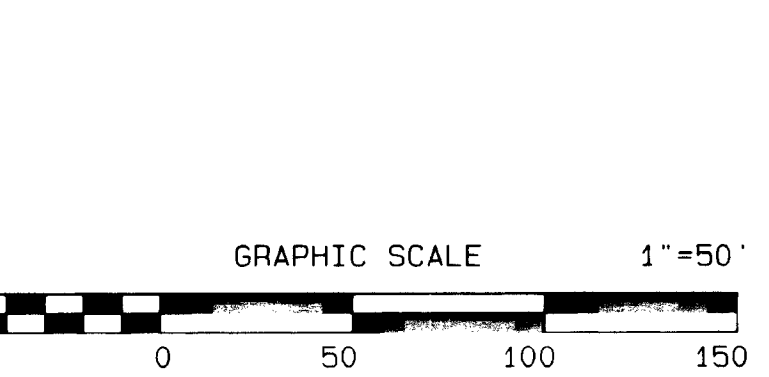
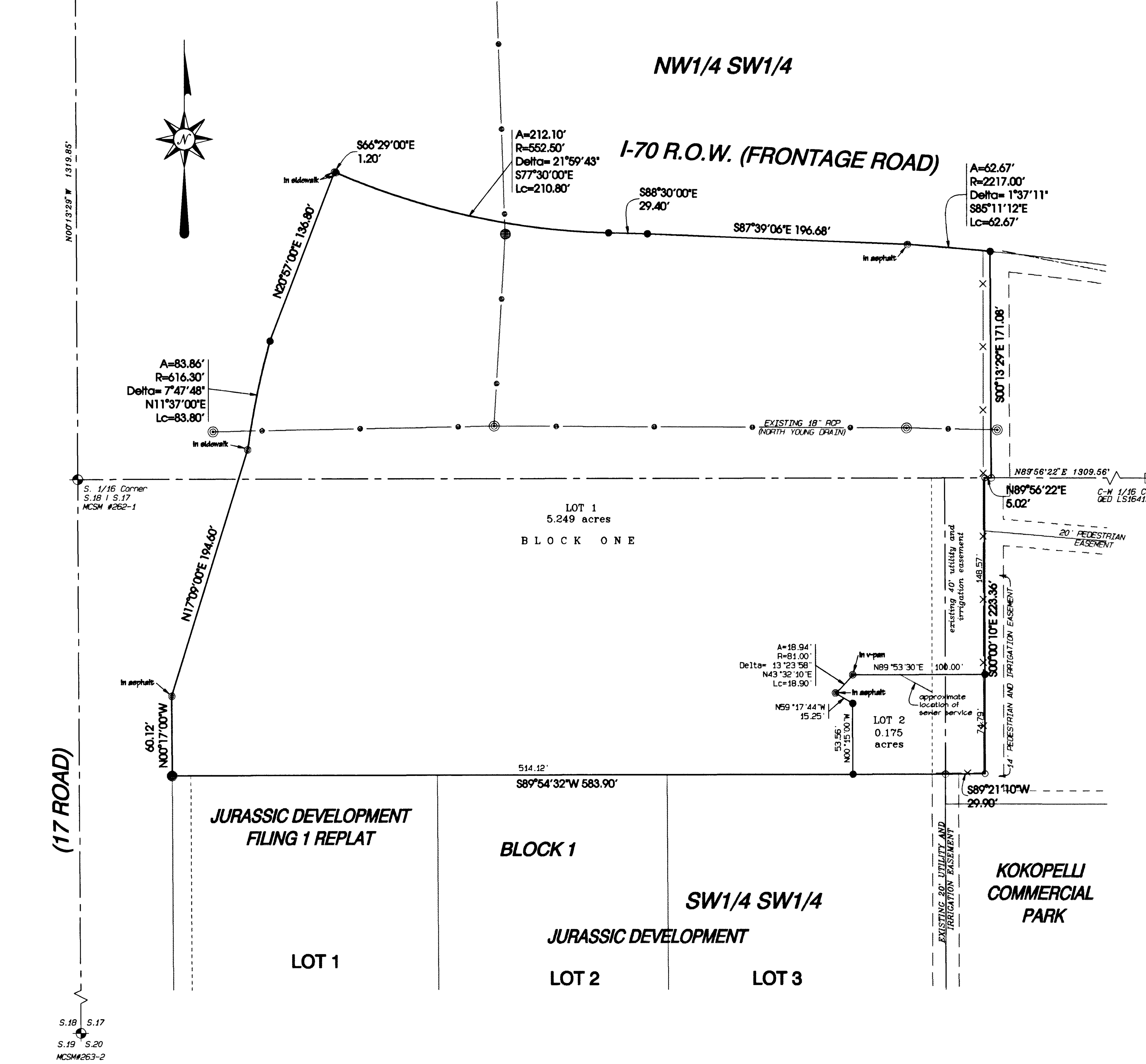


