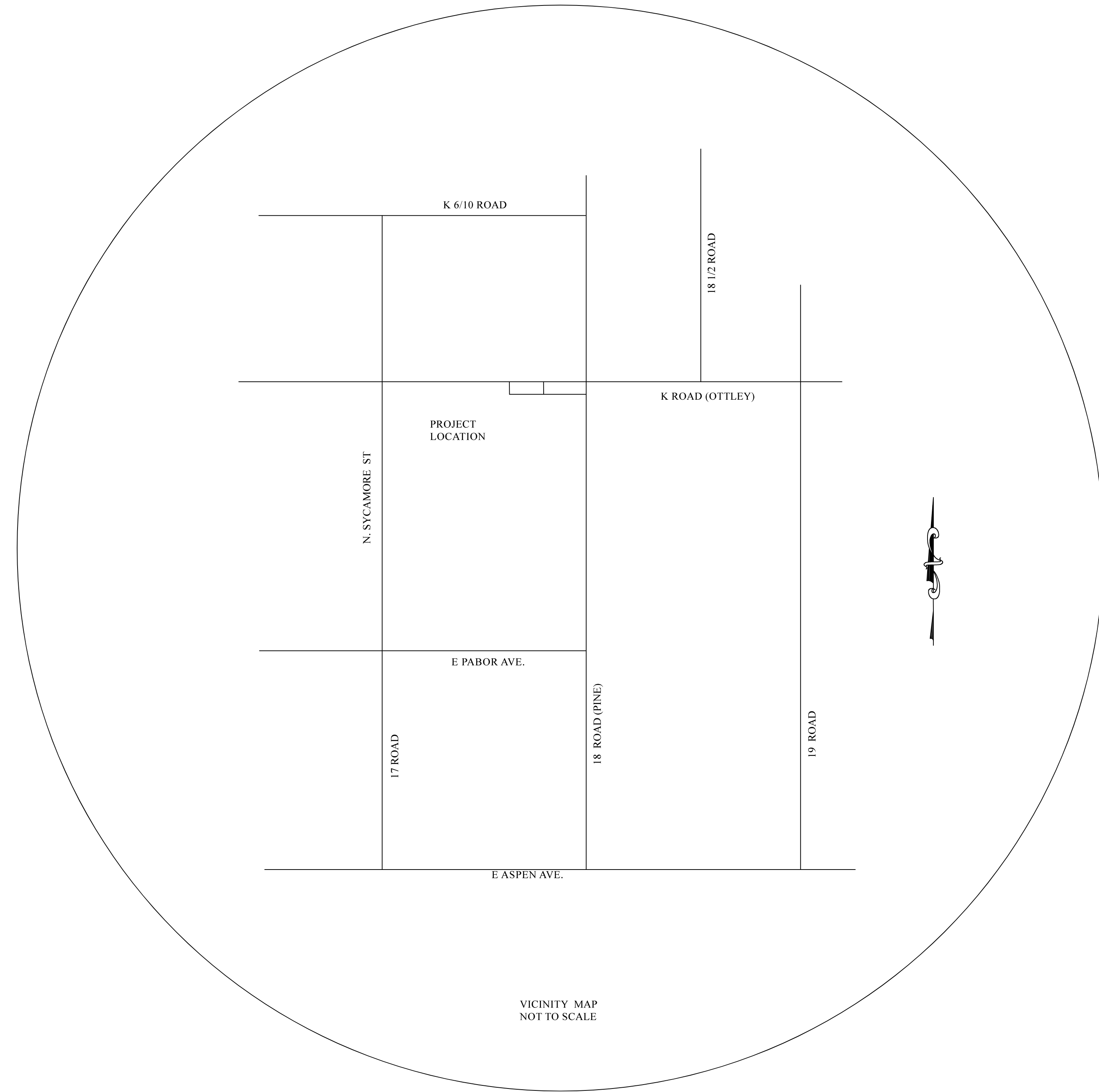


**FINAL PLAT**  
**LAPOINTE MINOR SUBDIVISION**  
**A RE PLAT OF LOT 2 OF THE SHANNON MINOR SUBDIVISION, RECEPTION NO. 3030633**  
**WITHIN THE NE1/4 NE1/4 SECTION 17**  
**OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO**



VICINITY MAP  
NOT TO SCALE

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT APPROVED BY THE CITY OF FRUITA COMMUNITY DEVELOPMENT DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
DIRECTOR

