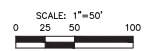
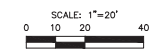
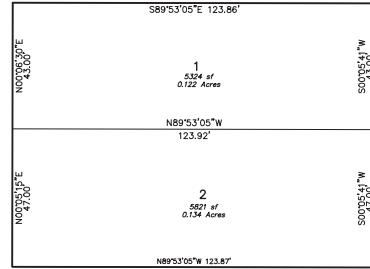
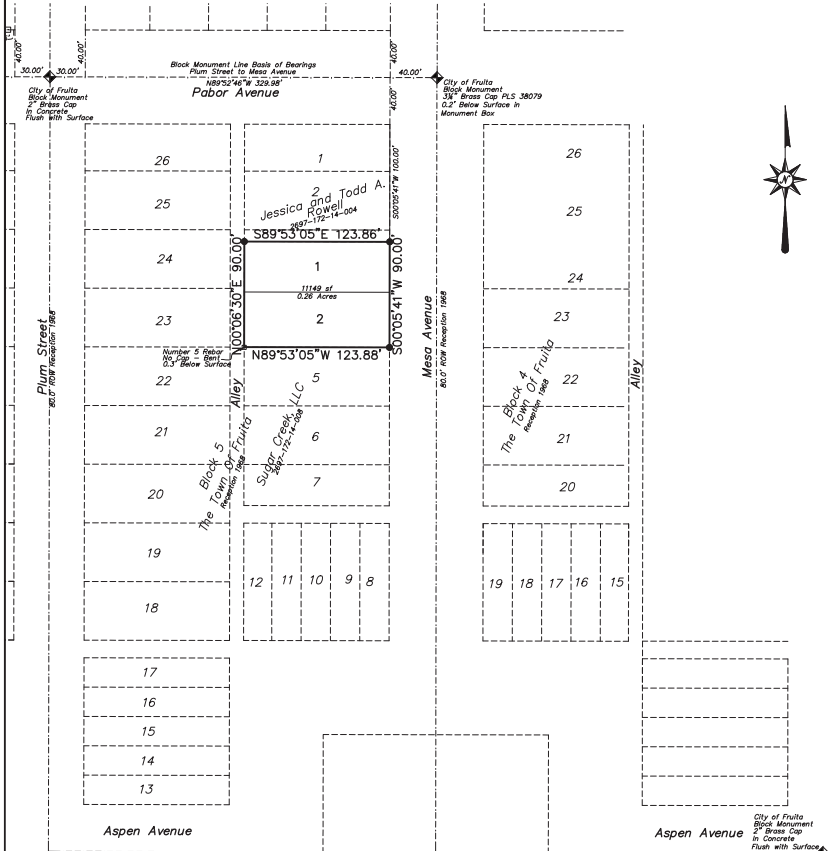


**FINAL PLAT
NORTH MESA MINOR SUBDIVISION
A REPLAT OF A PORTION OF LOTS 3 AND 4, BLOCK 5, TOWN OF FRUITA PLAT
AS SHOWN AT RECEPTION 1968
NW1/4 NW1/4, SECTION 17, T1N, R2W, UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO**



GENERAL NOTES
Easement and Title Information provided by Old Republic National Title Insurance Company, Order No. GJR65049644, dated October 05, 2021

Basis of bearings is the Block Monument line between Plum Street and Mesa Avenue which bears North 89°52'46\"/>

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.

- LEGEND**
- ◆ CITY SURVEY MARKER, AS NOTED
 - SET 2\"/>

AREA SUMMARY

LOTS	=	0.26 Acres	100.00%
TOTAL	=	0.26 Acres	100.00%

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: that Hennessy Holdings, LLC, a Colorado limited liability company is the owner of record of p that real property situated in Northwest Quarter of the Northwest Quarter (NW¼ NW¼), Section 17, Township 1 North, Range 2 West, of the Ute Meridian in Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception 3011211, 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 **NORTH MESA MINOR SUBDIVISION** and being more particularly described as follows:

The South 40 feet of Lot 3 and all of Lot 4, Block 5, Town of Fruita plat as shown at Reception 1968, Mesa County records. Said lots containing 11,149 square feet, 0.26 acres, as herein described.

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 encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Hennessy Holdings, LLC, a Colorado limited liability company has caused its name to be hereunto subscribed this ____ day of _____, A.D., 20__.

By: _____ it's _____ for: Hennessy Holdings, LLC, a Colorado limited liability company

NOTARY PUBLIC CERTIFICATION

State of Colorado } ss
County of Mesa }
On this ____ day of _____, A.D., 20__, before me the undersigned officer, personally appeared _____ for Hennessy Holdings, LLC, a Colorado limited liability company, and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

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

My commission expires: _____

Notary Public

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 _____, 2022, 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 to finance or construct or 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

In witness my hand and seal of the City of Fruita, Colorado.

ATTEST:

City Clerk

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my 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

By: _____ Deputy

SUBORDINATION BY LIENHOLDERS

_____, being the holder of a promissory note secured by a Deed of Trust dated _____ of Reception _____ 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 }

The foregoing was acknowledged before me this ____ day of _____, 20__ for _____ by _____ as it's _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

TITLE CERTIFICATE:

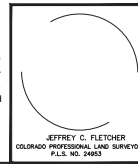
_____, Title Company does hereby certify that I have examined the title to all lands shown on this Plat and that title to such lands is vested in _____ free and clear of all encumbrances, except as follows: _____

Executed this ____ day of _____, 20__.

By: _____ Title Examiners Signature

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, a Registered Land Surveyor licensed under the laws of the State of Colorado, do hereby state that the accompanying Plat of **NORTH MESA MINOR SUBDIVISION** is a subdivision of a part of the City of Fruita, State of Colorado, was made from a plat of public 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. This survey is not a guaranty or warranty, either express or implied.



FINAL PLAT

NORTH MESA MINOR SUBDIVISION
NW1/4 NW1/4, SECTION 17,
T1N, R2W, UTE MERIDIAN
FRUITA, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, CO 81503
Tel: 970-254-8649 Fax: 970-241-0541

PROJ. NO. 22-06	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: March, 2022	by	km	jt	1	1