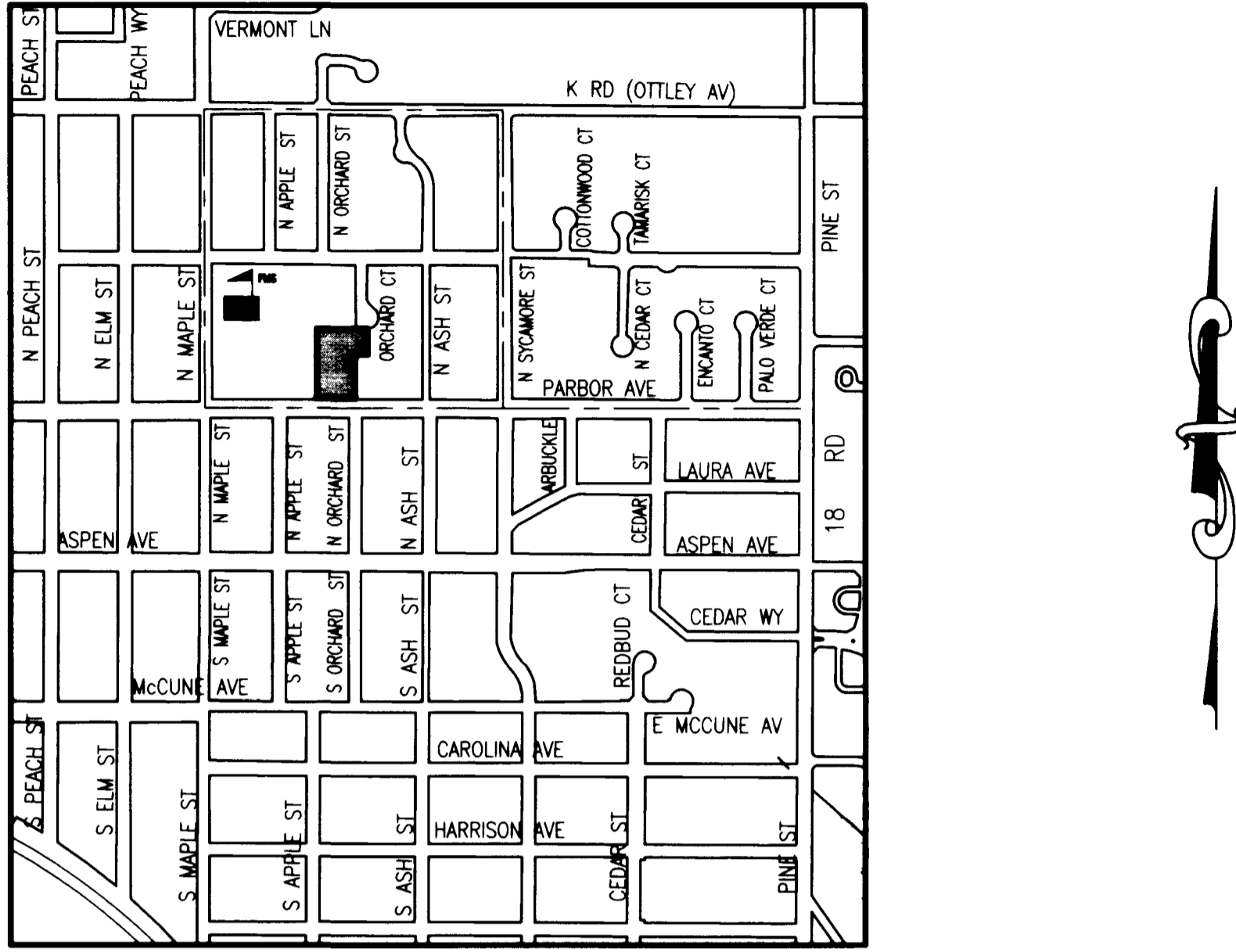


FINAL PLAT  
**JAMES E. MORRIS Subdivision**  
 SITUATED IN THE NW1/4 NE1/4 SECTION 17, T1N, R2W OF THE UTE MERIDIAN  
 CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP

CERTIFICATE OF DEDICATION AND OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That, James E. Morris & Pamela L. Morris, are the owners of record of that real property situated in the NE1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 1216 Page 274 and Book 1829 Pages 459-460, of the records of the office of the Mesa County Clerk and Recorder. Said owners do hereby plat said property under the name and style of JAMES E. MORRIS SUBDIVISION and being more particularly described as follows:

DESCRIPTION: BOOK 1216 PAGE 274  
 The East 167 feet of Tract 34 of ORCHARD SUBDIVISION TO THE TOWN OF FRUITA,

ALSO: BOOK 1829 PAGE 459-460

Beginning N 00°25'07" W 195 feet from the SW corner of Tract 33 ORCHARD SUBDIVISION TO FRUITA, Section 17, T1N, R2W, U.M.; N 00°25'07" W 117.50 Ft.; S 89°59'11" E 55 Ft.; S 00°25'07" E 117.50 Ft.; N 89°59'11" W 55 Ft. to Beg.

PROPERTY AS SURVEYED:

A parcel of land situated in the NW1/4 NE1/4 Section 17, Township 1 North, Range 2 West, Ute Meridian, and being a part of Tracts 33 and 34 of Orchard Subdivision to the Town of Fruita, Colorado being described as follows:

Commencing at the SW corner of the NW1/4 NE1/4 Section 17, T1N, T2W, U.M. (Mesa County Survey Marker) and considering the line between the SW corner of the NW1/4 NE1/4 and the SE corner of the NE1/4 NE1/4 Section 17, T1N, R2W, U.M. (Mesa County Survey Marker No. 1050) to bear S89°56'48"E and all bearings contained herein to be relative thereto;  
 thence S89°56'48"E 3304.23 feet along said aliquot line to the intersection with the centerline of Orchard Street in the Town of Fruita as monumented by Arlx for the City of Fruita and shown on the designated street right-of-way map as amended, and recorded in the Mesa County Clerk and Recorder's Office in Book 1809 at Page 303, Reception NO. 1554343;  
 thence N00°06'42"E 0.92 feet along the centerline of Orchard Street to the intersection with the centerline of Pabor Avenue as monumented;  
 thence N04°36'47"W 40.14 feet to the North right-of-way line of Pabor Ave as platted and monumented, being the POINT OF BEGINNING;  
 thence N89°53'18"W 171.76 feet along the north right-of-way line of Pabor Avenue to the SW corner of that parcel of land described in Book 1216 at Page 274;  
 thence N00°03'12"E 311.65 feet to the NW corner of that parcel of land described in Book 1216 at Page 274;  
 thence S89°56'14"E 169.41 feet to the SE corner of Lot 3 Orchard Court Subdivision; thence N00°22'44"W 0.70 feet to the SW corner of Nichols Subdivision;  
 thence S89°56'48"E 55.00 feet to the NW corner of Lot 4 Nichols Subdivision; thence S00°22'44"E 117.50 feet to the SE corner of Lot 4, Nichols Subdivision;  
 thence N89°56'48"W 55.00 feet; thence S00°22'44"E 195.01 feet to the Point of Beginning, containing 1.37 Acres as described.

That said owners have by the presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designated the same as the James E. Morris Subdivision in the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use and the streets shown hereon, including avenues, drives, courts, places, the alleys, the public lands shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of required public improvements of the James E. Morris Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing service for which the easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision the offices of the Clerk and Recorder of Mesa County, in the Book \_\_\_\_\_ at Page \_\_\_\_\_, as Document No. \_\_\_\_\_ None

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 said lots and 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.

Said owners hereby acknowledges that all lien holders and encumbrancers, if any, associated with the interest of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owners, James E. Morris and Pamela L. Morris, have caused their names to be hereunto subscribed this 30th day of June A.D., 2009.

