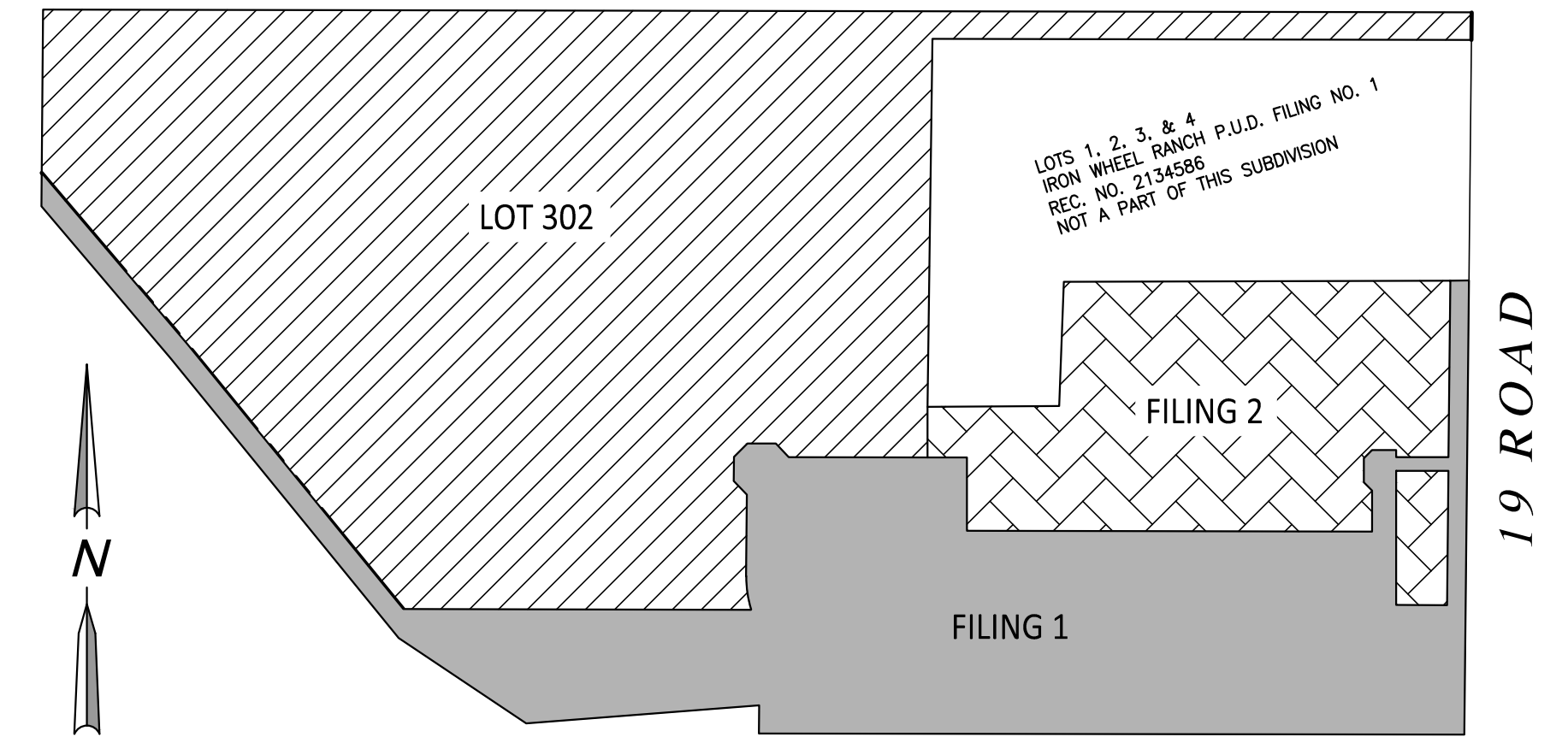


VICINITY MAP
N.T.S.

IRON WHEEL SUBDIVISION - FILING 2

A RE-PLAT OF
A PORTION OF LOT 300 & 301 OF IRON WHEEL SUBDIVISION,
FILING 1 SUBDIVISION (REC. NO. 3028973)
SITUATED IN THE SOUTH 1/2 NE 1/4 OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO



IRON WHEEL OVERALL
FILING DETAIL
VICINITY MAP
N.T.S.

