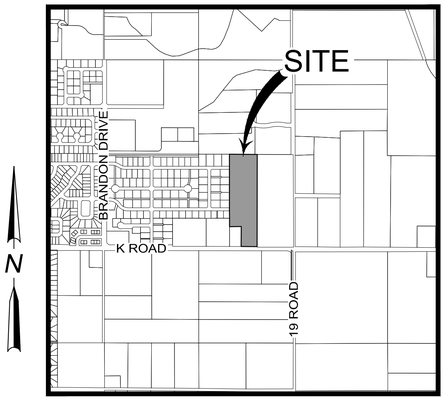
SKALLA MINOR SUBDIVISION

A REPLAT OF PART OF LOT 1, PAULS MINOR SUBDIVISION (REC. NO. 1452596)
SITUATED IN LOT 1 OF PAULS MINOR SUBDIVISION,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO



VICINITY MAP
N.T.S.

OWNERSHIP CERTIFICATE / DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT FIDDLER'S GROVE, LLC, IS THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE SE1/4SE1/4 OF SECTION 9, T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT RECEPTION NO. 2933647 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 SKALLA MINOR SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, PAULS MINOR SUBDIVISION (REC. NO. 1452596) LESS THE EAST 10 FEET THEREOF.

PARCEL CONTAINS 10.3 ACRES.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE PLAT SHOWN HEREON AS FOLLOWS:

ALL MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF FRUITA FOR THE USE OF CITY APPROVED UTILITIES AND PUBLIC SERVICE 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 TELECOMMUNICATION LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

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 ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

IN WITNESS WHEREOF, SAID OWNER, FIDDLER'S GROVE, LLC, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20__.

_____
JOHN DAVIS, MANAGER
FIDDLER'S GROVE, LLC

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY JOHN DAVIS, MANAGER OF FIDDLER'S GROVE, LLC, ON THIS _____ DAY OF _____, 20__

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO, THIS _____ DAY OF _____, 20__, FOR FILING WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AND FOR CONVEYANCE OR DEDICATION TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF FRUITA FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON SAID LANDS, STREETS OR EASEMENTS DEDICATED TO THE CITY EXCEPT AS SPECIFICALLY AGREED TO BY THE CITY COUNCIL OF THE CITY OF FRUITA. FURTHER, SAID APPROVAL IN NO WAY OBLIGATES THE CITY OF FRUITA FOR MAINTENANCE OF PUBLIC IMPROVEMENTS UNTIL CONSTRUCTION OF SAD IMPROVEMENTS HAS BEEN COMPLETED IN ACCORDANCE WITH THE CITY OF FRUITA'S SPECIFICATIONS AND THE CITY OF FRUITA HAS AGREED TO ACCEPT SAID IMPROVEMENTS. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A PLANNING CLEARANCE, BUILDING PERMIT, OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, STREET LIGHTING, STREET SIGNS, OTHER TRAFFIC CONTROL DEVICES, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNERS DESIGNATED HEREON, AND NOT THE CITY OF FRUITA, UNLESS OTHERWISE SPECIFICALLY AGREED TO IN WRITING BY THE CITY COUNCIL.

CITY OF FRUITA, COLORADO

BY:_____
MAYOR

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF FRUITA.

ATTEST:

_____
CITY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT APPROVED BY THE CITY OF FRUITA COMMUNITY DEVELOPMENT DEPARTMENT THIS _____ DAY OF _____, 20__.

_____
COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)§
COUNTY OF MESA)

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK __.M., ON THIS _____ DAY OF _____, 20__ AND WAS RECORDED AT RECEPTION NO. _____.
DRAWER NO. _____, FEES _____.

BY: _____ _____
CLERK AND RECORDER DEPUTY

NOTES:

1. BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°54'50"W AND 2633.24 FEET BETWEEN THE SE CORNER OF SECTION 9 MONUMENTED WITH A 2.5" BRASS CAP (MCSM #438) AND THE S1/4 CORNER OF SECTION 9 MONUMENTED WITH A 2.5" BRASS CAP (MCSM #439).
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
3. TITLE INFORMATION PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER GJR65042891, DATED 07/20/2020.

