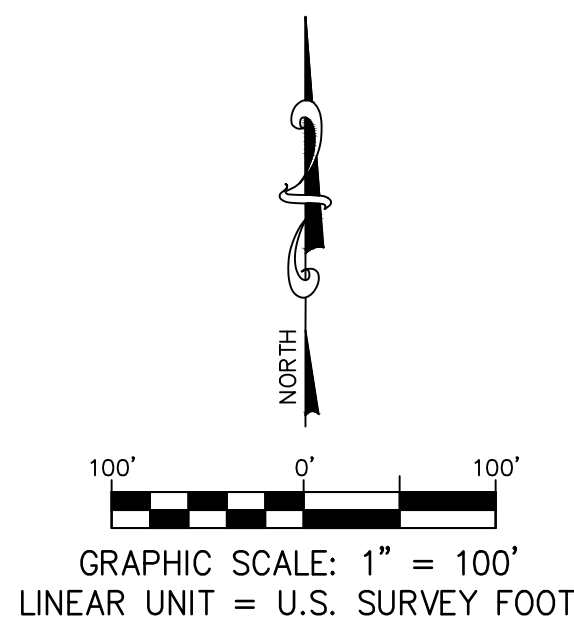
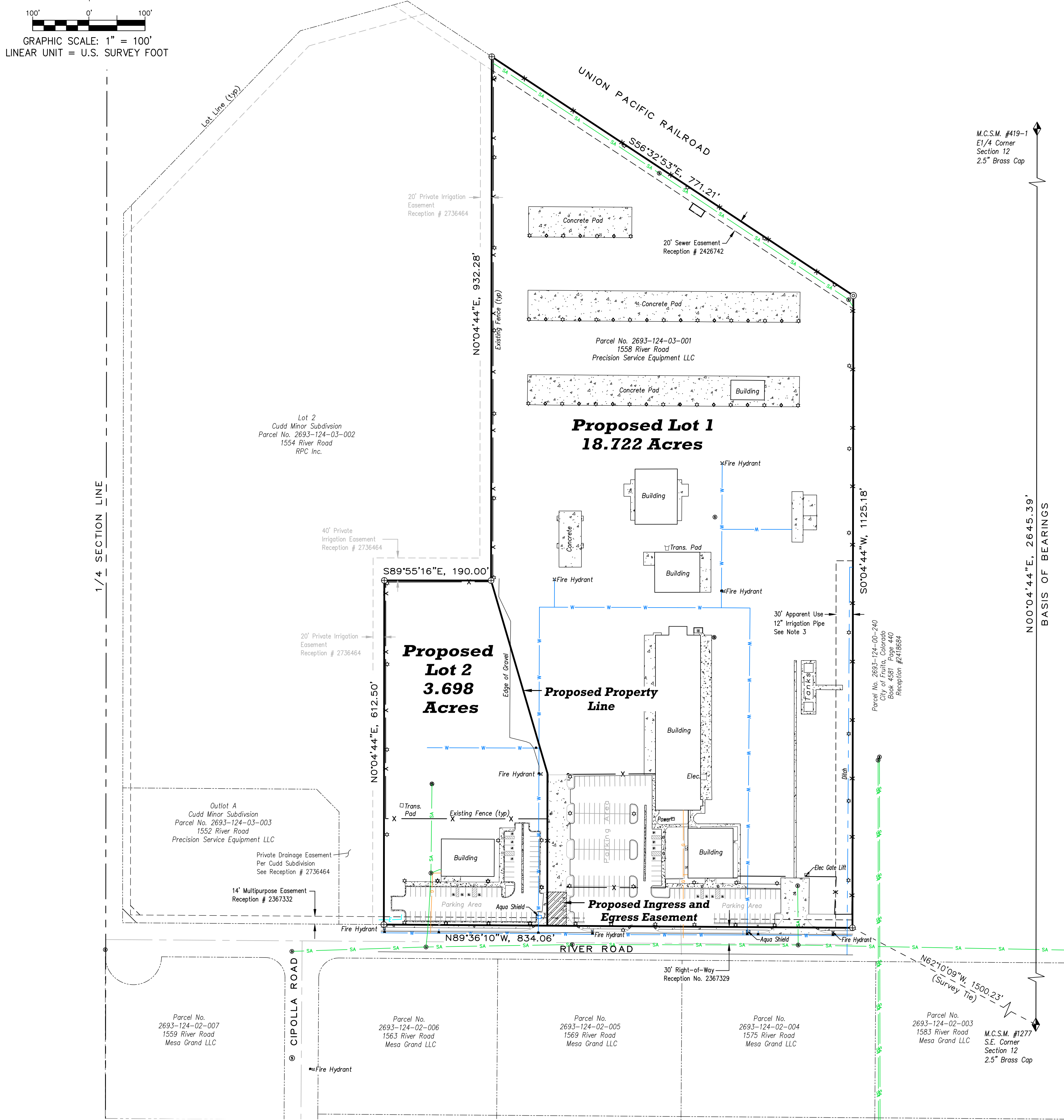


