

# WESTON ESTATES SUBDIVISION FILING 1

A REPLAT OF LOTS 5, 7, AND 8 OF THE FRANK D. KIEFER'S ORCHARD SUBDIVISION TO THE TOWN OF CLEVELAND (REC. NO. 10399) SITUATED IN THE SE1/4 SE1/4 OF SECTION 16 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

## OWNERSHIP CERTIFICATE / DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT M & D ENTERPRISES, LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO PARCEL NUMBERS 1 AND 2 AND STEVEN AZCARRAGA AND MARTIN AZCARRAGA AS TO PARCEL NUMBER 3 AS JOINT TENANTS ARE THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE SE1/4SE1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT RECEPTION NO. 2899684 AND 2920985 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 "WESTON ESTATES SUBDIVISION FILING 1" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1 2697-164-00-050  
THE NE1/4 SE1/4 AND THE E1/2 SE1/4 SE1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, OTHERWISE DESCRIBED AS LOT 7 AND THE E1/2 OF LOT 8 IN FRANK D. KIEFER'S ORCHARD SUBDIVISION TO THE TOWN OF CLEVELAND, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD OCTOBER 22, 1890 IN PLAT BOOK 1 AT PAGE 18 AS RECEPTION NO. 10399

PARCEL NO. 2 2697-164-00-074  
W1/2 OF LOT 8 OF FRANK D. KIEFER'S ORCHARD SUBDIVISION TO THE TOWN OF CLEVELAND, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD OCTOBER 22, 1890 IN PLAT BOOK 1 AT PAGE 18 AS RECEPTION NO. 10399.

PARCEL NO. 3 2697-164-00-129  
LOT 5 IN FRANK D. KIEFER'S ORCHARD SUBDIVISION TO THE TOWN OF CLEVELAND, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD OCTOBER 22, 1890 IN PLAT BOOK 1 AT PAGE 18 AS RECEPTION NO. 10399.

ALL IN COUNTY OF MESA, STATE OF COLORADO

PARCEL CONTAINS 27.77 ACRES.

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

- ALL STREET AND ALLEY RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF FRUITA FOR THE USE OF THE PUBLIC FOREVER.
- ALL MULTI-PURPOSE 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.
- 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.
- ALL TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.
- ALL IRRIGATION AND DRAINAGE EASEMENTS ARE GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

SAID OWNERS HEREBY ACKNOWLEDGES THAT ALL LIENHOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED.

MARTIN AZCARRAGA DATE

STEVEN AZCARRAGA DATE

MARTIN AZCARRAGA DATE  
REGISTERED AGENT FOR M&D ENTERPRISES, LLC

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO )  
)§  
COUNTY OF MESA )

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY MARTIN AZCARRAGA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO )  
)§  
COUNTY OF MESA )

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY STEVEN AZCARRAGA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO )  
)§  
COUNTY OF MESA )

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY MARTIN AZCARRAGA, REGISTERED AGENT FOR M&D ENTERPRISES, LLC, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



VICINITY MAP  
N.T.S.

## 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

## TITLE CERTIFICATION

ABSTRACT & TITLE COMPANY OF MESA COUNTY, 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 M&D ENTERPRISES, LLC, AND STEVEN AZCARRAGA AND MARTIN AZCARRAGA, FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

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

\_\_\_\_\_  
TITLE EXAMINER

## COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

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

\_\_\_\_\_  
COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

## FOR CITY USE ONLY:

ASSOCIATED RECORDED DOCUMENTS  
RECEPTION NO. DOCUMENT TYPE  
\_\_\_\_\_  
TRACTS A, B, C, D, E, F, G, H & I  
CONVEYED TO WESTON ESTATES  
\_\_\_\_\_  
HOMEOWNERS', ASSOCIATION INC.  
\_\_\_\_\_

## NOTES:

- BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF S00°05'03"E AND 1320.16 FEET BETWEEN A FOUND 3" BRASS CAP MONUMENT MARKING THE S1/16 CORNER ON THE EAST LINE OF SECTION 16 (MCSM #582) AND A FOUND 2" ALUMINUM CAP MONUMENT MARKING THE SE CORNER OF SECTION 16 (MCSM #564-1).
- 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 ABSTRACT & TITLE COMPANY OF MESA COUNTY, FILE NO: 12487CEM AMENDMENT NO. 2, DATED MAY 25, 2022
- ENTIRE PARCEL SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS. ALSO SUBJECT TO RIGHTS OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM. (REC. NO. 74873)
- THE PORTION OF THE PARCEL IN THE NW1/4SE1/4SE1/4 OF SECTION 16 (LOT 5, FRANK D. KIEFER'S ORCHARD SUBDIVISION) IS SUBJECT TO INTERESTS IN ALL OIL, GAS, AND HYDRO-CARBON MINERALS IN, ON OR UNDER SAID LANDS. (REC. NO. 230538 AND 250561)
- THE PORTION OF THE PARCEL IN THE NE1/4SE1/4SE1/4 AND THE E1/2SE1/4SE1/4 OF SECTION 16 (LOT 7 AND THE EAST HALF OF LOT 8, FRANK D. KIEFER'S ORCHARD SUBDIVISION) IS SUBJECT TO INTERESTS IN ALL OIL, GAS, AND HYDRO-CARBON MINERALS IN, ON OR UNDER SAID LANDS, WITH THE RIGHT OF INGRESS AND EGRESS TO PROSPECT FOR, MINE, AND REMOVE SAID MINERALS.. (REC. NO. 517027 AND 780526)

## 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

## SURVEYOR'S CERTIFICATE

I, KURT R. SHEPHERD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WESTON ESTATES SUBDIVISION FILING 1 WAS SURVEYED 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.