OWNERSHIP CERTIFICATE / DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT BOOKCLIFF ORCHARDS, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE S1/2 NE 1/4 OF SECTION 21, T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT RECEPTION NO. 3014632 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 "IRON WHEEL SUBDIVISION, FILING 2" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I:

PARCEL 1:
ALL THAT PART OF THE E1/2 SW1/4 NE1/4 AND W1/2 SW1/4 NE1/4 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY OF THE GRAND VALLEY CANAL, EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN HIGHWAY 6 & 50, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 1-A:

A 20 FOOT WIDE EASEMENT, THE CENTERLINE OF WHICH PARALLELS THE NORTH CANAL BANK OF THE GRAND VALLEY CANAL; COMMENCING AT A POINT WHERE THE GRAND VALLEY CANAL INTERSECTS THE EAST BOUNDARY LINE OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN; AND THENCE IN A NORTHWESTERLY DIRECTION 10 FEET AWAY FROM, AND PARALLEL TO THE NORTH BANK OF THE GRAND VALLEY CANAL FOR A DISTANCE OF APPROXIMATELY 1,084 FEET TO THE WEST BOUNDARY LINE OF THE W1/2 SW1/4 NE1/4 OF SECTION 21, SITUATE NORTH OF THE GRAND VALLEY CANAL, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.

TRACT II:

LOT 1 OF SKIFF MINOR SUBDIVISION; EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN IRON WHEEL RANCH P.U.D. FILING NO. 1, COUNTY OF MESA, STATE OF COLORADO.
LOT 3 OF SKIFF MINOR SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.
LOT 4 OF SKIFF MINOR SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.
LOT 5 OF IRON WHEEL RANCH P.U.D. FILING NO. 1 COUNTY OF MESA, STATE OF COLORADO.

PARCEL CONTAINS 42.10 ACRES.

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

1. ALL DRIVES, PLACES AND STREET RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF FRUITA FOR THE USE OF THE PUBLIC FOREVER.
2. 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.
3. 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, BOOKCLIFF ORCHARDS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20__.

OWNER

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY _____
ON THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE CITY OF FRUITA PLANNING COMMISSION
THIS ____ DAY OF _____, 20__.

CHAIRMAN

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

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

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

TITLE CERTIFICATION

LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN BOOKCLIFF ORCHARDS, LLC, A COLORADO LIMITED LIABILITY COMPANY FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

EXECUTED THIS ____ DAY OF _____, 20__.

TITLE EXAMINER

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

FOR CITY USE ONLY:

ASSOCIATED RECORDED DOCUMENTS
RECEPTION NO. DOCUMENT TYPE

_____	_____
_____	_____
_____	_____

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 SAID 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

SURVEYOR'S STATEMENT

I, KURT R. SHEPHERD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF IRON WHEEL SUBDIVISION, FILING 2, A SUBDIVISION OF A PART OF THE CITY OF FRUITA, STATE OF COLORADO, WAS PERFORMED 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.

**PRELIMINARY
FOR REVIEW**

IRON WHEEL SUBDIVISION - F2

LOCATED IN THE
S1/2 NE 1/4 of Section 21, T1N, R2W, Ute Meridian
City of Fruita, Mesa County, Colorado

