

Exhibit A

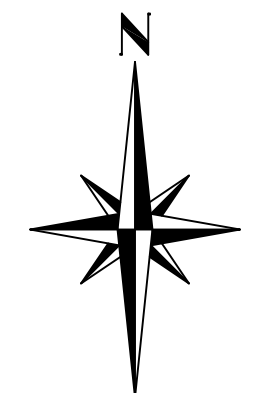
ANNEXATION SURVEY PARCEL NUMBER 2697-213-00-094

SITUATED IN THE NW¼ SW¼ SECTION 21
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

18 ROAD
40' PETITIONED RIGHT OF WAY
ROAD BOOK 2 PAGE 73

FOUND MCSM 487-1
WEST ¼ CORNER
SECTION 21
T1N, R2W, UTE

MESA COUNTY PARCEL
#2697-213-00-023
950 18 RD
VIGIL JANET S



GRAPHIC SCALE:
1" = 40'
LINEAR UNITS ARE U.S. SURVEY FEET

EXISTING CITY LIMITS TOUCHING PROPERTY (PER MESA COUNTY WEB SITE)

30' ROAD RIGHT OF WAY
PLAT BOOK 13 PAGE 343

FOUND No. 5 REBAR
ALUMINUM CAP
PLS. 18469
CENTER-WEST CORNER
SECTION 21
T1N, R2W, UTE

Parcel No. 2697-213-00-094
4.54 ACRES

MESA COUNTY PARCEL
#2697-213-00-061
948 18 RD
HINDMAN RUBY D

MESA COUNTY PARCEL
#2697-213-00-095
940 18 RD
LEDBETTER WILLIAM E

MESA COUNTY PARCEL
#2697-213-00-078
MARQUEZ JOSE B
MARQUEZ CONNIE

MESA COUNTY PARCEL
#2697-213-00-086
935 18 1/2 RD
ADOBE CREEK NATIONAL LLC
c/o WILSON TOOL INTERNATIONAL

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 10097

TITLE CERTIFICATE

_____ does hereby certify that it has examined the title to all lands shown on this Map and that title to such lands is vested in _____ free and clear of all liens, taxes, and encumbrances, except as follows:

[INSERT EXCEPTIONS IN DETAIL]

EXECUTED this _____ day of _____, 2021.

Title Examiner _____

CITY COUNCIL CERTIFICATE

The City Council of the City of Fruita, Colorado, by Resolution Number _____, duly adopted on the _____ day of _____, 2021,

found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the City of Fruita. The City Council of the City of Fruita, Colorado, by Ordinance Number _____, duly adopted on the _____ day of _____, 2021, did annex the property herein described to the City of Fruita, Colorado. ATTEST,

Mayor _____ City Clerk _____

PLANNING COMMISSION CERTIFICATION

This plat approved by the City of Fruita Planning Commission the _____ day of _____, 2021.

Chairman _____

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ SW¼ SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE VALUE USED S89°53'11"E, WAS CALCULATED USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM USING PUBLISHED INFORMATION FOR GPS ID NO: P111 AT THE WEST END OF SAID LINE AND T0276 AT THE EAST END OF SAID LINE.
- 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.
- THIS BOUNDARY SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2569091, OF THE MESA COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, Patrick Click, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita, Colorado. I further certify that the external boundaries of the property shown on this Map have been monumented on the ground.

EXECUTED this _____ day of _____, 2021.

FOR REVIEW

Registered Land Surveyor

LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, _____, the owners of _____ percent of the following described property, excluding any public streets and alleys, to wit:

Beginning at a point on the north line of the NW¼ SW¼ of Section 21, Township 1 North, Range 2 West of the Ute Meridian whence the Northwest corner of the said NW¼ SW¼ (west quarter corner) bears N89°53'11"W 335.00 feet;
thence S0°24'37"W 130.00 feet;
thence S89°53'11"E 630.56 feet;
thence S0°24'37"W 200.00 feet;
thence S89°53'11"E 350.45 feet to the east line of said NW¼ SW¼ ;
thence along the said east line N0°30'42"E 330.01 feet to the Northeast corner of the said NW¼ SW¼ ;
thence along the said North line N89°53'11"W 981.78 feet to the Point of Beginning, County of Mesa, State of Colorado.

above legal description represents warranty deed recorded at Reception No. 2569091 of the Mesa County Clerk and Recorder's Office rotated to the Mesa County Coordinate System.

SAID PARCEL CONTAINS 4.54 ACRES AS DESCRIBED.

have by these presents laid out the same as shown hereon and designate the same as _____ Annexation to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this _____ day of _____, 2021.

Owner(s) _____

STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

The foregoing certification was acknowledged before me this _____ day of _____, 2021, by _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____

ANNEXATION SURVEY	
SITUATED IN THE NW¼ SW¼ SECTION 21 TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN COUNTY OF MESA, STATE OF COLORADO	
JOB #: 2011-024 FIELD WORK: SL	DRAWN BY: OM
DATE: 8/25/21 DRAWING NAME: DOGLEG, LLC	CHECKED BY:
POLARIS SURVEYING	
PATRICK W. CLICK P.L.S.	3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE (970)434-7038