KURT R. SHEPHERD 28662

AREA SUMMARY:		
LOTS - RESIDENTIAL:	7.21 AC.	25.96%
FUTURE DEVELOPMENT:	13.22 AC.	47.61%
TRACTS:	4.23 AC.	15.23%
RIGHT-OF-WAY:	3.11 AC.	11.20%
TOTAL	27.77 AC.	100.00%

WESTON ESTATES  
SUBDIVISION FILING 1  
LOCATED IN THE  
SE1/4 SE1/4 of Section 16, T1N, R2W, Ute Meridian  
City of Fruita,  
Mesa County, Colorado

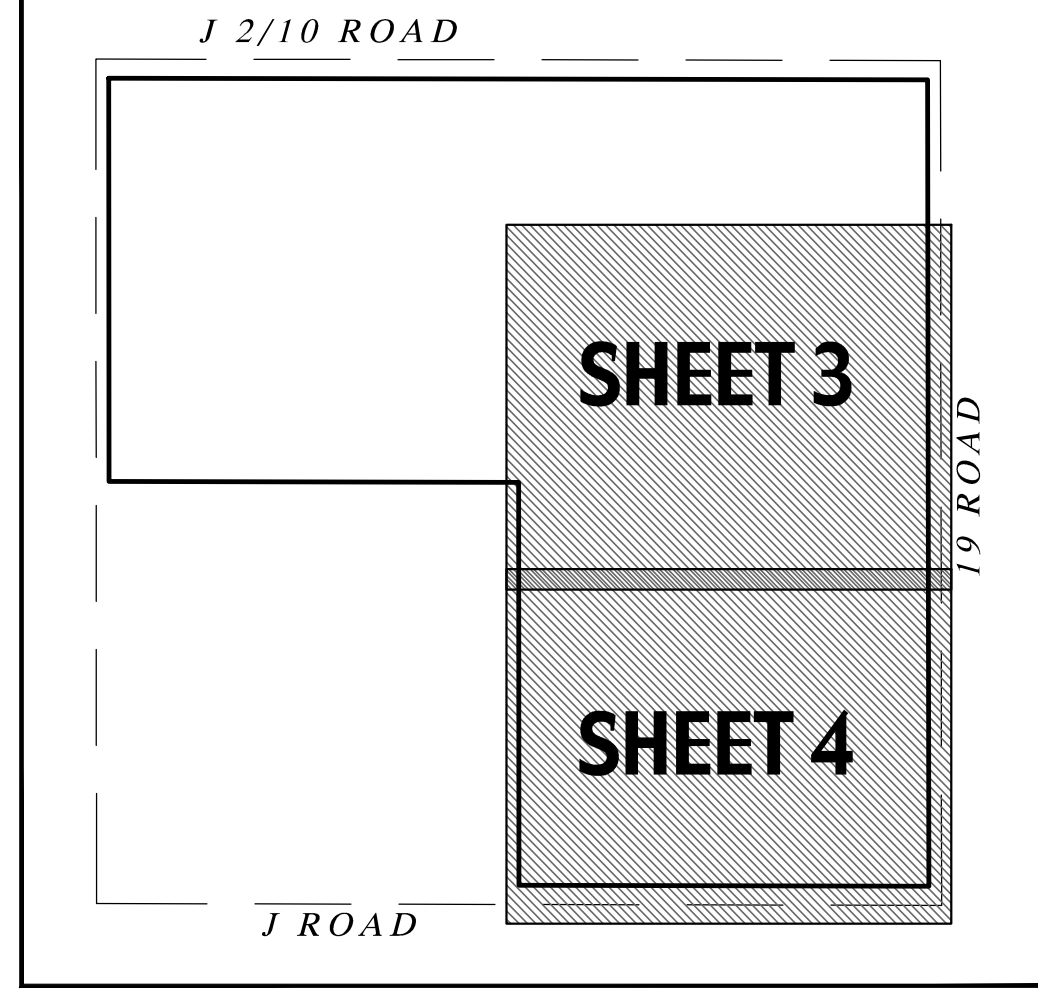
**VORTEX**  
ENGINEERING, INC.

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

FIELDWORK: RAS	DRAWING: WESTON PLAT.DWG	DATE: 5/26/23
DRAWN BY: KRS	JOB NUMBER: F20-052	SHEET 1 OF 4

# WESTON ESTATES SUBDIVISION FILING 1

A REPLAT OF LOTS 5, 7, AND 8 OF THE FRANK D.  
KIEFER'S ORCHARD SUBDIVISION TO THE TOWN OF CLEVELAND (REC. NO. 10399)  
SITUATED IN THE SE1/4 SE1/4 OF SECTION 16  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,  
CITY OF FRUITA, MESA COUNTY, COLORADO



**KEY MAP**  
N.T.S.

**LEGEND**

—	PROPERTY BOUNDARY
—	LOT LINE
—	RIGHT-OF-WAY
—	SECTION LINE
---	MULTI-PURPOSE EASEMENT
---	EASEMENT AS NOTED
---	ADJOINER PROPERTY LINE
---	EXISTING EASEMENT

- ◆ FOUND SURVEY CONTROL MONUMENT
  - ⊗ FOUND PLASTIC CAP MARKED "PLS 30111"
  - FOUND 2" ALUMINUM CAP MARKED "PLS 37904"
  - FOUND 2" ALUMINUM CAP MARKED "PLS 38005"
  - SET #5 REBAR WITH 2" ALUMINUM CAP MARKED "VORTEX ENGINEERING PLS 28662"
- ALL EXTERNAL SUBDIVISION CORNERS SET IN CONCRETE