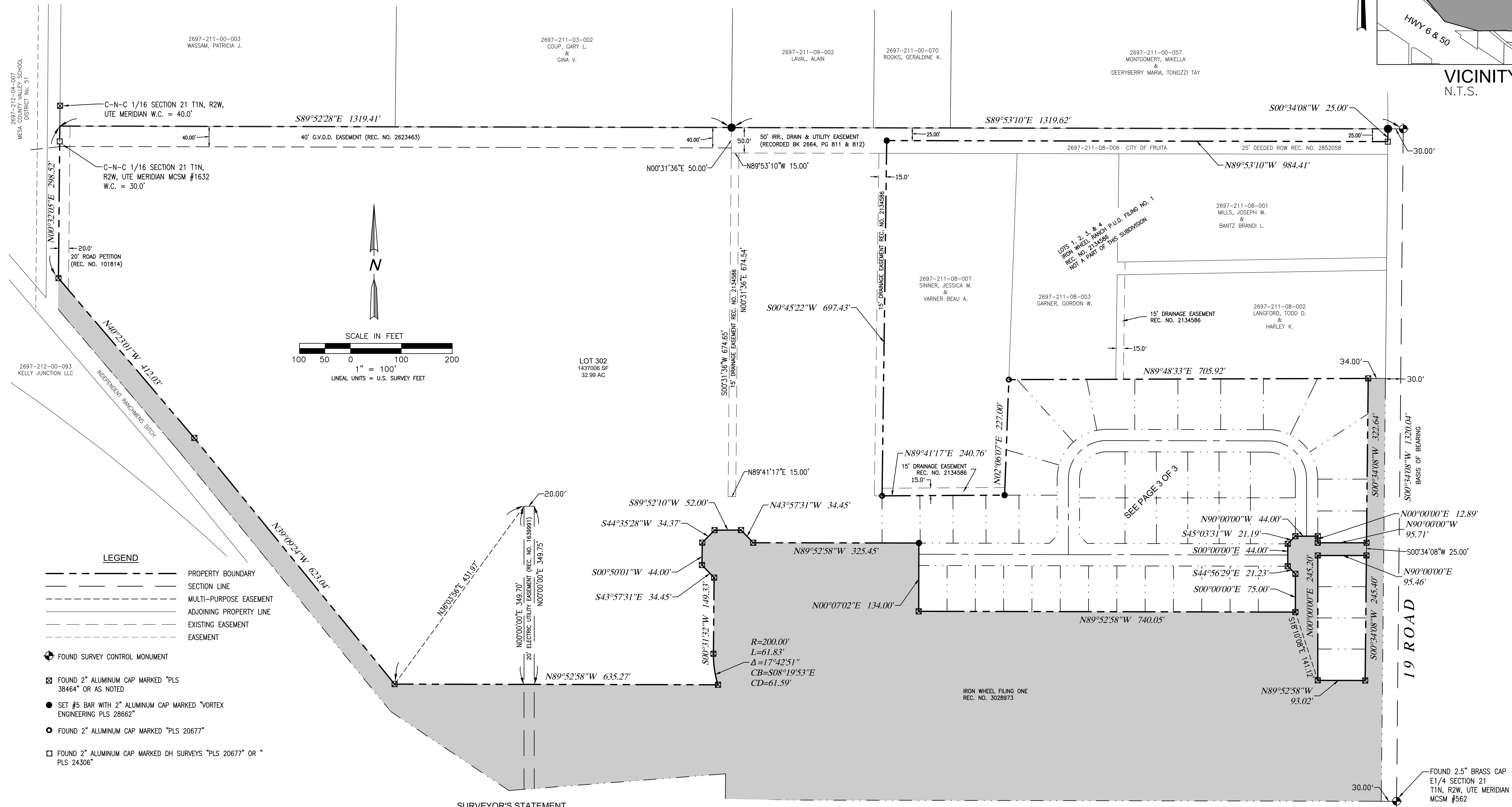
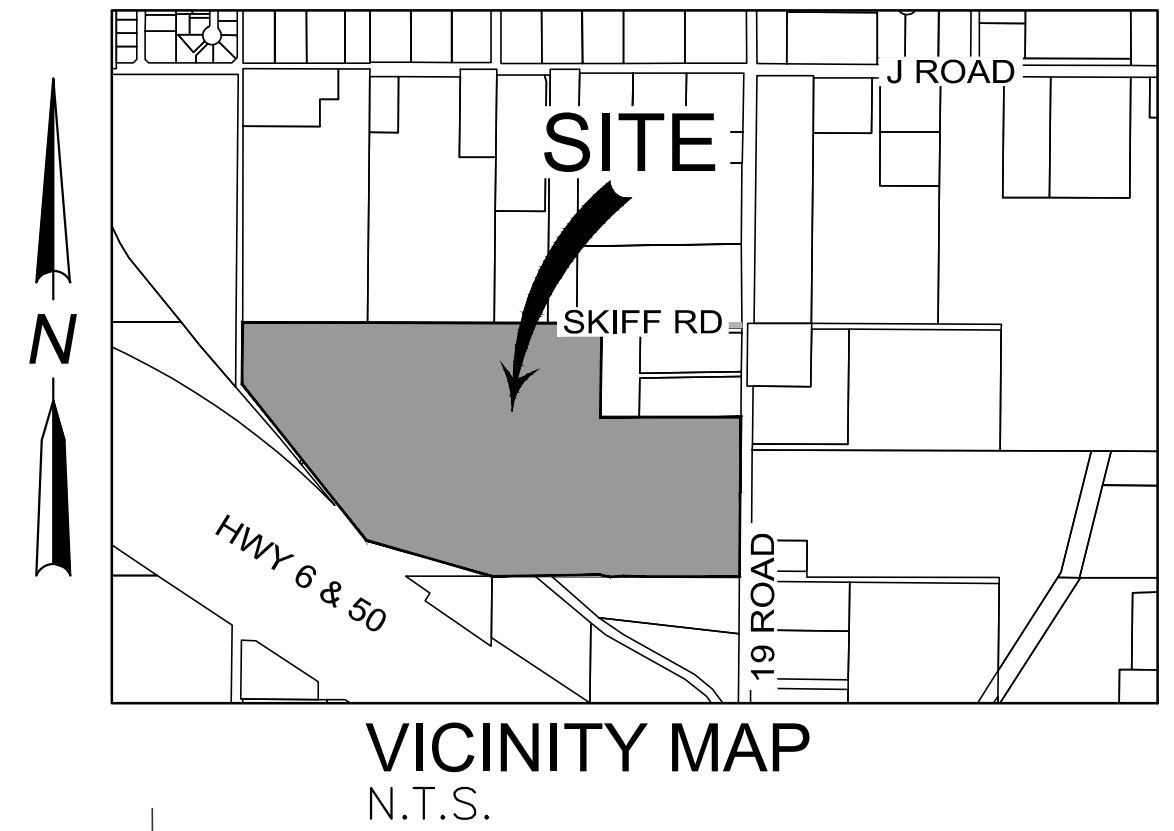


