
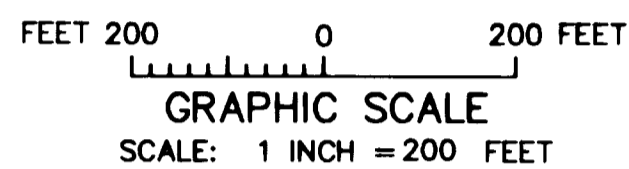


**WILDWOOD ACRES, FILING ONE**  
SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF SECTION 8,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, TOWN OF FRUITA, MESA COUNTY, COLORADO



VICINITY MAP



**LEGEND**

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 19597
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 19597
- FOUND THIS SURVEY, 5/8" REBAR AND PLASTIC CAP PE/PLS 14113
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 16635
- ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT

AREA TABLE		
LOTS	6.010 ACRES	13.0%
TRACT A	1.722 ACRES	3.7%
ROADS	1.004 ACRES	2.2%
BLOCK 6	37.377 ACRES	81.1%
TOTAL	46.113 ACRES	100%

**NOTES:**

- 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 CERTIFICATION SHOWN HEREON.
- EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET± OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.
- BASIS OF BEARINGS: THE LINE BETWEEN THE E 1/4 CORNER OF SECTION 8 AND S 1/16 CORNER OF SECTIONS 8 AND 9, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN HAVING A BEARING OF S 0°10'35" W, FROM GPS OBSERVATION MONUMENTS ON THIS LINE ARE INDICATED AS SHOWN ON THIS PLAT.
- RESEARCH WAS CONDUCTED BY AMERICAN LAND TITLE COMPANY, TITLE POLICY NO. 165-610692, NOVEMBER 23, 1993.
- THE FOLLOWING SETBACKS SHALL APPLY:  
 PRINCIPAL BUILDING - 25' FRONT  
 8' REAR (OR EASEMENT WIDTH, WHICHEVER IS GREATER)  
 8' SIDE (OR EASEMENT WIDTH, WHICHEVER IS GREATER)  
 ACCESSORY BUILDING - LIMITED TO REAR 1/2 OF LOT  
 3' REAR (OR EASEMENT WIDTH, WHICHEVER IS GREATER)  
 3' SIDE (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
- MAXIMUM HEIGHT OF STRUCTURES 35 FEET
- THIS PROPERTY IS SUBJECT TO AN IRRIGATION EASEMENT AS GRANTED TO THE FRUITA CATHOLIC CEMETERY AND OTHER DOWNSTREAM USERS BY VERBAL AGREEMENT BETWEEN REPRESENTATIVES OF SACRED HEART CHURCH AND DOUG HALL ON NOVEMBER 1993. THE LOCATION OF SAID EASEMENT WILL HAVE TO BE FIELD VERIFIED.
- BY ITS APPROVAL OF THIS PLAT THE CITY OF FRUITA, BEING THE BENEFICIARIES OF RECORD OF THE PERPETUAL AND NON-EXCLUSIVE EASEMENT AS DESCRIBED IN BOOK 2247, PAGE 912 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER, DO HEREBY VACATE AND RELINQUISH SAID EASEMENT.
- EXISTING SITE SOILS MAY NOT BE SUITABLE FOR FOUNDATION BEARING AND MAY REQUIRE REPLACEMENT, ENGINEERED FOUNDATIONS CONSISTENT WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION ARE HIGHLY RECOMMENDED.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT Douglas M. Hall and Joann M. Hall, being the sole owners of the property described in the instrument recorded in Book 2799, at Pages 612 through 614, in the records of the office of the Mesa County Clerk and Recorder which is located in the SE 1/4 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 8, Township 1 North, Range 2 West, Ute Meridian, Mesa County of Mesa, State of Colorado does hereby plat said real property under the name and style of WILDWOOD ACRES, FILING ONE, in accordance with the Plat shown hereon.