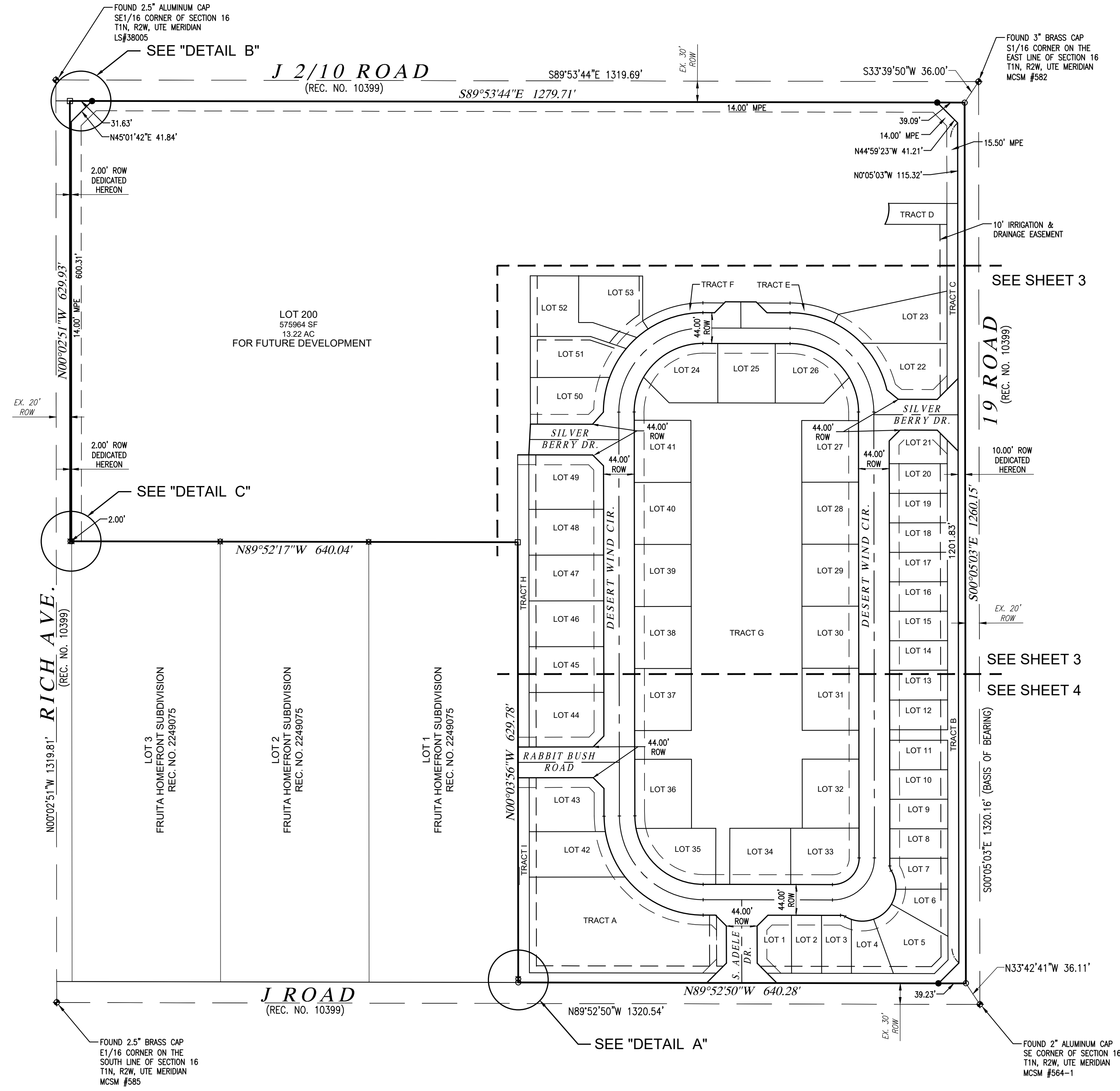
**TABLE OF ABBREVIATIONS**

MCSM	-	MESA COUNTY SURVEY MONUMENT
PLS	-	PROFESSIONAL LAND SURVEYOR
LS	-	LAND SURVEYOR
N	-	NORTH
S	-	SOUTH
E	-	EAST
W	-	WEST
C	-	CENTER
T	-	TOWNSHIP
R	-	RANGE
SF	-	SQUARE FEET
AC	-	ACRES
ROW	-	RIGHT OF WAY
EX	-	EXISTING
MPE	-	MULTI-PURPOSE EASEMENT
REC. NO.	-	RECEPTION NUMBER
U.M.	-	UTE MERIDIAN
HOA	-	HOMEOWNERS ASSOCIATION
CIR.	-	CIRCLE
DR.	-	DRIVE
AVE.	-	AVENUE

**AREA SUMMARY:**

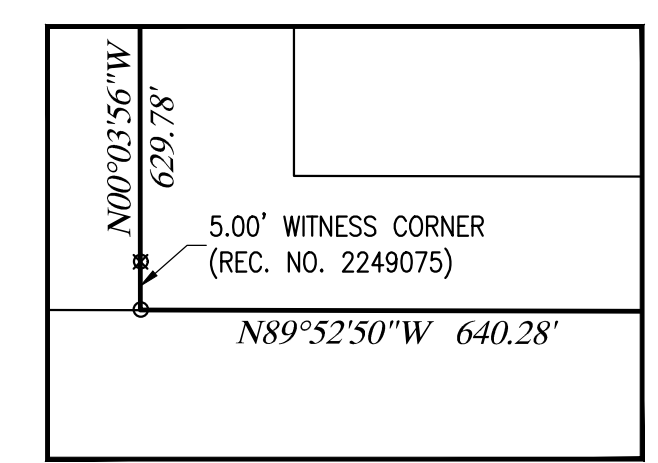
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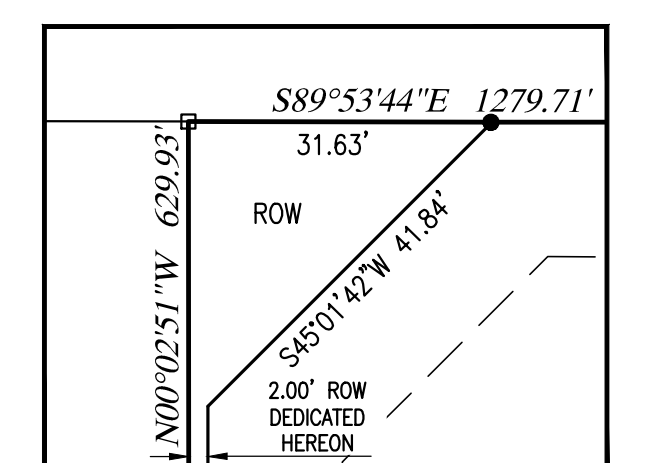