861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

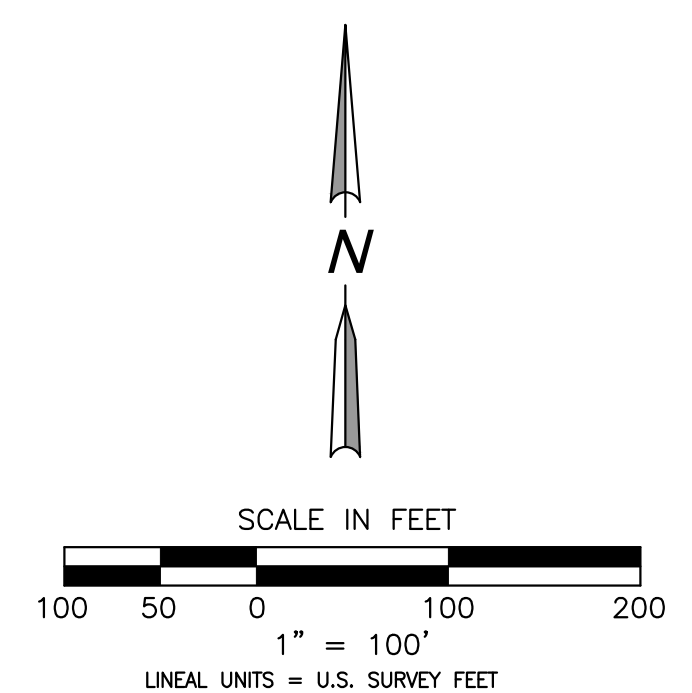
FIELDWORK: RAS	DRAWING: IW-SUBDIVISION F2.DWG	DATE: 6/27/2022
DRAWN BY: KRS	JOB NUMBER: F10-053	SHEET 1 OF 3

IRON WHEEL SUBDIVISION, FILING 2

A RE-PLAT OF
A PORTION OF LOT 300 & 301 OF IRON WHEEL SUBDIVISION,
FILING 1 SUBDIVISION (REC. NO. 3028973)
SITUATED IN THE SOUTH 1/2 NE 1/4 OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO



PRELIMINARY
FOR REVIEW



IRON WHEEL SUBDIVISION, FILING 2

LOCATED IN THE
S 1/2 NE 1/4 of Section 21, T1N, R2W, Ute Meridian
City of Fruita, Mesa County, Colorado