**DESCRIPTION OF WILDWOOD ACRES, FILING ONE**

A parcel of land located in the SE 1/4 of the SE 1/4 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 8, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point on the westerly right-of-way line of 18 Road, which bears S 0°10'35" W, 150.00 feet and N 89°49'25" W, 30.00 feet from the E 1/4 corner of Section 8, Township 1 North, Range 2 West, Ute Meridian and considering the east line of the NE 1/4 of the SE 1/4 of said Section 8 to bear S 0°10'35" W, with all other bearings contained herein relative thereto:

- Thence S 0°10'35" W, 250.52 feet along the westerly right-of-way line of 18 Road to the center of Little Salt Wash;
- Thence along the center of Little Salt Wash the following eleven courses:
  - S 65°35'44" W, 48.70 feet;
  - S 81°47'19" W, 261.68 feet;
  - S 83°34'03" W, 99.52 feet;
  - N 72°06'50" W, 78.00 feet;
  - S 45°08'15" W, 235.35 feet;
  - S 35°41'45" W, 87.17 feet;
  - S 88°28'27" W, 169.51 feet;
  - S 09°06'58" E, 308.62 feet;
  - S 101°16'05" W, 177.36 feet;
  - S 68°06'37" W, 196.67 feet;
  - S 82°06'29" W, 266.17 feet to the East line of SE 1/4 of the NW 1/4 of the SE 1/4 of said Section 8;
- Thence S 0°10'35" W, 40.17 feet along the East line of SE 1/4 of the NW 1/4 of the SE 1/4 of said Section 8 to the South line of the SE 1/4 of the NW 1/4 of the SE 1/4 of said Section 8;
- Thence N 89°52'53" E, 641.89 feet along the South line of the SE 1/4 of the NW 1/4 of the SE 1/4 of said Section 8 to an existing fence line;
- Thence N 00°01'00" E, 229.69 feet along said fence line;
- Thence N 89°52'09" W, 17.34 to the West line of the E 1/2 of the NW 1/4 of the SE 1/4 of said Section 8;
- Thence N 00°10'42" E, 430.00 feet along the West line of the E 1/2 of the NW 1/4 of the SE 1/4 of said Section 8 to an existing fence line;
- Thence N 15°01'00" E, 36.32 feet along said fence line;
- Thence N 01°18'39" E, 294.82 feet along said fence line;
- Thence N 01°30'09" E, 329.92 feet to the North line of the SE 1/4 of said Section 8;
- Thence S 89°51'17" E, 1296.01 feet along the North line of the SE 1/4 of said Section 8 to the West line of the SE 1/4 of the NE 1/4 of the SE 1/4 of said Section 8;
- Thence N 00°10'06" E, 299.05 feet along the West line of the SE 1/4 of the SE 1/4 of the NE 1/4 of said Section 8 to a point in the center of a drain ditch;
- Thence along said drain ditch the following two courses:
  - N 77°48'46" E, 404.35 feet;
  - S 83°50'14" E, 110.45 feet;
- Thence S 00°09'46" W, 349.41 feet;
- Thence S 89°08'06" W, 3.98 feet;
- Thence S 00°10'16" W, 140.00 feet;
- Thence S 74°56'40" E, 133.44 feet to the point of beginning.

The WILDWOOD ACRES, FILING ONE as described above contains 46.113 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- All streets, roads and Right-of-Way are dedicated to the City of Fruita for the use of the public forever.
- 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 sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All Drainage Easements to the City of Fruita and the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of facilities for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
- All Irrigation easements to the owners (Property/Homeowners Association) of the lots hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
- Tract A is dedicated to the City of Fruita for: (a) conveyance of runoff water which flows from the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) open space for the preservation of natural habitat; (c) ingress and egress use by the general public pedestrian and aesthetic purposes as determined appropriate by the City.
- All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities.

All easement 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 said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, We hereunto affix our hand this 21 day of MAY, 2001.

