

# GEAR ESTATES

SITUATED IN THE SW¼ NW¼ SECTION 9  
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN  
AND BEING A REPLAT OF A PART OF PETERSON MINOR SUBDIVISION  
COUNTY OF MESA, STATE OF COLORADO

### ABBREVIATIONS:

N NORTH  
S SOUTH  
E EAST  
W WEST  
T TOWNSHIP  
R RANGE  
MCSM MESA COUNTY SURVEY MARKER  
ROW RIGHT OF WAY  
SIMS SURVEY INFORMATION MANAGEMENT SYSTEM  
PLS PROFESSIONAL LAND SURVEYOR  
No. NUMBER  
GPS GLOBAL POSITIONING SYSTEM  
ID IDENTIFICATION  
SQ SQUARE  
FT FEET  
AVE. AVENUE  
ST. STREET  
CT. COURT  
LN. LANE  
DR. DRIVE  
U.S. UNITED STATES  
L.C.E. LIMITED COMMON ELEMENT  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

### CURVE LABEL ABBREVIATIONS:

RAD RADIUS  
L ARC LENGTH  
CHORD LONG CHORD DISTANCE  
BRG LONG CHORD BEARING  
Δ CURVE CENTRAL ANGLE

### CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that TREYTYN PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, is the 100% owner of record of that real property situated in the Southwest Quarter of the Northwest Quarter of Section 9, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado as demonstrated at Reception Number 3061071 of the records in the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of GEAR ESTATES and being more particularly described as follows:

Lot 1 of  
Peterson Minor Subdivision  
County of Mesa, State of Colorado.

Said Parcel contains 1.23 acres as described.

Said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Fruita for the use of the public forever.

All multi-purpose easements to the City of Fruita for the use of City approved utilities and 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 telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

Tract A is conveyed by separate document to the homeowner's association for Stormwater purposes.

A 15 foot Drainage Easement is to be conveyed by separate document to the homeowner's association

A 10 foot Drainage Easement is to be conveyed by separate document to the homeowner's association

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 has caused their name to be hereunto subscribed this

\_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

By: \_\_\_\_\_  
for TREYTYN PROPERTIES LLC

### NOTARY PUBLIC CERTIFICATION

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss

On this \_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_, before me the undersigned, personally appeared: \_\_\_\_\_,

and acknowledged that they 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

### NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY PROVIDED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY, FILE NUMBER 17672CEM.

2. BEARINGS ARE BASED ON THE WEST LINE OF SW¼ NW¼ SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE VALUE USED N0°09'22"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.

3. 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.

### COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

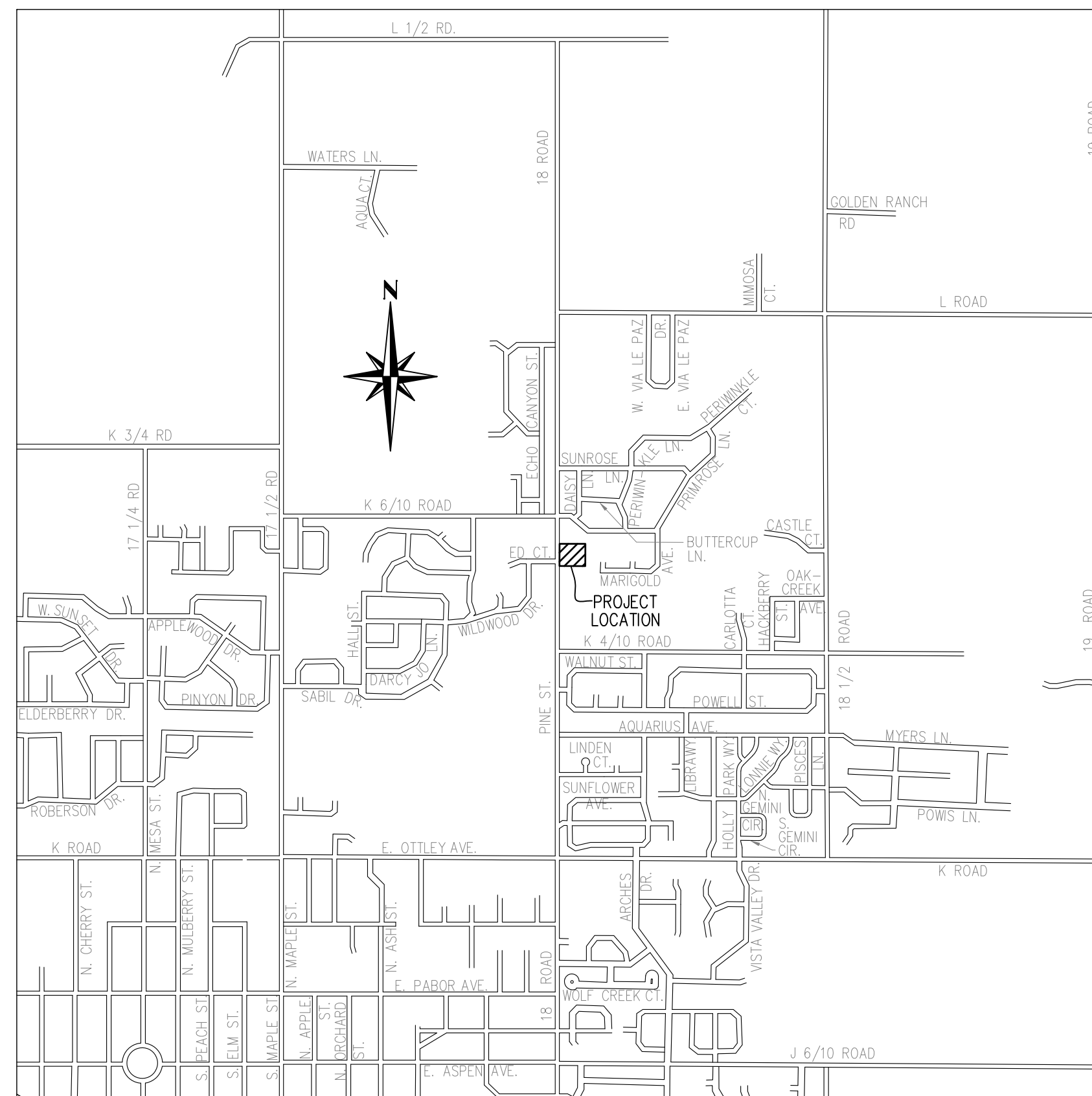
This Plat approved by the City of Fruita Community Development Department  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Community Development Department Director

### PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairperson



VICINITY MAP : NOT TO SCALE

### CITY USE BLOCK:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed at time of recording.

- CCR'S for said subdivision as recorded at reception number: \_\_\_\_\_
- A 15 foot Drainage Easement as recorded at reception number: \_\_\_\_\_
- A 10 foot Drainage Easement as recorded at reception number: \_\_\_\_\_
- Tract A as recorded at reception number: \_\_\_\_\_

### 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 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, sub-surface 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, road 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

### LAND USE SUMMARY

LOTS	0.99 ACRES	80.5%
TRACTS	0.05 ACRES	4.1%
ROW	0.19 ACRES	15.4%
TOTAL	1.23 ACRES	100.0%

### TITLE CERTIFICATE

\_\_\_\_\_, does hereby  
certify that it has examined the title to all lands shown on this  
Plat and title to such lands is vested in TREYTYN PROPERTIES LLC  
free and clear of all liens, taxes, and encumbrances.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Title Examiner

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }ss

This Plat was filed for record in the office of the Mesa County Clerk and Recorder

at \_\_\_\_\_ M., on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ and

was recorded at Reception No. \_\_\_\_\_.

Drawer \_\_\_\_\_, Fees \_\_\_\_\_.

\_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Deputy

### SURVEYOR'S CERTIFICATE

I, Patrick W. Click, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct, and complete Plat of the GEAR ESTATES, as laid out, plotted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COLORADO REGISTERED LAND SURVEYOR PLS #37904

### GEAR ESTATES

SITUATED IN THE SW¼ NW¼ SECTION 9  
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2023-068 FIELD WORK: JM DRAWN BY: NB/JW  
DATE: 11/15/23 DRAWING NUMBER: 1156 18 ROAD CHECKED BY: PC

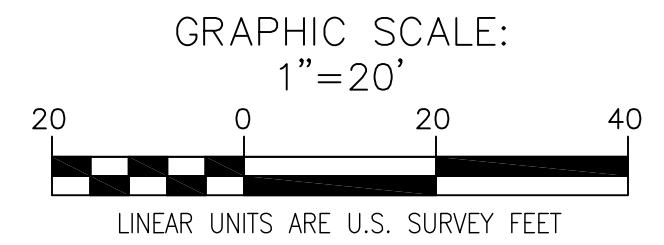
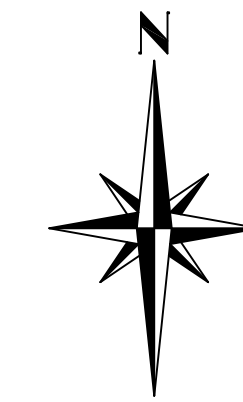
**POLARIS SURVEYING**