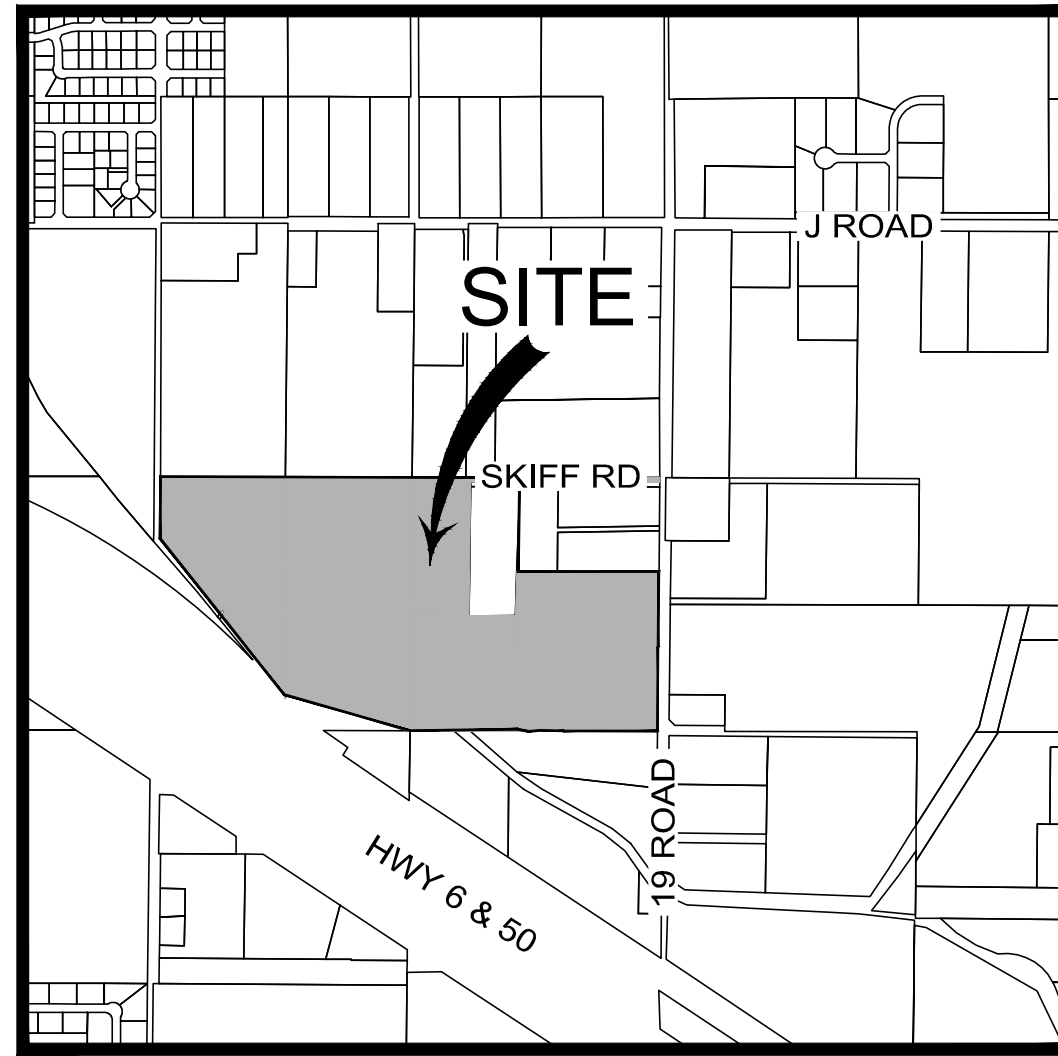
VORTEX
ENGINEERING, INC.