# HELICOPTER MINOR SUBDIVISION

## Section 17, Township 1 North, Range 2 West, Ute Meridian

### City of Fruita, Mesa County, Colorado

**BASIS OF BEARINGS STATEMENT**  
 Bearings based on N00°17'00"W between Mesa County Survey markers at the Southwest corner and the South one-sixteenth corner of Section 17, T.1 N., R.2 W., Ute Meridian.



- ◆ MESA COUNTY SURVEY MARKER BRASS CAP
- SET BRASS DISK MARKED "TLC-KST PLS 18480"
- SET #5 REBAR W/ALLOY CAP MARKED "THOMPSON-LANGFORD CORP PLS 18480"
- FOUND #5 REBAR W/ALLOY CAP MARKED "THOMPSON-LANGFORD CORP PLS 18478"

AREA SUMMARY		
LOTS	5.424 ACRE	100%
ROADS	0.000 ACRE	0%
TRACTS	0.000 ACRE	0%
<b>TOTAL</b>	<b>5.424 ACRE</b>	<b>100%</b>

**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
 The Department of Transportation, State of Colorado, the sole owner in fee simple of all the real property described as follows:

A parcel of land situated in the west half of the southwest quarter of Section 17, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:  
 Commencing at the southwest corner of said Section 17, whence the south sixteenth corner of said Section 17 and Section 18 bears North 00°17'00" West, a distance of 1320.10 feet with all bearings herein relative thereto:  
 Thence North 03°22'35" East, a distance of 1098.09 feet to the southwest corner of Jurassic Development, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 1689982;  
 Thence North 00°17'00" West, a distance of 60.12 feet;  
 Thence North 17°09'00" East, a distance of 194.60 feet;  
 Thence 83.86 feet along the arc of a 616.30 foot radius non-tangent curve to the right, through a central angle of 7°47'48", with a chord bearing North 11°37'00" East, a distance of 83.80 feet;  
 Thence North 20°57'00" East, a distance of 136.80 feet;  
 Thence South 66°29'00" East, a distance of 1.20 feet;  
 Thence 212.10 feet along the arc of a 552.50 foot radius non-tangent curve to the left, through a central angle of 21°59'43", with a chord bearing South 77°30'00" East, a distance of 210.80 feet;  
 Thence South 88°30'00" East, a distance of 29.40 feet;  
 Thence South 87°39'06" East, a distance of 196.68 feet;  
 Thence North 03°22'35" East, a distance of 1098.09 feet to the southwest corner of Jurassic Development, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 1689982;  
 Thence North 00°17'00" West, a distance of 60.12 feet;  
 Thence North 17°09'00" East, a distance of 194.60 feet;  
 Thence 83.86 feet along the arc of a 616.30 foot radius non-tangent curve to the right, through a central angle of 7°47'48", with a chord bearing North 11°37'00" East, a distance of 83.80 feet;  
 Thence North 20°57'00" East, a distance of 136.80 feet;  
 Thence South 66°29'00" East, a distance of 1.20 feet;  
 Thence 212.10 feet along the arc of a 552.50 foot radius non-tangent curve to the left, through a central angle of 21°59'43", with a chord bearing South 77°30'00" East, a distance of 210.80 feet;  
 Thence South 88°30'00" East, a distance of 29.40 feet;  
 Thence South 87°39'06" East, a distance of 196.68 feet;  
 Thence 82.67 feet along the arc of a 2217.00 foot radius non-tangent curve to the right, through a central angle of 1°37'11", with a chord bearing South 85°11'12" East, a distance of 62.67 feet to the northwest corner of Kokopelli Commercial Park Phase II, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 1964859;  
 Thence along the westerly boundary of said Kokopelli Commercial Park Phase II the following four (4) courses:  
 1. South 00°13'29" East, a distance of 171.08 feet;  
 2. South 89°56'22" West, a distance of 5.02 feet;  
 3. South 00°00'10" East, a distance of 223.36 feet;  
 4. South 89°21'10" West, a distance of 29.90 feet to the northeast corner of said Jurassic Development;  
 Thence along the north line of said Jurassic Development South 89°54'32" West, a distance of 583.90 feet to the Point of Beginning.  
 Containing 5.424 acres, more or less.