**Tract Table**

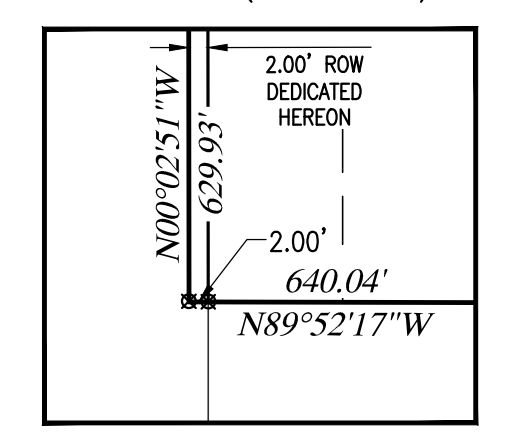
TRACT #	Square Foot	Acres
TRACT A	32397.11	0.74
TRACT B	16457.75	0.38
TRACT C	4002.45	0.09
TRACT D	2534.43	0.06
TRACT E	1514.49	0.04
TRACT F	1549.88	0.04
TRACT G	110628.69	2.54
TRACT H	6688.61	0.15
TRACT I	8333.48	0.19



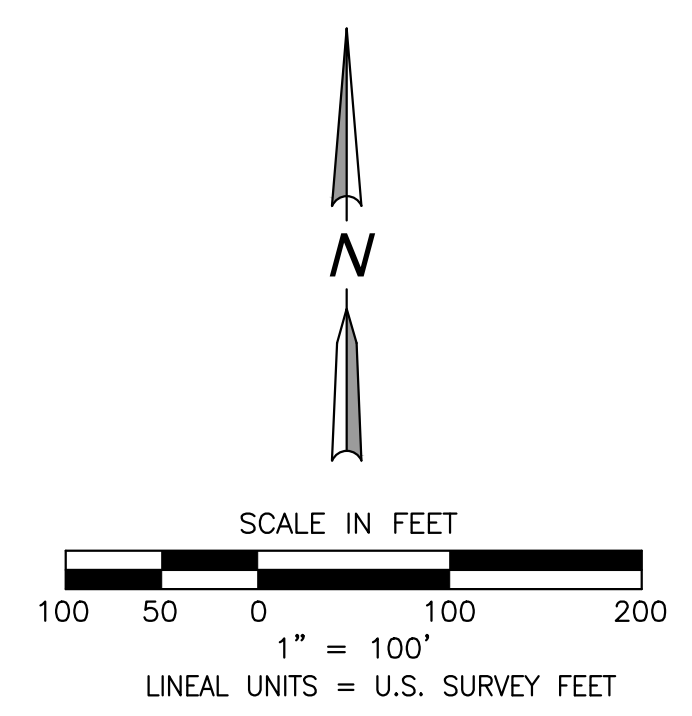
DETAIL A  
(SCALE 1"=20')



DETAIL B  
(SCALE 1"=20')



DETAIL C  
(SCALE 1"=20')



**WESTON ESTATES  
SUBDIVISION FILING 1  
LOCATED IN THE  
SE1/4 SE1/4 of Section 16, T1N, R2W, Ute Meridian  
City of Fruita,  
Mesa County, Colorado**

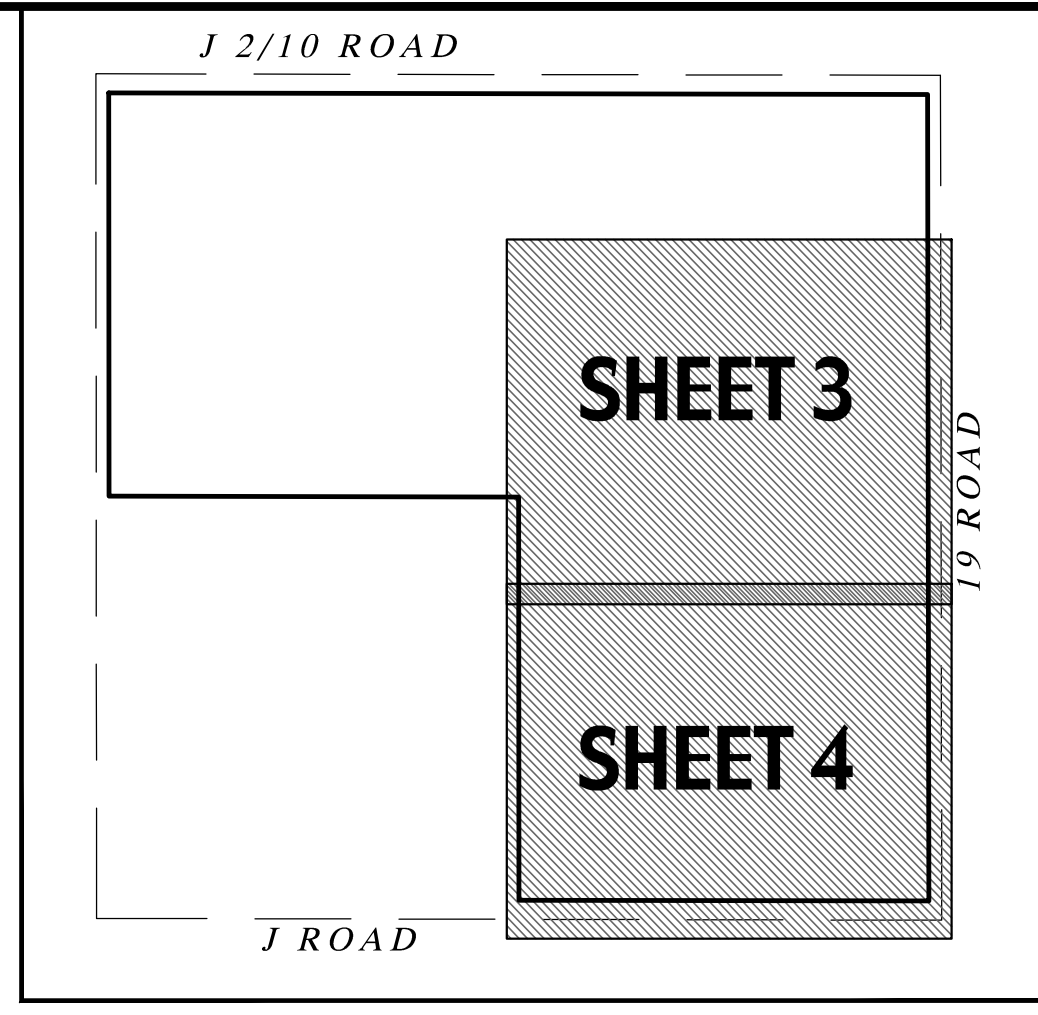


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FIELDWORK: RAS	DRAWING: WESTON PLAT.DWG	DATE: 5/26/23
DRAWN BY: KRS	JOB NUMBER: F20-052	SHEET 2 OF 4