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B  
GRAND JUNCTION, CO 81504  
PHONE (970)434-7038

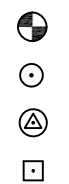
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### LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR WITH 1.5 INCH ALUMINUM CAP PLS 19597
- SET MAGNETIC NAIL WITH 1-1/2 INCH BRASS DISC PLS 37904
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904



### ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- SQ SQUARE
- FT FEET
- AVE. AVENUE
- ST. STREET
- CT. COURT
- LN. LANE
- DR. DRIVE
- U.S. UNITED STATES
- L.C.E. LIMITED COMMON ELEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER

### CURVE LABEL ABBREVIATIONS:

- RAD RADIUS
- L ARC LENGTH
- CHORD LONG CHORD DISTANCE
- BRG LONG CHORD BEARING
- Δ CURVE CENTRAL ANGLE

Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	128.00'	48.72'	021° 48' 32"	48.43'	N79° 15' 06"E
C2	25.00'	18.51'	042° 25' 59"	18.09'	N47° 07' 50"E
C3	38.00'	174.76'	263° 29' 59"	56.70'	S22° 20' 10"E
C4	25.00'	18.06'	041° 23' 33"	17.67'	S88° 43' 03"W
C5	172.00'	66.45'	022° 08' 06"	66.04'	S79° 05' 19"W
C6	150.00'	58.90'	022° 30' 00"	58.53'	N78° 54' 22"E
C7	38.00'	11.74'	017° 42' 00"	11.69'	N34° 45' 50"E
C8	38.00'	24.44'	036° 50' 48"	24.02'	N62° 02' 14"E
C9	38.00'	21.86'	032° 57' 15"	21.56'	S83° 03' 44"E
C10	38.00'	22.32'	033° 39' 10"	22.00'	S49° 45' 32"E
C11	38.00'	34.38'	051° 50' 09"	33.22'	S07° 00' 52"E
C12	38.00'	22.32'	033° 39' 10"	22.00'	S35° 43' 47"W
C13	38.00'	31.37'	047° 17' 42"	30.48'	S76° 12' 14"W
C14	38.00'	6.34'	009° 33' 44"	6.33'	N75° 22' 03"W
C15	172.00'	45.79'	015° 15' 15"	45.66'	N75° 38' 53"E
C16	172.00'	20.66'	006° 52' 51"	20.64'	N86° 42' 56"E

Line #	Direction	Length
L1	S44° 51' 12"E	20.60'
L2	S89° 50' 38"E	5.83'
L3	N89° 50' 38"W	5.81'
L4	S45° 08' 48"W	20.63'

NORTH SIXTEENTH CORNER  
ON THE WEST LINE OF  
SECTION 9, T1N, R2W, U.M.  
3.5" BRASS CAP  
0.3' BELOW GRADE IN ASPHALT  
MCSM: 1051

350' DRAINAGE DISTRICT  
AND UTILITY EASEMENT  
AS SHOWN AT  
RECEPTION No. 1816609

OUTLOT A  
VILLAGE AT COUNTRY  
CREEK, FILING ONE  
RECEPTION No. 1816609

COMMON AREA

UNIT B

L.C.E. FOR  
UNIT A & UNIT B

COMMON AREA

VILLAGE AT COUNTRY CREEK 9  
RECEPTION No. 1941857

VILLAGE AT COUNTRY CREEK 15  
RECEPTION No. 2020193

S89° 56' 05"E  
30.00'

109.00'

141.00'

15.0'

25.0'

N40° 20' 38"W  
23.27'

89.00'

42.72'

10.0'

15.0'

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BASIS OF BEARINGS

WEST LINE SW¼ NW¼ SECTION 9

N0° 09' 22"E

1318.59'

78.70'

36.59'

36.56'

36.59'

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36.56'

WEST QUARTER CORNER  
SECTION 9, T1N, R2W, U.M.  
3.5" ALUMINUM CAP  
0.6' BELOW GRADE IN ASPHALT  
ILLEGIBLE  
(RECORD INDICATES MCSM: 440-1)

TRACT A  
VILLAGE AT COUNTRY CREEK SOUTH  
RECEPTION No. 2170161

LOT : 8  
0.10 ACRES

LOT : 7  
0.11 ACRES

LOT : 6  
0.13 ACRES

LOT : 5  
0.11 ACRES

LOT : 4  
0.14 ACRES

LOT : 3  
0.14 ACRES

LOT : 2  
0.12 ACRES

SPROCKET COURT  
44.0' ROW  
DEDICATED HEREON

18 ROAD  
30.0' ROW  
RECEPTION No. 1730064

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