*Douglas M. Hall*  
Douglas M. Hall  
*Joann M. Hall*  
Joann M. Hall

**ACKNOWLEDGEMENT OF OWNER**

State of Colorado } ss  
County of Mesa }

On this 21<sup>st</sup> day of May, A.D., 2001, before me the undersigned officer, personally appeared Douglas M Hall and Joanna M. Hall and acknowledged that they executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires March 26<sup>th</sup>, 2005

*Anthony J. Miller*  
Notary Public

**TITLE CERTIFICATE**

GARY HILTBRAND does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Douglas M. Hall and Joann M. Hall free and clear of all liens, taxes, and encumbrances, except as follows:

Executed this 21 day of MAY, A.D., 2001.

*Gary Hilbrand*  
Title examiner

**CLERK AND RECORDER'S CERTIFICATE**

State of Colorado } ss  
County of Mesa }

I hereby certify that Wildwood Acres, Filing One was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:08 P.M. on this 18<sup>th</sup> day of June, A.D., 2001, in Plat Book

No. 18, Page No. 178, 179, 180, Reception Number 2000295

Drawer JJ137 Fees \$30<sup>00</sup>

*Monika Soell*  
Mesa County Clerk and Recorder

*Care Zink*  
Deputy

**CITY OF FRUITA PLANNING COMMISSION CERTIFICATE**

Approved this 13<sup>th</sup> day of February, A.D., 2001, by the Planning Commission of the City of Fruita, County of Mesa.

*Mel Mulder*  
Chairman

**FRUITA CITY COUNCIL CERTIFICATE**

Approved this 1<sup>st</sup> day of March, A.D., 2001, by the Fruita City Council of the City of Fruita, County of Mesa.

*Vida M. Lee*  
Chairman

**DECLARATIONS**

The Declaration of Covenants and Restrictions are recorded in Book 2868 at Pages 293 through 299 in the records of the office of the Mesa County Clerk and Recorder.

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Wildwood Acres, Filing One shown hereon was prepared under my direct supervision and is in compliance with applicable Mesa County and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 16 day of May, A.D., 2001.