# WESTON ESTATES SUBDIVISION FILING 1

A REPLAT OF LOTS 5, 7, AND 8 OF THE FRANK D. KIEFER'S ORCHARD SUBDIVISION TO THE TOWN OF CLEVELAND (REC. NO. 10399) SITUATED IN THE SE1/4 SE1/4 OF SECTION 16 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO



**KEY MAP**  
N.T.S.

**LEGEND**

———	PROPERTY BOUNDARY
———	LOT LINE
———	RIGHT-OF-WAY
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———	MULTI-PURPOSE EASEMENT
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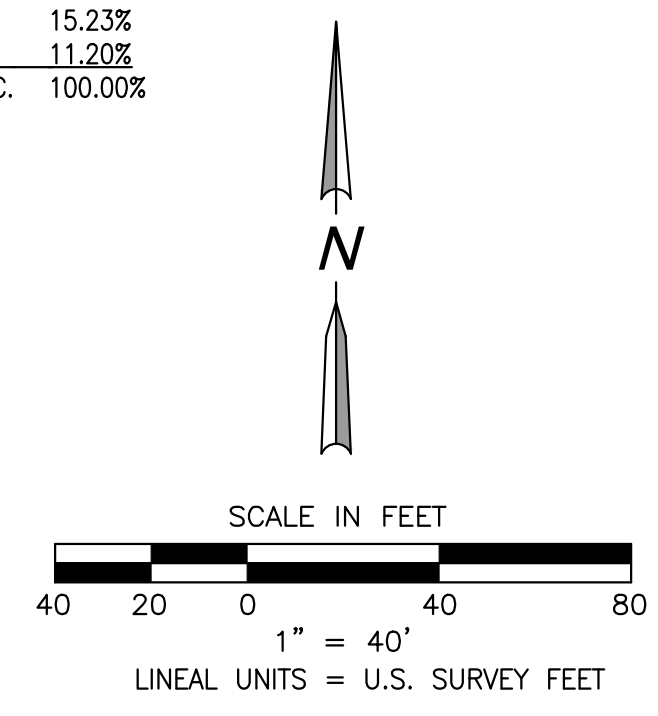
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**TABLE OF ABBREVIATIONS**

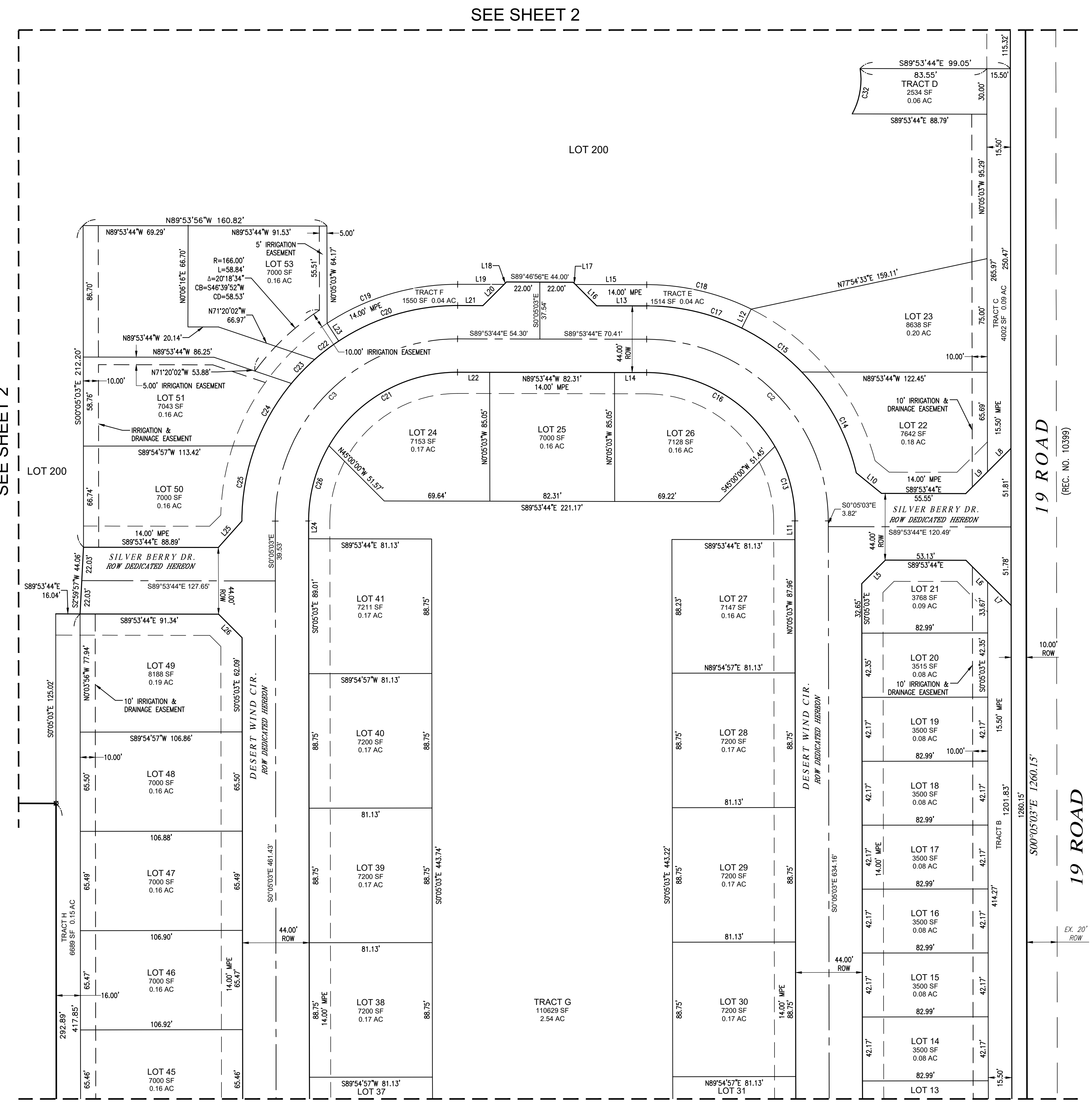
MCSM	—	MESA COUNTY SURVEY MONUMENT
PLS	—	PROFESSIONAL LAND SURVEYOR
LS	—	LAND SURVEYOR
N	—	NORTH
S	—	SOUTH
E	—	EAST
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C	—	CENTER
T	—	TOWNSHIP
R	—	RANGE
SF	—	SQUARE FEET
AC	—	ACRES
ROW	—	RIGHT OF WAY
EX	—	EXISTING
MPE	—	MULTI-PURPOSE EASEMENT
REC. NO.	—	RECEPTION NUMBER
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**AREA SUMMARY:**