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 PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF FRUITA FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON SAID LANDS, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC, 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 BUILDING PERMIT, DEVELOPMENT 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, ROAD LIGHTING, ROAD SIGNS, 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 SEAL OF THE CITY OF FRUITA, COLORADO. ATTEST: CITY CLERK \_\_\_\_\_

SUBORDINATION BY LIENHOLDERS

\_\_\_\_\_, BEING THE HOLDER OF A PROMISSORY NOTE SECURED BY A DEED OF TRUST DATED \_\_\_\_\_

RECORDED \_\_\_\_\_ OF RECEPTION NUMBER \_\_\_\_\_, 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, RESTRICTIONS, COVENANTS AND CONDITIONS SHOWN ON THIS FINAL PLAT.

BY: \_\_\_\_\_, LIENHOLDER

STATE OF COLORADO )  
COUNTY OF MESA )SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_, BY \_\_\_\_\_, AS ITS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_, NOTARY PUBLIC \_\_\_\_\_

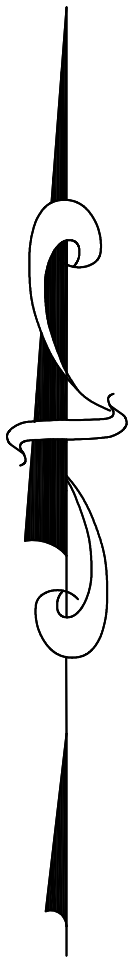
I, WILLIAM S. MAURER, A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF LAPOINTE MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF FRUITA, STATE OF COLORADO, WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION. THIS STATEMENT IS APPLICABLE ONLY TO THE SURVEY DATA REPRESENTED HEREON, AND DOES NOT REPRESENT A WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS, OR QUALITY OF TITLE.

\_\_\_\_\_  
WILLIAM S. MAURER COLORADO PROFESSIONAL LAND SURVEYOR, P.L.S. NO. 24320

NOTICE:  
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.

FINAL PLAT LAPOINTE MINOR SUBDIVISION A RE PLAT OF LOT 2 BLOCK 3 OF SHANNON MINOR SUBDIVISION, RECEPTION NO. 3030633 WITHIN THE NE1/4 NE1/4 SECTION 17 OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO			
DRAWN wsm	DATE 01/12/2022	DRAWN wsm	PREPARED BY: AES LAND SERVICES 970-261-0356 bill.landservices@gmail.com aesurvey@aol.com
APPROVED WSM	DATE 05/01/2022		
SCALE 1"=50'	PROJECT NO. 2021-050	SHEET 1 of 2	

**FINAL PLAT**  
**LAPOINTE MINOR SUBDIVISION**  
 A RE PLAT OF LOT 2 OF THE SHANNON MINOR SUBDIVISION, RECEPTION NO. 3030633  
 WITHIN THE NE1/4 NE1/4 SECTION 17  
 OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT JASON LAPOINTE AND WENDY BERLOTET ARE THE OWNERS OF RECORD OF THAT REAL PROPERTY SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO. THE OWNERSHIP OF WHICH IS DEMONSTRATED IN RECEPTION NUMBER 3033701 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER. SAID OWNERS DO HEREBY PLAT SAID REAL PROPERTY UNDER THE NAME AND STYLE OF LAPOINTE MINOR SUBDIVISION A RE PLAT OF LOT 2 OF THE SHANNON MINOR SUBDIVISION. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 OF SHANNON MINOR SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO AS SHOWN ON PLAT RECORDED AT RECEPTION NUMBER 2240067.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE PLAT SHOWN HEREON AS FOLLOWS: 1) ALL MULTIPURPOSE 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 INSTANTIATION 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 AND UNDER, THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHTS TO TRIM AND REMOVE INTERFERING TREES AND BRUSH; PROVIDED HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE THE OWNERS OF SAID LOTS OR TRACTS SHALL NOT BURDEN OR OVER BURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS HEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT. SAID OWNERS HEREBY ACKNOWLEDGES THAT ALL LIENHOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THEIR INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

IN WITNESS WHEREOF, SAID OWNERS, JASON LAPOINTE AND WENDY BERLOTET HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023

JASON LAPOINTE \_\_\_\_\_ WENDY BERLOTET \_\_\_\_\_

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO )  
 COUNTY OF MESA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BEFORE ME THE ABOVE REFERENCED OWNER(S) PERSONALLY APPEARED AND ACKNOWLEDGED THAT THEY HAVE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