Subject to existing utility and drainage facilities and apparent easements, have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the HELICOPTER MINOR SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado.  
 EXECUTED this 8th day of August, 2002.

Department of Transportation, State of Colorado  
 By: John M. Unbewust  
 John M. Unbewust, Chief Engineer  
 Attest: Douglas W. Bennett  
 Douglas W. Bennett, Chief Clerk for Right of Way

State of Colorado )  
 City and County of Denver ) ss  
 The foregoing instrument was acknowledged before me this 8th day of August, 2002, by John M. Unbewust, Chief Engineer, for the Department of Transportation, State of Colorado.  
 Witness my hand and official seal:  
Jeannine Altton  
 Notary Public  
 My commission expires May 11, 2003

State of Colorado )  
 City and County of Denver ) ss  
 The foregoing instrument was acknowledged before me this 8th day of August, 2002, by Douglas W. Bennett, Chief Clerk for Right of Way, for the Department of Transportation, State of Colorado.  
 Witness my hand and official seal:  
Jeannine Altton  
 Notary Public  
 My commission expires May 11, 2003

**PLANNING COMMISSION CERTIFICATE**  
 This plat approved by the City of Fruita Planning Commission this 15th day of August, 2002.  
[Signature]  
 Chairman

**CITY COUNCIL CERTIFICATE**  
 This plat approved by the Fruita City Council, Colorado, this 7th day of MAY, 2002 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 provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Fruita City Council. 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 building permit, development 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, and landscaping, curbs, gutters, sidewalks, road lighting, road signs, 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 Fruita City Council. The City of Fruita has no opinion in regards to any conflicting boundary shown on this plat.

CITY OF FRUITA, COLORADO  
 By: James Adams  
 Mayor  
 Witness my hand and seal of the City of Fruita, Colorado.  
 ATTEST:  
 By: Nargaret Subman  
 City Clerk

I, Kenneth Scott Thompson, do hereby state that I am a registered land surveyor licensed under the laws of the State of Colorado, that to the best of my knowledge and belief this plat is a true, correct and complete plat of the HELICOPTER MINOR SUBDIVISION as laid out, platted, dedicated and shown hereon, that such plat was made from a survey of said property by me and under my direct supervision and shows the location and dimensions of the lots, easements and streets of said subdivision in compliance with applicable regulations governing the subdivision of land.

Kenneth Scott Thompson  
 Colorado PLS 18480  
[Signature]  
 PROFESSIONAL LAND SURVEYOR

**CLERK AND RECORDER'S CERTIFICATE**  
 This plat was filed for record in the Office of the Mesa County Clerk and at 10:25 o'clock a.m., on the 21st day of August, 2002, and is duly recorded in Plat Book No. 19, at Page 99.  
 Reception No. 2072319. Drawer No. MM-61 Fees: 10.00  
Monika Todd by Louise McCreary, Deputy  
 Clerk and Recorder of Mesa County

NOTICE: 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 the certification shown hereon.

**HELICOPTER MINOR SUBDIVISION**  
 City of Fruita, Mesa County, Colorado

N1/2 SW1/4, Section 17, Township 1 North, Range 2 West, Ute Meridian

**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 [tfc@tfcwest.com](mailto:tfc@tfcwest.com)

S:\Survey\0400 fruita\VV\plat.pro Job No. 0400-002  
 Drawn: kst Checked: ccb Date: Jun 19, 2002 Sheet 1 of 1