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SEE SHEET 4

**Street Line Data**

Line #	Length	Direction
L7	21.96'	N44° 59' 24"W
L8	21.88'	N45° 00' 36"E
L9	20.21'	N45° 00' 36"E
L10	21.58'	S50° 50' 49"E
L11	12.37'	N00° 05' 03"W
L12	14.00'	N26° 18' 53"E
L13	32.99'	S89° 53' 44"E
L14	21.18'	N89° 53' 44"W
L15	47.04'	N89° 53' 44"W
L16	19.83'	S44° 59' 23"E

**Street Line Data**

Line #	Length	Direction
L17	2.11'	S44° 59' 23"E
L18	2.23'	N45° 00' 37"E
L19	20.21'	N45° 00' 36"E
L20	19.77'	N45° 00' 37"E
L21	16.64'	S89° 53' 44"E
L22	21.22'	N89° 53' 44"W
L23	14.00'	S33° 22' 58"E
L24	11.72'	S00° 05' 03"E
L25	23.36'	N41° 45' 08"E
L26	21.94'	N44° 59' 23"W

**Lot Curve Data**

Curve #	Radius	Delta	Arc Length	Chord Direction	Chord Length
C13	98.00'	030° 05' 03"	51.46'	N15° 07' 35"W	50.87'
C14	142.00'	030° 52' 03"	76.50'	N28° 25' 21"W	75.58'
C15	142.00'	019° 49' 44"	49.14'	N53° 46' 15"W	48.90'
C16	98.00'	059° 43' 38"	102.16'	N60° 01' 55"W	97.60'
C17	142.00'	026° 12' 37"	64.96'	N76° 47' 25"W	64.39'
C18	156.00'	026° 12' 37"	71.36'	S76° 47' 25"E	70.74'
C19	156.00'	033° 29' 14"	91.18'	S73° 21' 39"W	89.88'
C20	142.00'	033° 29' 14"	82.99'	S73° 21' 39"W	81.82'
C21	98.00'	059° 45' 47"	102.22'	S60° 13' 22"W	97.65'
C22	142.00'	008° 04' 11"	20.00'	S52° 34' 56"W	19.98'
C23	142.00'	008° 53' 28"	22.04'	N44° 06' 07"E	22.01'
C24	142.00'	019° 17' 02"	47.79'	S30° 00' 52"W	47.57'
C25	142.00'	020° 27' 24"	50.70'	S10° 08' 39"W	50.43'
C26	98.00'	030° 25' 32"	52.04'	S15° 07' 43"W	51.43'
C32	48.00'	036° 58' 11"	30.97'	S09° 49' 42"W	30.44'

**Street Curve Data**

Curve #	Radius	Delta	Arc Length	Chord Direction	Chord Length
C1	60.00'	090° 11' 19"	94.45'	N45° 00' 37"E	84.99'
C2	120.00'	089° 48' 41"	188.10'	N44° 59' 23"W	169.43'
C3	120.00'	090° 11' 19"	188.89'	S45° 00' 37"W	169.98'
C4	120.00'	089° 48' 41"	188.10'	S44° 59' 23"E	169.43'

**WESTON ESTATES SUBDIVISION FILING 1**  
LOCATED IN THE SE1/4 SE1/4 OF SECTION 16, T1N, R2W, Ute Meridian  
City of Fruita, Mesa County, Colorado