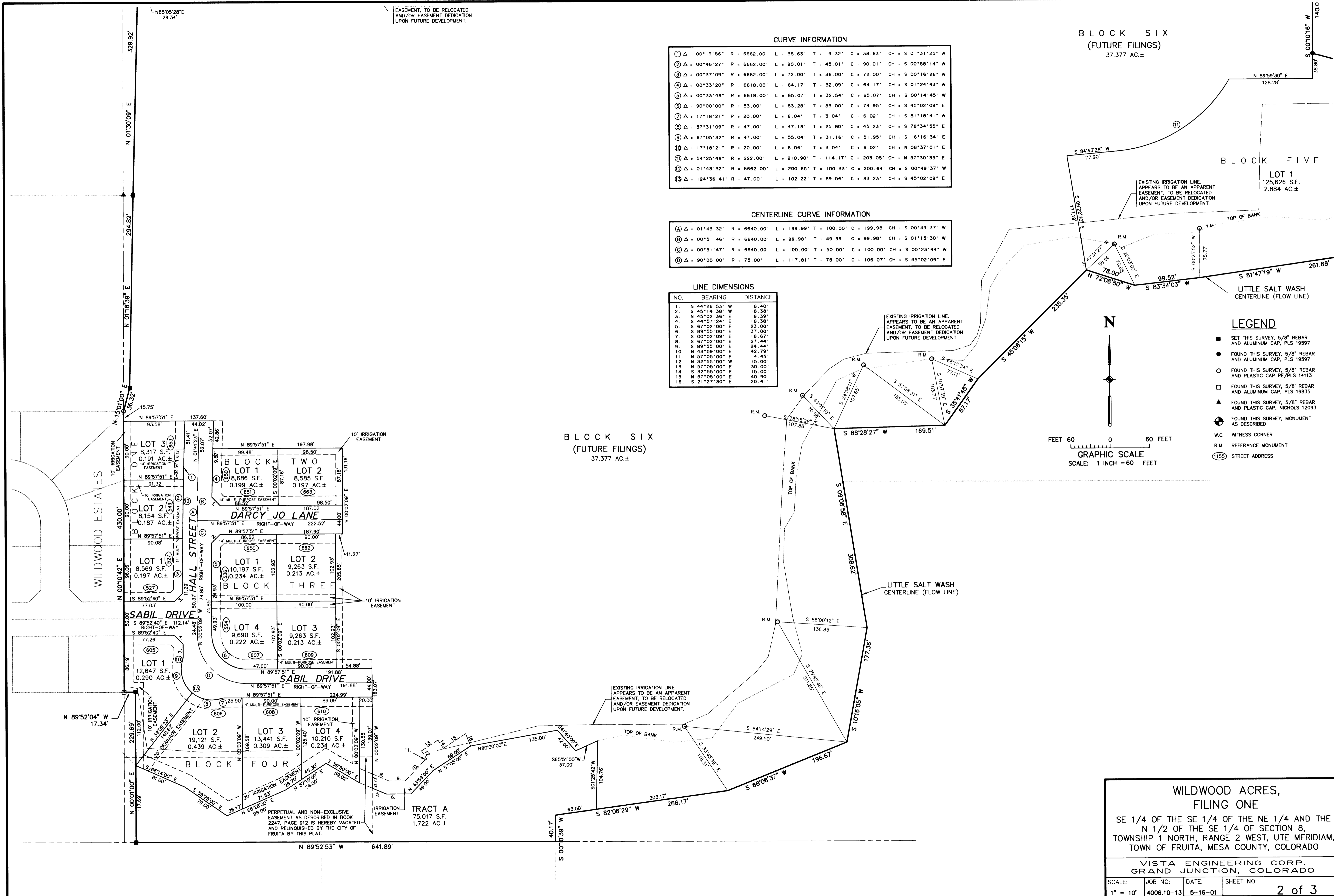
*Dean E. Ficklin*  
P.L.S., 19597

**WILDWOOD ACRES,  
FILING ONE**  
SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE  
N 1/2 OF THE SE 1/4 OF SECTION 8,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,  
TOWN OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 60'  
JOB NO: 4010-01-01  
DATE: 5-16-01  
SHEET NO: 1 of 3

C:\SISKPROJ\4010.01-01P\dwg\01a12.dwg 10:36:56 2001 DEF



EASEMENT, TO BE RELOCATED AND/OR EASEMENT DEDICATION UPON FUTURE DEVELOPMENT.

**CURVE INFORMATION**

①	Δ = 00°19'56"	R = 6662.00'	L = 38.63'	T = 19.32'	C = 38.63'	CH = S 01°31'25" W
②	Δ = 00°46'27"	R = 6662.00'	L = 90.01'	T = 45.01'	C = 90.01'	CH = S 00°58'14" W
③	Δ = 00°37'09"	R = 6662.00'	L = 72.00'	T = 36.00'	C = 72.00'	CH = S 00°16'26" W
