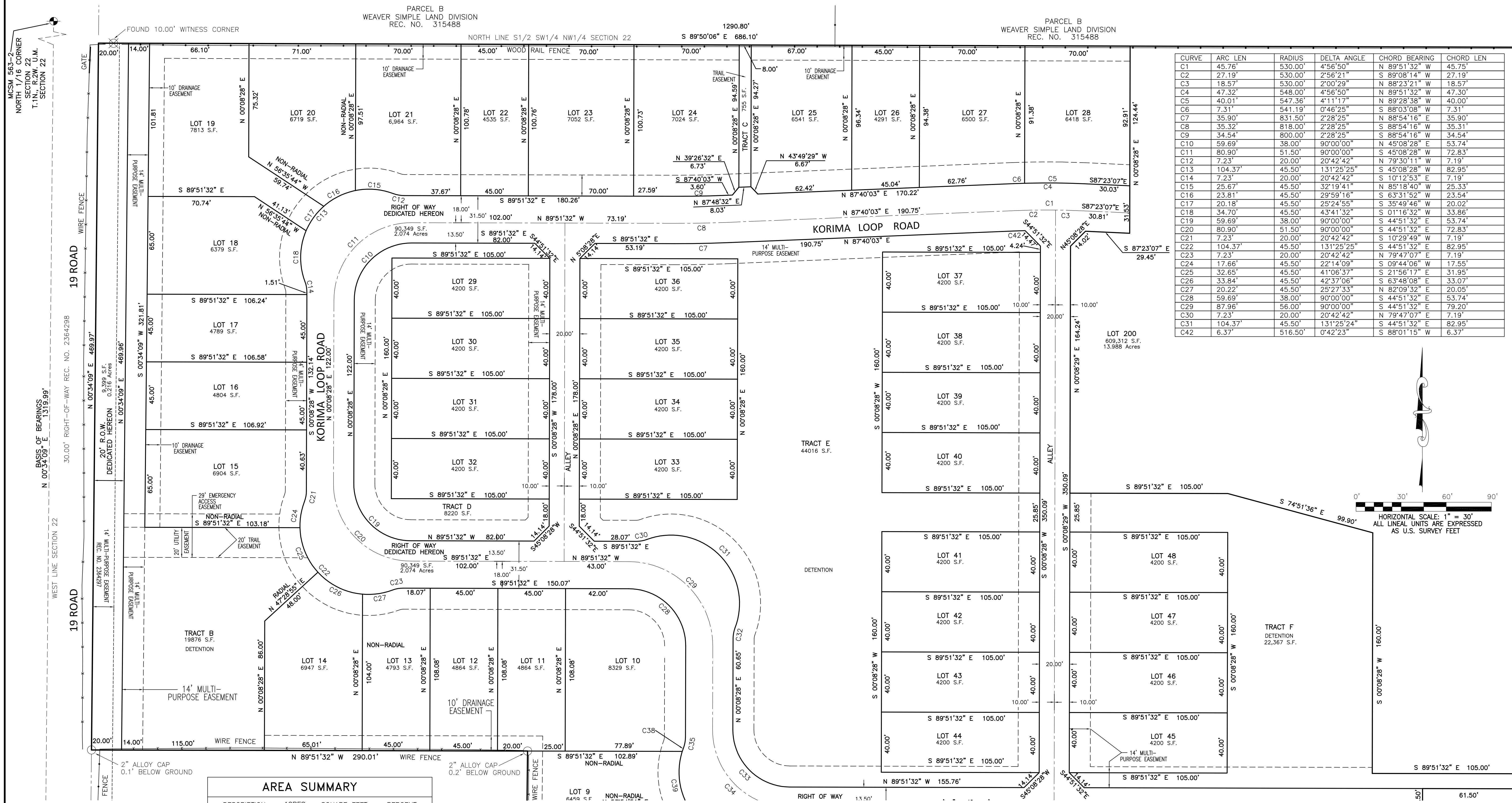
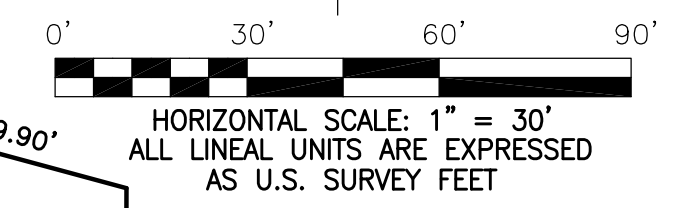


# COPPER CREEK WEST FILING 1

IN THE W 1/2 OF SECTION 22, T. 1 N., R. 2 W., OF THE UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, COLORADO.



CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	45.76'	530.00'	4°56'50"	N 89°51'32" W	45.75'
C2	27.19'	530.00'	2°56'21"	S 89°08'14" W	27.19'
C3	18.57'	530.00'	2°00'29"	N 88°23'21" W	18.57'
C4	47.32'	548.00'	4°56'50"	N 89°51'32" W	47.30'
C5	40.01'	547.36'	4°11'17"	N 89°28'38" W	40.00'
C6	7.31'	541.19'	0°46'25"	S 88°03'08" W	7.31'
C7	35.90'	831.50'	2°28'25"	N 88°54'16" W	35.90'
C8	35.32'	818.00'	2°28'25"	S 88°54'16" W	35.31'
C9	34.54'	800.00'	2°28'25"	S 88°54'16" W	34.54'
C10	59.69'	38.00'	90°00'00"	S 45°08'28" E	53.74'
C11	80.90'	51.50'	90°00'00"	S 45°08'28" E	72.83'
C12	7.23'	20.00'	20°42'42"	N 79°30'11" W	7.19'
C13	104.37'	45.50'	131°25'25"	S 45°08'28" W	82.95'
C14	7.23'	20.00'	20°42'42"	S 10°12'53" E	7.19'
C15	25.67'	45.50'	32°19'41"	N 85°18'40" W	25.33'
C16	23.81'	45.50'	29°59'16"	S 63°31'52" W	23.54'
C17	20.18'	45.50'	25°24'55"	S 35°49'46" W	20.02'
C18	34.70'	45.50'	43°41'32"	S 01°16'32" E	33.86'
C19	59.69'	38.00'	90°00'00"	S 44°51'32" E	53.74'
C20	80.90'	51.50'	90°00'00"	S 44°51'32" E	72.83'
C21	7.23'	20.00'	20°42'42"	S 10°29'49" W	7.19'
C22	104.37'	45.50'	131°25'25"	S 44°51'32" E	82.95'
C23	7.23'	20.00'	20°42'42"	N 79°47'07" E	7.19'
C24	17.66'	45.50'	22°14'09"	S 09°44'06" W	17.55'
C25	32.65'	45.50'	41°06'37"	S 21°56'17" E	31.95'
C26	33.84'	45.50'	42°37'06"	S 63°48'08" E	33.07'
C27	20.22'	45.50'	25°27'33"	N 82°09'32" E	20.05'
C28	59.69'	38.00'	90°00'00"	S 44°51'32" E	53.74'
C29	87.96'	56.00'	90°00'00"	S 44°51'32" E	79.20'
C30	7.23'	20.00'	20°42'42"	N 79°47'07" E	7.19'
C31	104.37'	45.50'	131°25'24"	S 44°51'32" E	82.95'
C42	6.37'	516.50'	0°42'23"	S 88°01'15" W	6.37'



DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOTS (1-48)	5.880	256,145	22.64%
LOT 200	13.988	609,312	53.87%
TRACT A	0.168	7,324	0.65%
TRACT B	0.456	19,876	1.76%
TRACT C	0.017	755	0.07%
TRACT D	0.189	8,220	0.73%
TRACT E	0.1011	44,016	3.88%
TRACT F	0.514	22,367	1.98%
TRACT G	1.497	65,223	5.77%
R.O.W.	2.244	97,798	8.65%
<b>TOTAL</b>	<b>25.964</b>	<b>1,131,036</b>	<b>100.00%</b>

### LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 3 1/4" ALLOY CAP LS-10097
- FOUND NO. 5 REBAR & CAP LS-38561
- FOUND NO. 5 REBAR & CAP LS-18478
- FOUND NO. 5 REBAR & CAP LS-31160
- SET 5/8" REBAR & 2" ALLOY CAP MARKED LS-38075 0.2' ABOVE GROUND
- MCSM MESA COUNTY SURVEY MARKER
- R.O.W. RIGHT-OF-WAY REFERENCE MARKER
- RM RECEPTION NUMBER
- PG PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- R RANGE
- R.O.W. RIGHT-OF-WAY
- RM REFERENCE MARKER
- S.F. SQUARE FEET
- ST STREET
- T TOWNSHIP
- U.M. UTE MERIDIAN
- WC WITNESS CORNER
- N.T.S. NOT TO SCALE

### GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N00°34'09"E for a distance of 1319.99 feet, located between a 3 1/4" Mesa County Survey Marker for the West 1/4 Corner and a 3 1/4" Mesa County Survey Marker for the North 1/16 Corner of Section 22, Township 1 North, Range 2 West, of the Ute Meridian.
- Title information is from Mesa County Real Property Records, and the title commitment by Abstract and Title Company of Mesa County, File No. 8043CEM, Effective Date March 28, 2018.

- ### SHEET INDEX
- DEDICATION SHEET
  - OVERALL / OUTER BOUNDARY SHEET
  - NORTHWEST DETAIL SHEET
  - SOUTHWEST DETAIL SHEET

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www.reegi.com

**COPPER CREEK WEST  
FILING 1  
NORTHWEST DETAIL**

IN THE W 1/2 OF SECTION 22  
TOWNSHIP 1 NORTH RANGE 2 WEST OF THE UTE MERIDIAN  
CITY OF FRUITA, MESA COUNTY, COLORADO

Drawn JLG	Designed	Checked JAM	Proj#	Rv:	Sheet 3
File Name: C:\PROJECTS\C2448\C2448 Plat.dwg				Date	10/20/22 Of 4