JASON LAPOINTE \_\_\_\_\_, WENDY BERLOTET \_\_\_\_\_

IN WITNESS WHEREOF, I HEREUNTO AFFIX MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

FOR CITY USE ONLY

ASSOCIATED RECORDED DOCUMENTS  
 RECEPTION \_\_\_\_\_ TYPE \_\_\_\_\_

TITLE CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN JASON AND WENDY LAPOINTE, FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS THE FOLLOWING:

EXECUTED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
 TITLE EXAMINER

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
 COUNTY OF MESA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN BY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AND WAS DULY RECORDED IN RECEPTION NO. \_\_\_\_\_

DRAWER NO. \_\_\_\_\_ FEES: \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

MCSM #1374  
 NW CORNER  
 NE1/4 NE1/4  
 SEC. 17 T1N  
 R2W, U.M.

MCSM #19  
 NE CORNER  
 NE1/4 NE1/4  
 SEC. 17, T1N,  
 R2W, U.M.

SUSAN ALLEN MINOR SUBD.

986 E OTTLEY AVE  
 2697-171-36-002  
 REC.#2767090

974 E OTTLEY AVE  
 2697-171-36-001  
 REC#2640998

**AREA SUMMARY**

LOT 1	0.42 ACRES
LOT 2	0.42 ACRES
LOT 3	0.36 ACRES
LOT 4	0.41 ACRES
TRACT A	0.08 ACRES
TRACT B	0.012 ACRES
TRACT D	0.073 ACRES
TOTAL	1.79 ACRES

**PLAT NOTES:**

1) BASIS OF BEARINGS STATEMENT: BEARINGS ARE BASED UPON THE NE CORNER OF THE NE1/4 NE1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN AND THE SE CORNER OF THE NE1/4 NE1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. BEARING IS ASSUMED TO BE S00°02'55"W, WITH ALL BEARINGS CONTAINED HEREIN RELATED TO.

2) THE FINAL PLAT OF PINE VIEW ESTATES, AS OF RECORD IN THE MESA COUNTY CLERK AND RECORDERS OFFICE AS RECEPTION NO. 2240067

3) ELEVATIONS RELATED TO TOP OF MONUMENT MARKING THE N1/2 OF SEC. 17. NAVD88, ELEV. 4529.60

◆ DENOTES FOUND MESA COUNTY SURVEY MARKER OR AS NOTED

● DENOTES SET NO. 5 REBAR WITH ALUM. CAP STAMPED AES LAND SERVICES PLS 24320 IN CONCRETE

⊕ DENOTES COMPUTED POSITION, (NOT SET)

- TRACT A IS A SHARED DRIVEWAY. NOTE THAT THE WIDTH OF TRACT A VARIES.
- TRACT B IS FOR ACCESS TO WATER MANAGEMENT AREA.
- TRACTS A AND B & D TO BE SET APART BY SEPARATE INSTRUMENT RECORDED BY OTHERS
- TRACT D IS FOR THE DETENTION POND

AS RECEPTION NO. \_\_\_\_\_

**ABBREVIATIONS**

N	NORTH
S	SOUTH
E	EAST
W	WEST
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT - OF-WAY
T	TOWNSHIP
R	RANGE
PLS	PROFESSIONAL LAND SURVEYOR
NO.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
I.D.	IDENTIFICATION
S.Q.	SQUARE FOOT
FT	FEET OR FOOT
AVE	AVENUE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
SEC	SECTION
ST	STREET
CT	COURT
LN	LANE
U.S.	UNITED STATES
DR	DRIVE

**TRACT D**

LINE	BEARING	DISTANCE
L2	S 89°53'20" E	160.26'
L3	N 89°53'20" W	16.00'
L4	S 89°53'20" E	144.95'
L5	N 01°51'35" E	20.01'
L6	S 00°06'38" E	20.00'
L7	S 89°53'54" E	24.00'

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**GRAPHIC SCALE**

1"=50'



UNITS SHOWN ARE IN U.S. SURVEY FEET

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DRAWN BY: WSM	DATE: 05/01/23	APPROVED BY: WSM
SCALE 1"=50'	SHEET 2 OF 2	PREPARED BY: AES LAND SERVICES 970-261-0556 bill.landservices@gmail.com aesurvey@aol.com
PROJECT NO. 2023-001		