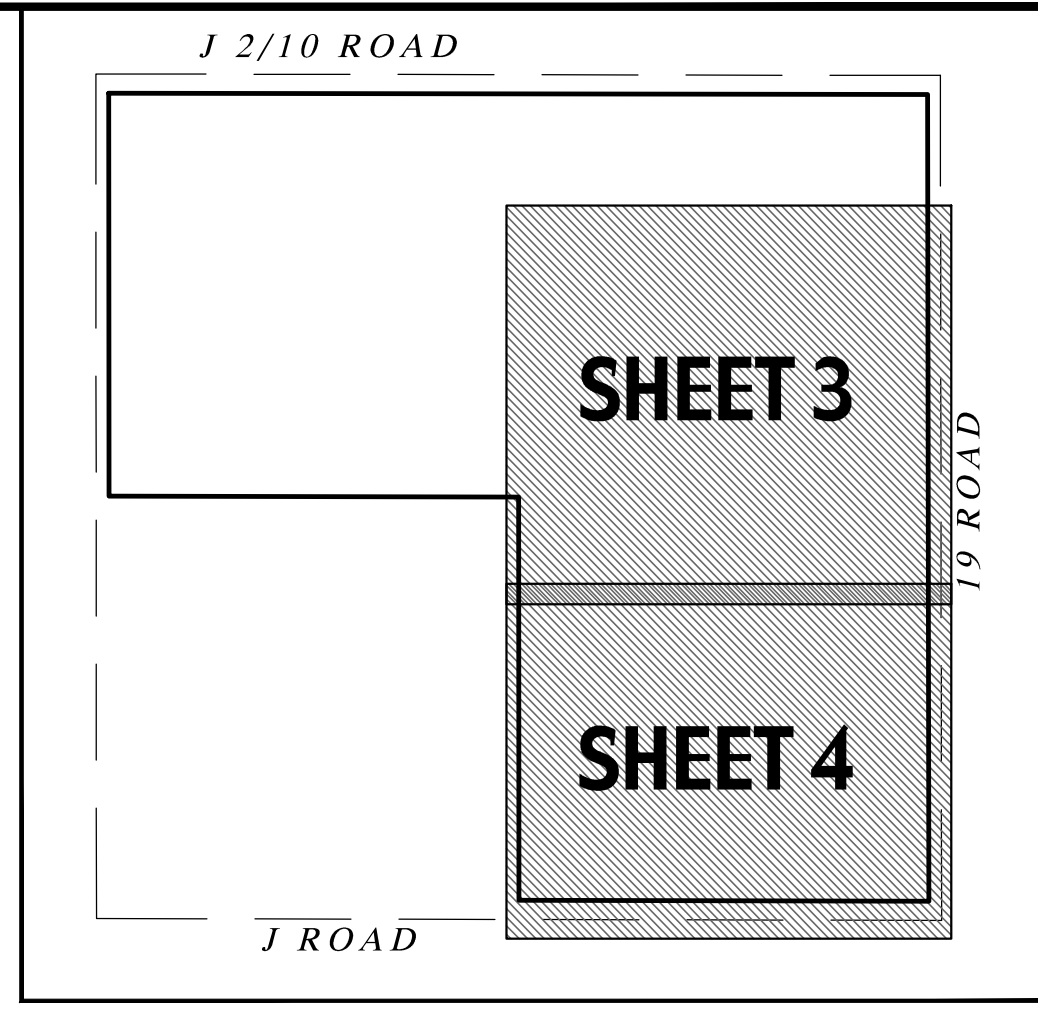
**VORTEX ENGINEERING, INC.**

861 Rood Avenue  
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Phone: (970) 245-9051  
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FIELDWORK: RAS	DRAWING: WESTON PLAT.DWG	DATE: 5/26/23
DRAWN BY: KRS	JOB NUMBER: F20-052	SHEET 3 OF 4

# WESTON ESTATES SUBDIVISION FILING 1

A REPLAT OF LOTS 5, 7, AND 8 OF THE FRANK D. KIEFER'S ORCHARD SUBDIVISION TO THE TOWN OF CLEVELAND (REC. NO. 10399) SITUATED IN THE SE1/4 SE1/4 OF SECTION 16 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO



**KEY MAP**  
N.T.S.

**LEGEND**

———	PROPERTY BOUNDARY
———	LOT LINE
———	RIGHT-OF-WAY
———	SECTION LINE
---	MULTI-PURPOSE EASEMENT
---	EASEMENT AS NOTED
---	ADJOINER PROPERTY LINE
---	EXISTING EASEMENT

- ◆ FOUND SURVEY CONTROL MONUMENT
  - ⊗ FOUND PLASTIC CAP MARKED "PLS 30111"
  - FOUND 2" ALUMINUM CAP MARKED "PLS 37904"
  - FOUND 2" ALUMINUM CAP MARKED "PLS 38005"
  - SET #5 REBAR WITH 2" ALUMINUM CAP MARKED "VORTEX ENGINEERING PLS 28662"
- ALL EXTERNAL SUBDIVISION CORNERS SET IN CONCRETE