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF SKALLA MINOR SUBDIVISION WAS SURVEYED BY ME OR UNDER MY RESPONSIBLE CHARGE. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR REVIEW

LEGEND

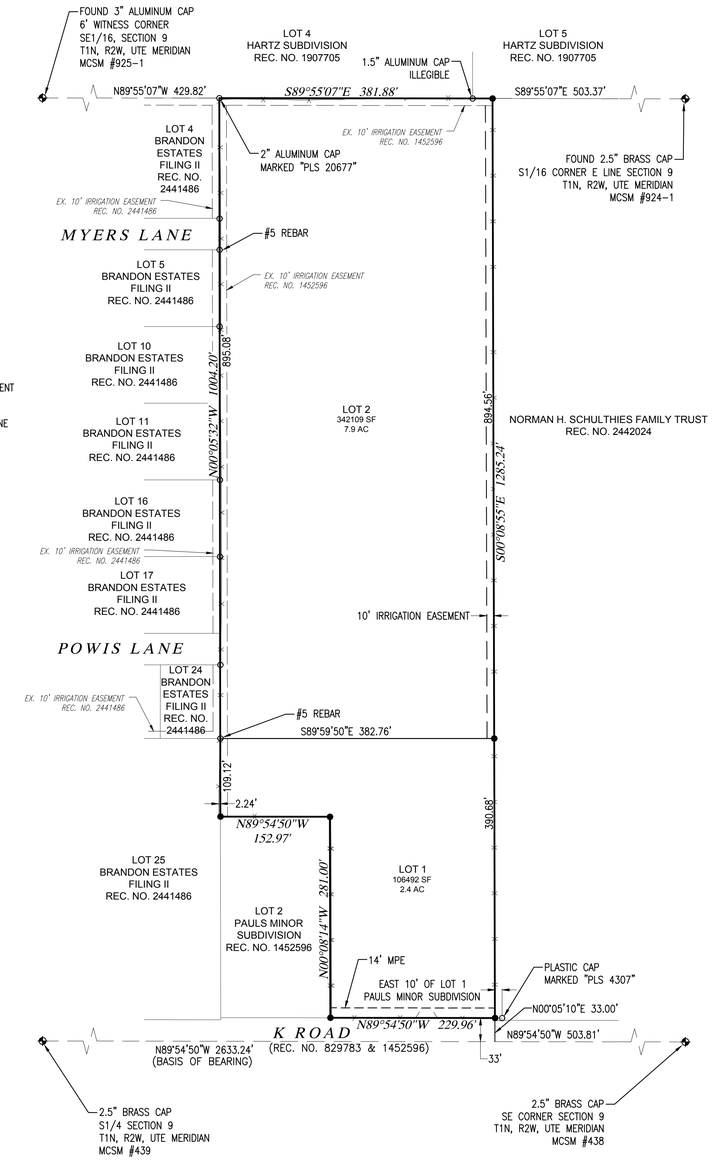
- PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- MULTI-PURPOSE EASEMENT
- IRRIGATION EASEMENT
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- FOUND SURVEY CONTROL MONUMENT
- FOUND 2" ALUMINUM CAP MARKED "PLS 37904" OR AS NOTED
- SET #5 REBAR WITH 2" ALUMINUM CAP MARKED "VORTEX ENGINEERING PLS 38464" EXTERIOR CORNERS SET IN CONCRETE

TABLE OF ABBREVIATIONS

MCSM –	MESA COUNTY SURVEY MONUMENT
N –	NORTH
S –	SOUTH
E –	EAST
W –	WEST
C –	CENTER
T –	TOWNSHIP
R –	RANGE
SF –	SQUARE FEET
AC –	ACRES
EX. –	EXISTING
MPE –	MULTIPURPOSE EASEMENT
REC. NO. –	RECEPTION NUMBER
U.M. –	UTE MERIDIAN

AREA SUMMARY:

LOTS:	10.3 AC.	100%
TOTAL	10.3 AC.	100%



N

SCALE IN FEET
100 50 0 100 200
1" = 100'
LINEAL UNITS = U.S. SURVEY FEET

SKALLA MINOR SUBDIVISION

LOCATED IN THE
SE1/4SE1/4 of Section 9, T1N, R2W, Ute Meridian
City of Fruita, Mesa County, Colorado

VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

FIELDWORK: ABL/RAS	DRAWING: SKALLA MINOR SUB.DWG	DATE: 08/28/2020
DRAWN BY: ABL	JOB NUMBER: F20-070	SHEET 1 OF 1