**- SITE PLAN -**  
**PSE MINOR SUBDIVISION**

**A Replat of Lot 1 of the Cudd Minor Subdivision**  
**As Shown on Plat Recorded by Reception No. 2736463 of the Mesa County Records**  
**located in the SE1/4 of Section 12, T1N, R3W, U.M., City of Fruita, Mesa County, Colorado**



GRAPHIC SCALE: 1" = 100'  
LINEAR UNIT = U.S. SURVEY FOOT



**LEGEND**

- ◆ FOUND MESA COUNTY SURVEY MARKER
- SET 5/8" x 24" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "LS 37075" (SET IN CONCRETE)
- ⊥ CALCULATED POSITION ONLY
- ⊙ FOUND 2" ALUMINUM CAP INSCRIBED "ROLLAND ENG. LS 18469"
- ⊕ FOUND 2" ALUMINUM CAP INSCRIBED "R.C.E. LS 38075"
- ⊙ SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊙ SIGN
- ▨ CONCRETE
- ▨ PROPOSED INGRESS/ EGRESS EASEMENT
- EXISTING EASEMENT
- EXISTING LOT LINE
- 1/4 SECTION LINE
- CENTERLINE EXISTING ROAD
- W — WATER LINE
- SA — SEWER LINE
- E — UNDER GROUND POWER LINE
- G — GAS LINE
- x- EXISTING FENCE
- ⊙ LIGHT POLE
- ⊕ POWER RECEPTACLE
- ⊙ FIRE HYDRANT

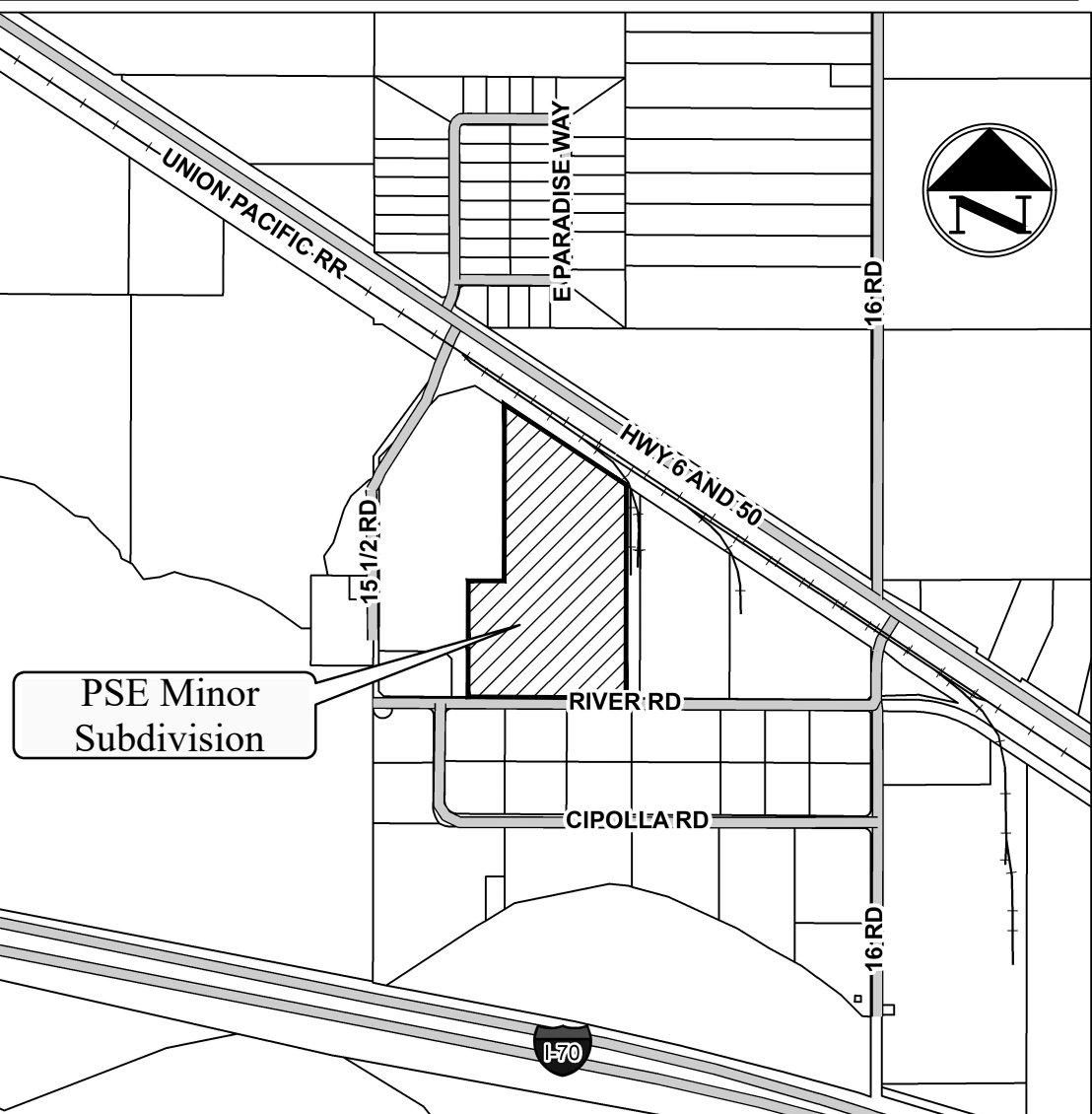
**LIST OF ABBREVIATIONS USED ON THIS PLAT**