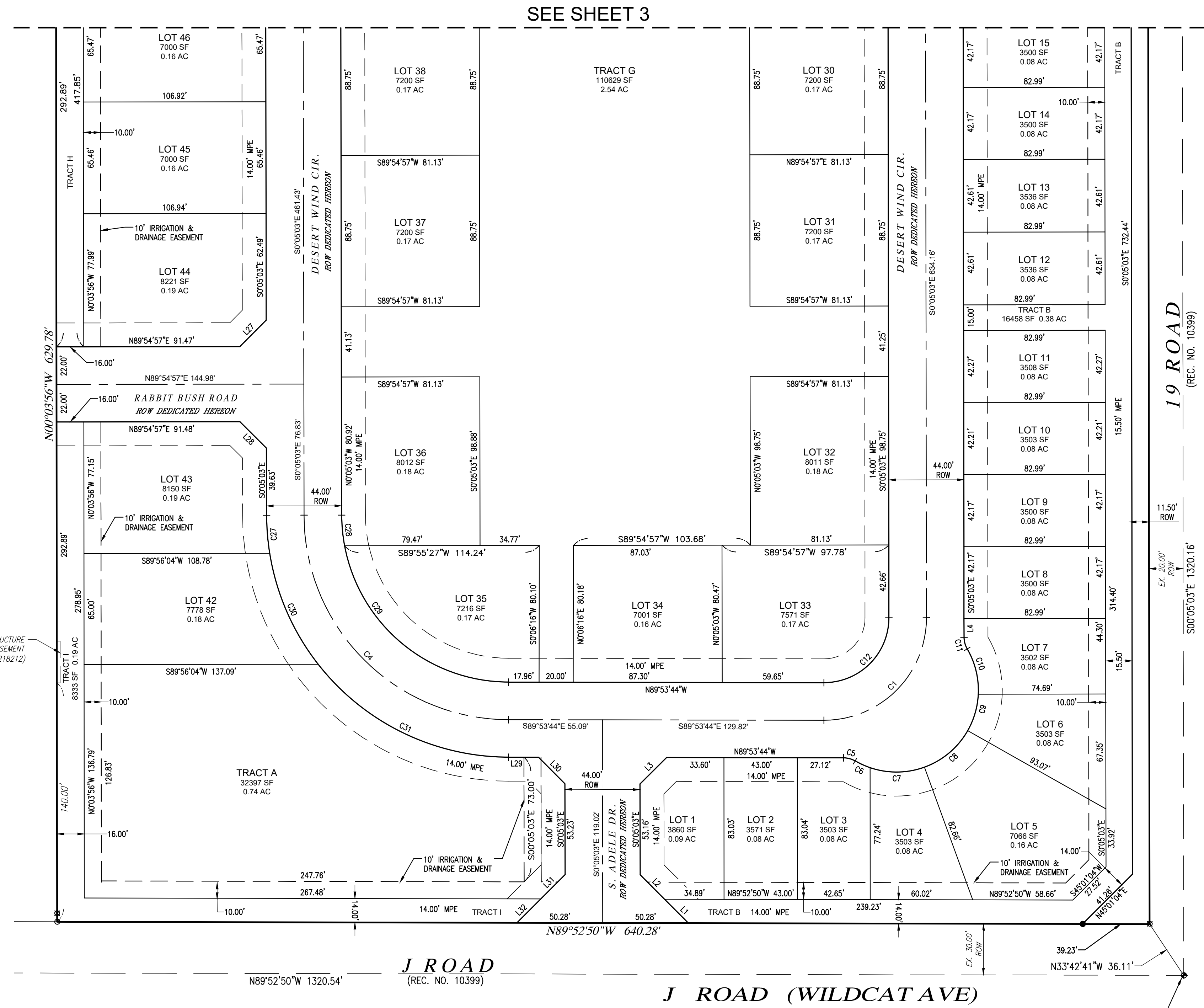
**TABLE OF ABBREVIATIONS**

MCSM	-	MESA COUNTY SURVEY MONUMENT
PLS	-	PROFESSIONAL LAND SURVEYOR
LS	-	LAND SURVEYOR
N	-	NORTH
S	-	SOUTH
E	-	EAST
W	-	WEST
C	-	CENTER
T	-	TOWNSHIP
R	-	RANGE
SF	-	SQUARE FEET
AC	-	ACRES
ROW	-	RIGHT OF WAY
EX	-	EXISTING
MPE	-	MULTI-PURPOSE EASEMENT
REC. NO.	-	RECEPTION NUMBER
U.M.	-	UTE MERIDIAN
HOA	-	HOMEOWNERS ASSOCIATION
CIR.	-	CIRCLE
DR.	-	DRIVE
AVE.	-	AVENUE

**AREA SUMMARY:**

LOTS - RESIDENTIAL:	7.21 AC.	25.96%
FUTURE DEVELOPMENT:	13.22 AC.	47.61%
TRACTS:	4.23 AC.	15.23%
RIGHT-OF-WAY:	3.11 AC.	11.20%
TOTAL	27.77 AC.	100.00%

**SURVEYOR'S CERTIFICATE**  
I, KURT R. SHEPHERD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WESTON ESTATES SUBDIVISION FILING 1 WAS SURVEYED 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.



**Street Line Data**

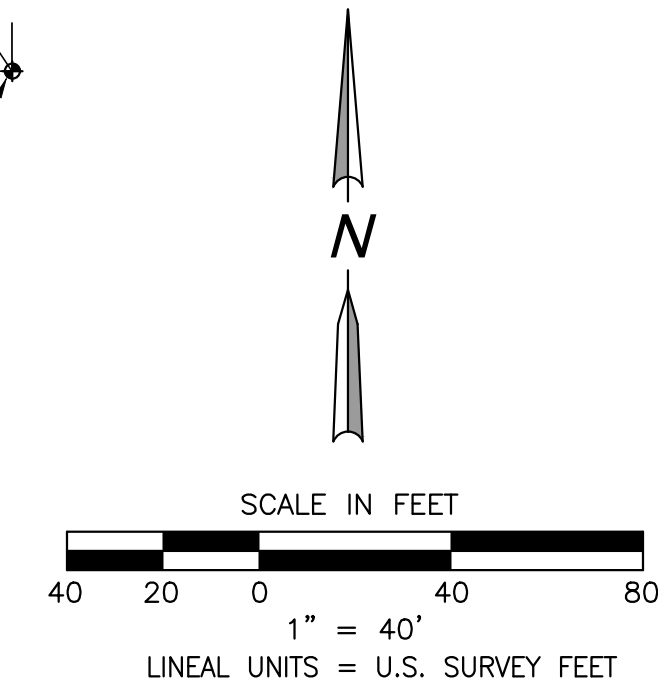
Line #	Length	Direction
L1	19.83'	S44° 58' 56"E
L2	20.24'	S44° 58' 56"E
L3	22.00'	S45° 00' 37"W
L4	10.97'	S00° 05' 03"E
L27	21.92'	S44° 54' 57"W
L28	21.92'	S45° 05' 03"E
L29	17.67'	N89° 53' 44"W
L30	21.95'	N44° 59' 23"W
L31	20.16'	N45° 01' 04"E
L32	19.76'	N45° 01' 04"E

**Lot Curve Data**

Curve #	Radius	Delta	Arc Length	Chord Direction	Chord Length
C5	13.50'	030° 13' 03"	7.12'	N74° 47' 13"W	7.04'
C6	48.00'	011° 30' 26"	9.64'	S65° 25' 54"E	9.62'
C7	48.00'	038° 47' 56"	32.50'	N89° 24' 55"E	31.89'
C8	48.00'	040° 28' 39"	33.91'	N49° 46' 37"E	33.21'
C9	48.00'	026° 47' 05"	22.44'	N16° 08' 45"E	22.24'
C10	48.00'	033° 03' 19"	27.69'	N13° 46' 26"W	27.31'
C11	13.50'	030° 13' 03"	7.12'	S15° 11' 34"E	7.04'
C12	38.00'	090° 11' 19"	59.82'	N45° 00' 37"E	53.83'
C27	142.00'	008° 56' 18"	22.15'	S04° 40' 27"E	22.13'
C28	98.00'	010° 33' 01"	18.05'	S05° 21' 34"E	18.02'
C29	98.00'	079° 15' 40"	135.57'	S50° 15' 54"E	125.02'
C30	142.00'	028° 54' 44"	71.65'	S23° 35' 58"E	70.90'
C31	142.00'	051° 50' 26"	128.48'	S63° 58' 33"E	124.14'

**Street Curve Data**

Curve #	Radius	Delta	Arc Length	Chord Direction	Chord Length
C1	60.00'	090° 11' 19"	94.45'	N45° 00' 37"E	84.99'
C2	120.00'	089° 48' 41"	188.10'	N44° 59' 23"W	169.43'
C3	120.00'	090° 11' 19"	188.89'	S45° 00' 37"W	169.98'
C4	120.00'	089° 48' 41"	188.10'	S44° 59' 23"E	169.43'



**WESTON ESTATES SUBDIVISION FILING 1**  
LOCATED IN THE SE1/4 SE1/4 of Section 16, T1N, R2W, Ute Meridian  
City of Fruita, Mesa County, Colorado

**VORTEX ENGINEERING, INC.**

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

FIELDWORK: RAS	DRAWING: WESTON PLAT.DWG	DATE: 5/26/23
DRAWN BY: KRS	JOB NUMBER: F20-052	SHEET 4 OF 4