④	Δ = 00°33'20"	R = 6618.00'	L = 64.17'	T = 32.09'	C = 64.17'	CH = S 01°24'43" W
⑤	Δ = 00°33'48"	R = 6618.00'	L = 65.07'	T = 32.54'	C = 65.07'	CH = S 00°14'45" W
⑥	Δ = 90°00'00"	R = 53.00'	L = 83.25'	T = 53.00'	C = 74.95'	CH = S 45°02'09" E
⑦	Δ = 17°18'21"	R = 20.00'	L = 6.04'	T = 3.04'	C = 6.02'	CH = S 81°18'41" W
⑧	Δ = 57°31'09"	R = 47.00'	L = 47.18'	T = 25.80'	C = 45.23'	CH = S 78°34'55" E
⑨	Δ = 67°05'32"	R = 47.00'	L = 55.04'	T = 31.16'	C = 51.95'	CH = S 16°16'34" E
⑩	Δ = 17°18'21"	R = 20.00'	L = 6.04'	T = 3.04'	C = 6.02'	CH = N 08°37'01" E
⑪	Δ = 54°25'48"	R = 222.00'	L = 210.90'	T = 114.17'	C = 203.05'	CH = N 57°30'35" E
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⑬	Δ = 124°36'41"	R = 47.00'	L = 102.22'	T = 89.54'	C = 83.23'	CH = S 45°02'09" E