- E — EAST
- LS — LAND SURVEYOR
- MCSM — MESA COUNTY SURVEY MARKER
- N — NORTH
- PLS — PROFESSIONAL LAND SURVEYOR
- PLSS — PUBLIC LAND SURVEY SYSTEM
- R — RANGE in defining the location in the PLSS
- S — SOUTH
- T — TOWNSHIP
- U.M. — UTE MERIDIAN
- W — WEST

**AREA SUMMARY**

PROPOSED LOT 1 PARCEL = 18.722 ACRES = 83.51%  
PROPOSED LOT 2 PARCEL = 3.698 ACRES = 16.49%  
TOTAL = 22.420 ACRES = 100%

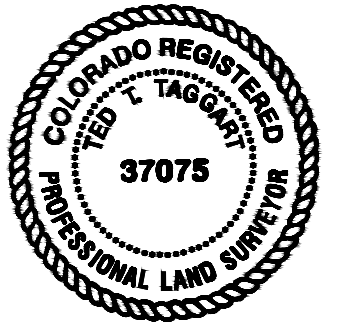
**LOCATION MAP**



LOCATION MAP SCALE 1" = 1000'

**SURVEYOR CERTIFICATE**

I, Ted Taggart, a Professional Land Surveyor in the State of Colorado, certify that the accompanying plat has been prepared under my direct supervision and accurately represents a field survey of same.



Ted T. Taggart  
Colorado Registered Land Surveyor No. 37075

**LEGAL DESCRIPTION**

Lot 1 of CUDD MINOR SUBDIVISION, County of Mesa, State of Colorado (Rec. No. 27364693)

**GENERAL NOTES**

- Basis of Bearing Statement:**  
The Basis of Bearings for this Plat is N00°04'43"E, 2645.39 feet between found monuments at the Southeast Corner and the East One-Quarter Corner of Section 12, T1N, R3W, Ute Meridian, as derived from the Grand Valley Area Local Coordinate System (G.V.A.L.C.S.). The monuments are fully described hereon.
- Title Information provided by:**  
**Commonwealth Land Title Insurance Company**  
File No. 14528CEM dated February 27, 2023.
- Existing 12" irrigation pipe crosses property in this location. This line benefits downstream users not the subject property. There was no lateral association identified.  
(\*Note taken from Note 5 of the Cudd Minor Subdivision, Reception No. 2736463)
- 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.
- Ingress / Egress easement on Lot 1 is for the benefit of Lot 2.

MCPD No.

**- SITE PLAN -**

**PSE MINOR SUBDIVISION**  
**A Replat of Lot 1 of the Cudd Minor Subdivision**  
**As Shown on Plat Recorded by Reception No. 2736463**  
**of the Mesa County Records**  
**located in the SE1/4 of Section 12, T1N, R3W, U.M.,**  
**City of Fruita, Mesa County, Colorado**

Wasatch Surveying Associates  
P.O. Box 564  
Fruita, Colorado 81521  
Phone No. (970) 639-9270  
Email: mail@wasatchsurveying.com

Date of Survey: February 27, 2023      Project No. 23-11-01  
Drawn by: CT      Date: May 11, 2023      Sheet 1 of 1