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

FIELDWORK: RAS	DRAWING: IW-SUBDIVISION F2.DWG	DATE: 6/22/2022
DRAWN BY: KRS	JOB NUMBER: F10-053	SHEET 2 OF 3

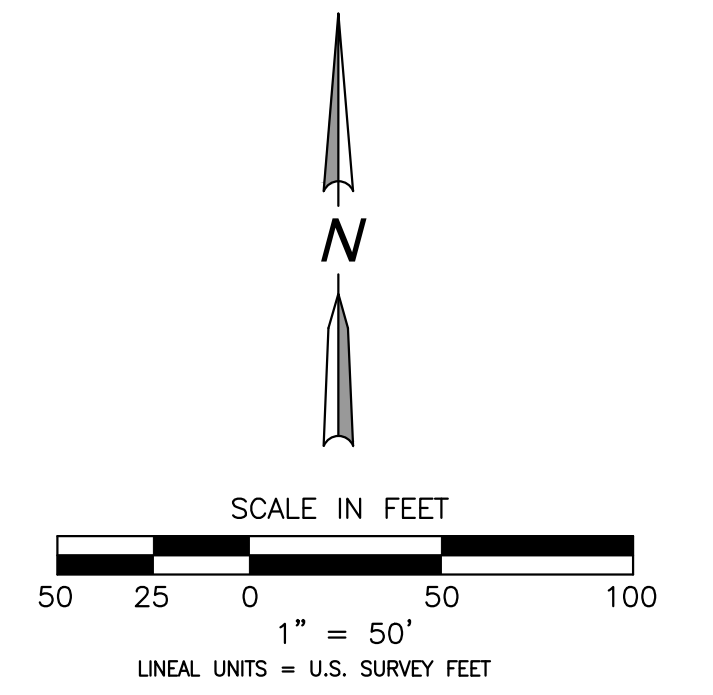
IRON WHEEL SUBDIVISION, FILING 2

A RE-PLAT OF
A PORTION OF LOT 300 & 301 OF IRON WHEEL SUBDIVISION,
FILING 1 SUBDIVISION (REC. NO. 3028973)
SITUATED IN THE SOUTH 1/2 NE1/4 OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO



VICINITY MAP
N.T.S.

3 1/4" ALUMINUM CAP
N1/16 SECTION 21
T1N, R2W, UTE MERIDIAN
MCSM #563-2



LEGEND

- PROPERTY BOUNDARY
- - - SECTION LINE
- - - MULTI-PURPOSE EASEMENT
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT
- - - EASEMENT

- ⊕ FOUND SURVEY CONTROL MONUMENT
- ⊠ FOUND 2" ALUMINUM CAP MARKED "PLS 38464" OR AS NOTED
- SET #5 BAR WITH 2" ALUMINUM CAP MARKED "VORTEX ENGINEERING PLS 28662"
- FOUND 2" ALUMINUM CAP MARKED "PLS 20677"
- FOUND 2" ALUMINUM CAP MARKED "PLS 20677" OR "PLS 24306"

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	-	MULTI-PURPOSE EASEMENT
REC. NO.	-	RECEPTION NUMBER
U.M.	-	UTE MERIDIAN
MPE	-	MULTI-PURPOSE EASEMENT
MPE	-	MULTI-PURPOSE EASEMENT
ROW	-	RIGHT OF WAY
G.J.D.D.	-	GRAND JUNCTION DRAINAGE DISTRICT

AREA SUMMARY:

LOTS:	39.95 AC.	96.3%
RIGHT-OF-WAY:	1.54 AC.	3.7%
TOTAL:	41.49 AC.	100%

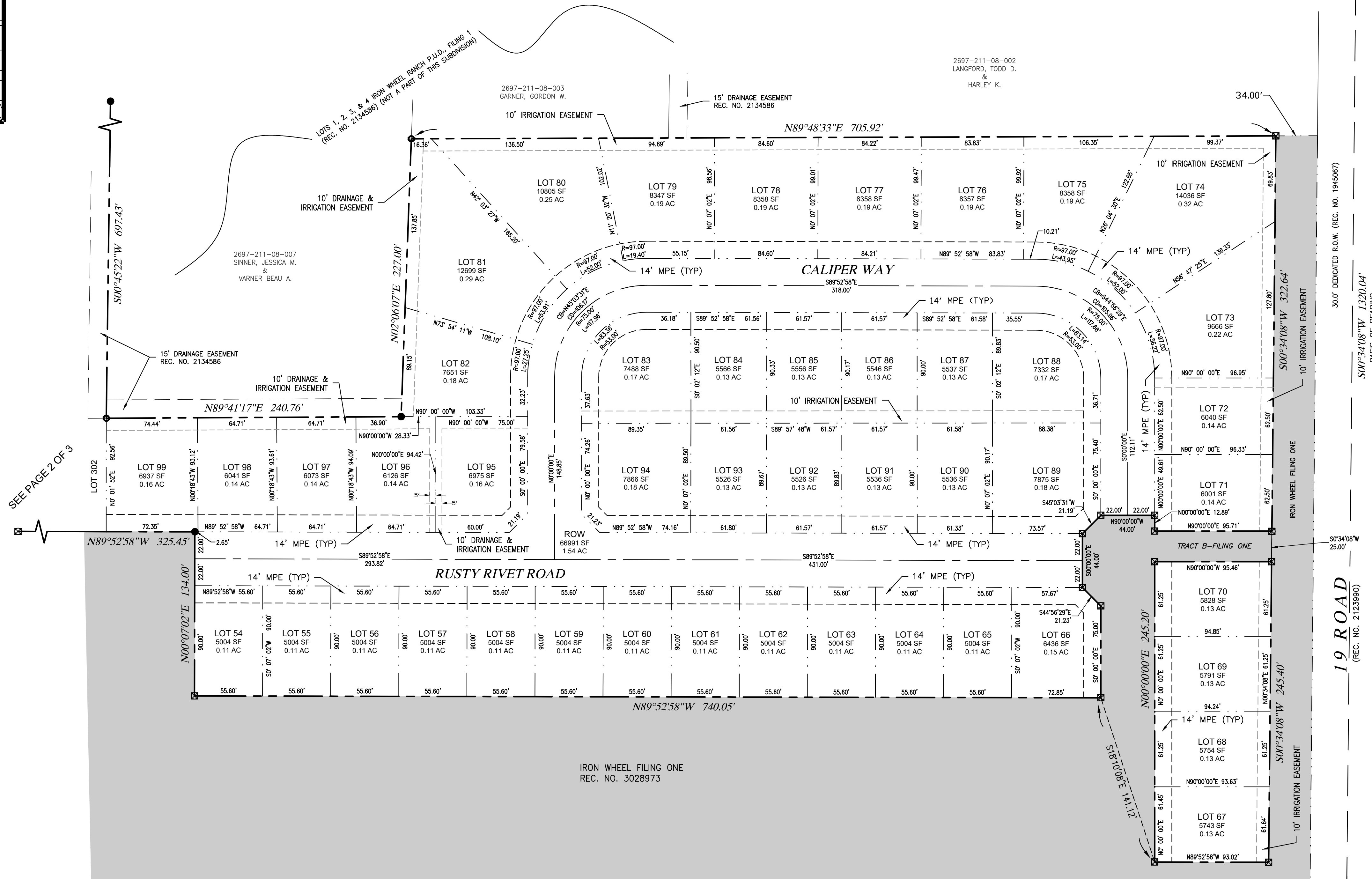
NOTES:

- BASIS OF BEARING: MESA COUNTY LOCAL COORDINATE SYSTEM - GRAND VALLEY AREA (USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK), A BEARING AND DISTANCE OF S00°34'08"W 1320.04 FEET BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE N1/16 CORNER OF SECTION 21 (MCSM # 563-2) AND A BRASS CAP MONUMENT MARKING THE E1/4 CORNER OF SECTION 21 (MCSM # 562).
- 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.
- TITLE INFORMATION PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. GJIF65051377-3, DATED MARCH 29, 2022.

SURVEYOR'S STATEMENT

I, KURT R. SHEPHERD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF IRON WHEEL SUBDIVISION, FILING 2, A SUBDIVISION OF A PART OF THE CITY OF FRUITA, STATE OF COLORADO, WAS PERFORMED 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.

**PRELIMINARY
FOR REVIEW**



FOUND 2.5" BRASS CAP
E1/4 SECTION 21
T1N, R2W, UTE MERIDIAN
MCSM #562

IRON WHEEL SUBDIVISION, FILING 2

LOCATED IN THE
S 1/2 NE 1/4 of Section 21, 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: RAS	DRAWING: IW-SUBDIVISION F2.DWG	DATE: 6/22/2022
DRAWN BY: KRS	JOB NUMBER: F10-053	SHEET 3 OF 3