**CENTERLINE CURVE INFORMATION**

Ⓐ	Δ = 01°43'32"	R = 6640.00'	L = 199.99'	T = 100.00'	C = 199.98'	CH = S 00°49'37" W
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Ⓓ	Δ = 90°00'00"	R = 75.00'	L = 117.81'	T = 75.00'	C = 106.07'	CH = S 45°02'09" E

**LINE DIMENSIONS**

NO.	BEARING	DISTANCE
1.	N 44°26'53" W	18.40'
2.	S 45°14'38" W	18.38'
3.	N 45°02'36" E	18.39'
4.	S 44°57'24" E	18.38'
5.	S 67°02'00" E	23.00'
6.	S 89°55'00" E	37.00'
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8.	S 67°02'00" E	27.44'
9.	S 89°55'00" E	24.44'
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11.	N 57°05'00" E	4.45'
12.	N 32°55'00" W	15.00'
13.	N 57°05'00" E	30.00'
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15.	N 57°05'00" E	40.90'
16.	S 21°27'30" E	20.41'

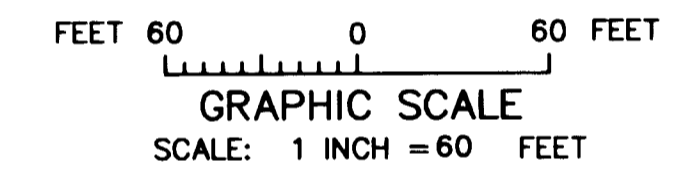
**BLOCK SIX**  
(FUTURE FILINGS)  
37.377 AC.±

**BLOCK FIVE**  
LOT 1  
125,626 S.F.  
2.884 AC.±

**BLOCK SIX**  
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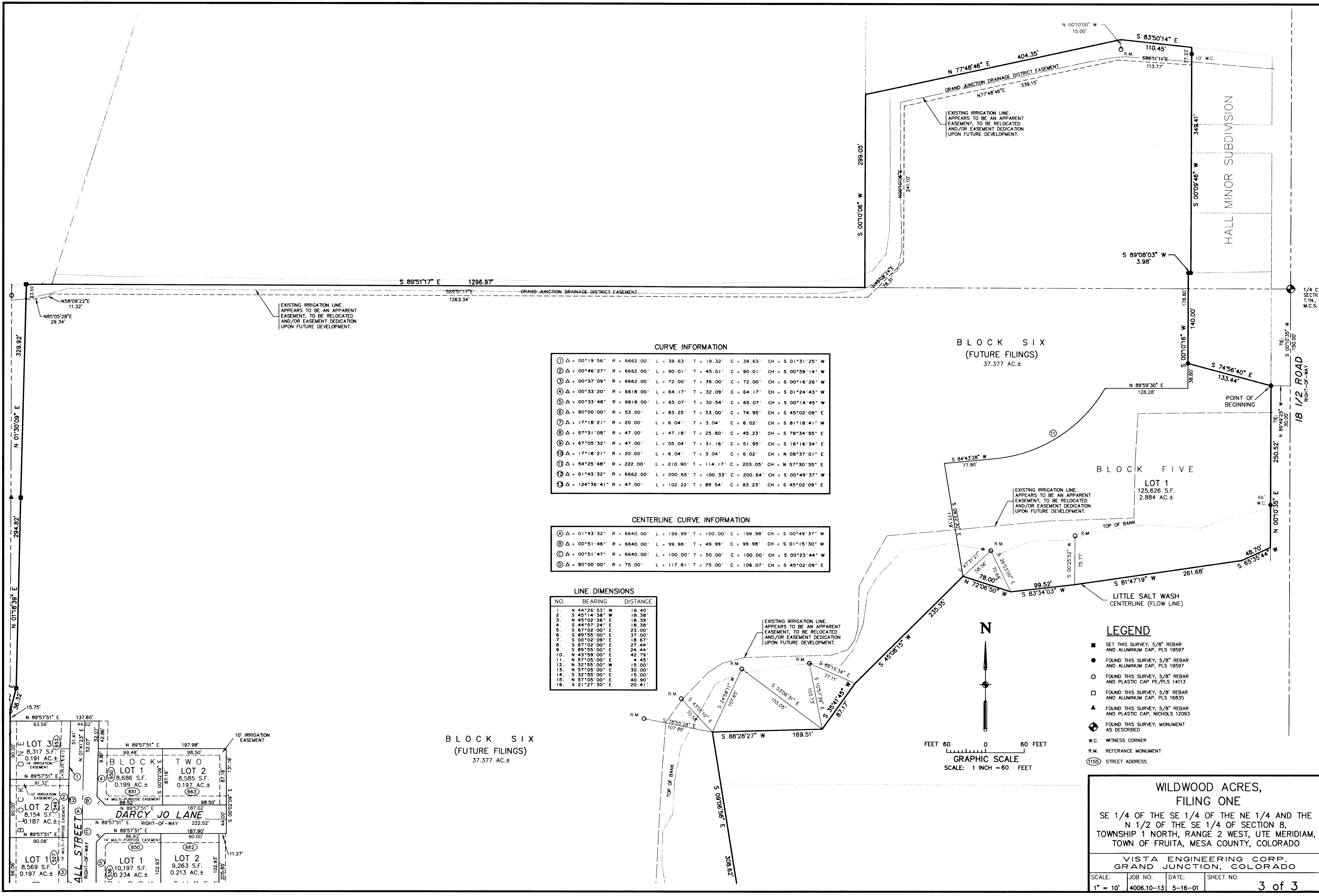
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- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 16835
- ▲ FOUND THIS SURVEY, 5/8" REBAR AND PLASTIC CAP, NICHOLS 12093
- ◆ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- (1155) STREET ADDRESS



**WILDWOOD ACRES,**  
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N 1/2 OF THE SE 1/4 OF SECTION 8,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,  
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SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 10'	4006.10-13	5-16-01	2 of 3



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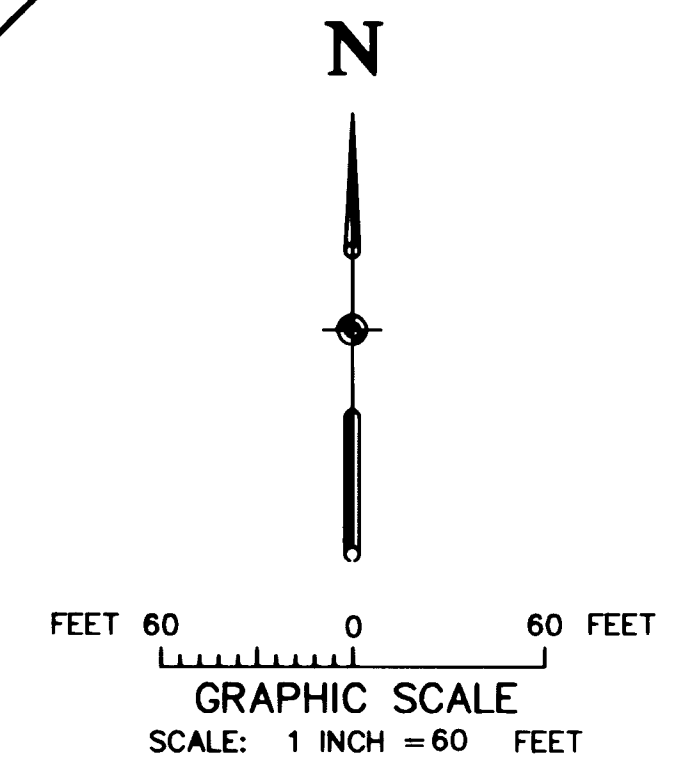
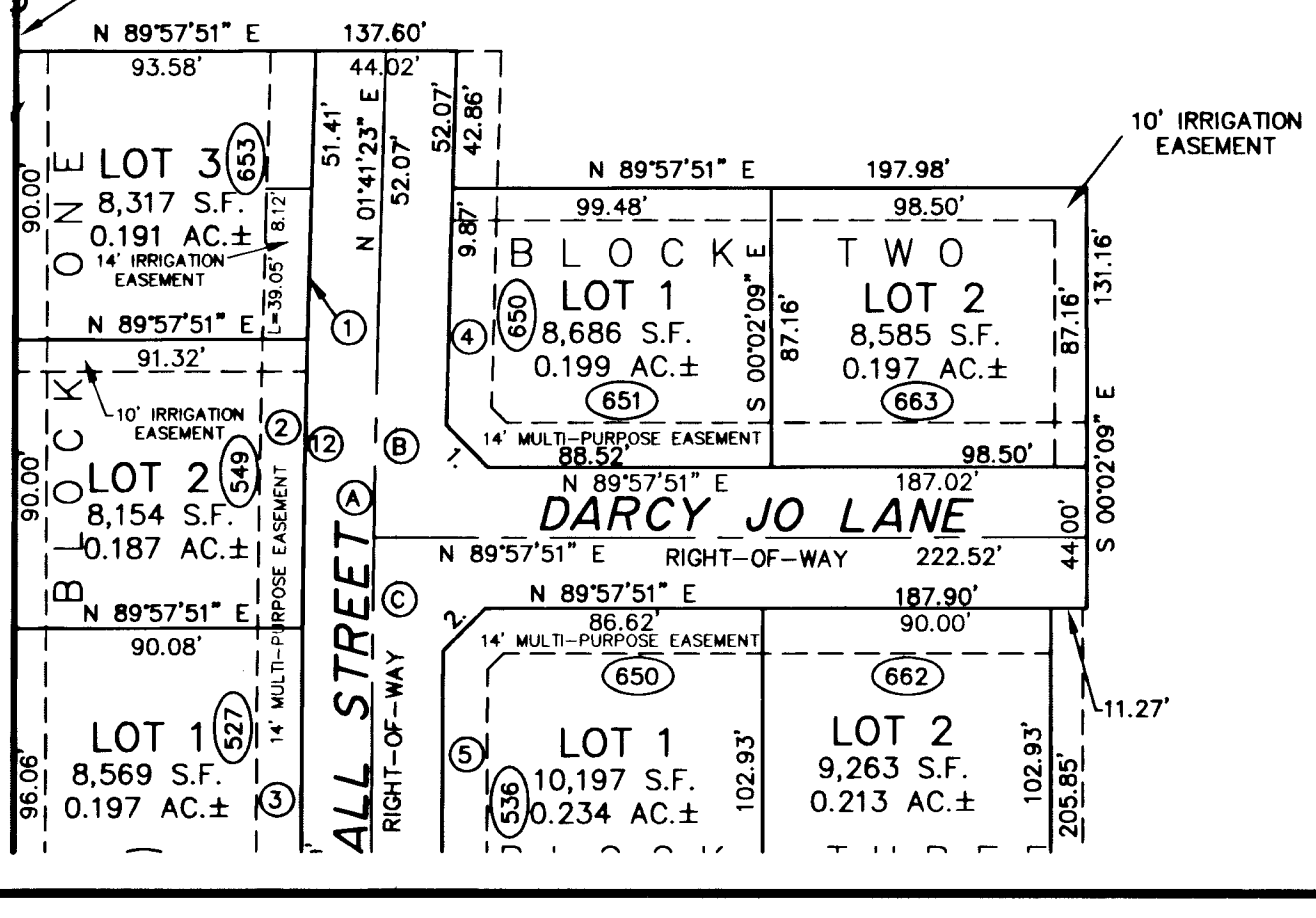
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SCALE: 1" = 10'	JOB NO: 4006-10-13	DATE: 5-16-01	SHEET NO: 3 of 3
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