James E. Morris  
 James E. Morris

Pamela L. Morris  
 Pamela L. Morris

STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF MESA )

On this 30th day of June A.D., 2009, before me the undersigned officer, James E. Morris and Pamela L. Morris, personally appeared and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

Witness my hand and official seal.  
 My commission expires 8/30/11 Notary Public Mary Van Ackeron

PLANNING COMMISSIONERS CERTIFICATE  
 This plat approved by the City of Fruita Planning Commission the 29th day of JUNE 2009.  
Justin M. Dineley  
 Chairperson

CITY COUNCIL CERTIFICATE  
 This plat approved by the City Council of the City of Fruita, Colorado, this 5th day of July 2009, 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 public 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, 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 the City Council.

CITY OF FRUITA, COLORADO BY: Elizabeth Henry  
 Mayor

Witness my hand and official seal of the City of Fruita, Colorado  
 ATTEST:  
Doreen Stutzman  
 City Clerk

CLERK AND RECORDERS CERTIFICATE  
 STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF MESA )  
 This plat was filed for the record in the office of the Mesa County Clerk and Recorder at 12:15 o'clock at P M.; on the 21st day of July 2009  
 in Book No. 4891 Page No. 478-479 Reception No. 2498269 Drawer No. XX-B Fee: \$20.00 +1.00

Janice Rich  
 Mesa County Clerk and Recorder  
Doreen Stutzman  
 Deputy

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED
- SET NO. 5 RE-BAR W/CAP L.S. 30111
- ◆ MESA COUNTY SURVEY MARKER
- ◆ FRUITA CITY MONUMENT

----- DENOTES ALIQUOT LINE FOR SECTION 17  
 \_\_\_\_\_ EXISTING PROPERTY LINE AS SURVEYED  
 - - - - - EXISTING PROPERTY LINE AS SHOWN ON NICHOLS SUBDIVISION - RECORDED IN PLAT BOOK 12 AT PAGE 57 RECEPTION NO. 1167741

----- EXISTING STREET RIGHT-OF-WAY AS PLATTED IN BOOK 1809 PAGE 303 RECEPTION NO. 1554343  
 \_\_\_\_\_ DENOTES BOUNDARY SURVEY FOR WALLACE G. DOWNER AS PLATTED IN LAND SURVEY DEPOSIT - BOOK 1 AT PAGE 55 DEPOSIT NO. 1920-99

----- DENOTES ORCHARD COURT SUB. PLAT BOOK 14 AT PAGE 54 - RECEPTION NO. 1605198

----- DENOTES AREA OF DISCREPANCY BETWEEN BOOK 12 AT PAGE 57 & BOOK 1216 PAGE 274

SUBORDINATION BY LIEN HOLDERS  
None JEM, being the holder of a promissory note secured by a Deed of Trust dated \_\_\_\_\_, recorded at Book \_\_\_\_\_, Page \_\_\_\_\_, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: \_\_\_\_\_  
 Lien holder  
 STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF MESA )  
 The foregoing was acknowledged before me this \_\_\_\_\_ day \_\_\_\_\_, 200 A.D. by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_  
 Witness my hand and official seal.  
 My commission expires \_\_\_\_\_  
 Notary Public

TITLE CERTIFICATE  
Tamra Smith does hereby certify that I have examined the title to all lands shown on this Plat and that title to such lands is vested in James E. Morris & Pamela L. Morris free and clear of all lines taxes and encumbrances, except as follows:  
 EXECUTED this 26th Day of July 2009.  
 By: Janice Smith Regional Title Manager  
Heritage Title Company

SURVEYOR'S CERTIFICATE  
 I, David M. Morris, 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 James E. Morris Subdivision, as laid out, platted, 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, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.  
 EXECUTED this 26 day JUNE, 2009.  
David M. Morris  
 David M. Morris, Q.E.D., Surveying Systems Inc.  
 Colorado Registered Professional Land Surveyor L.S. 30111



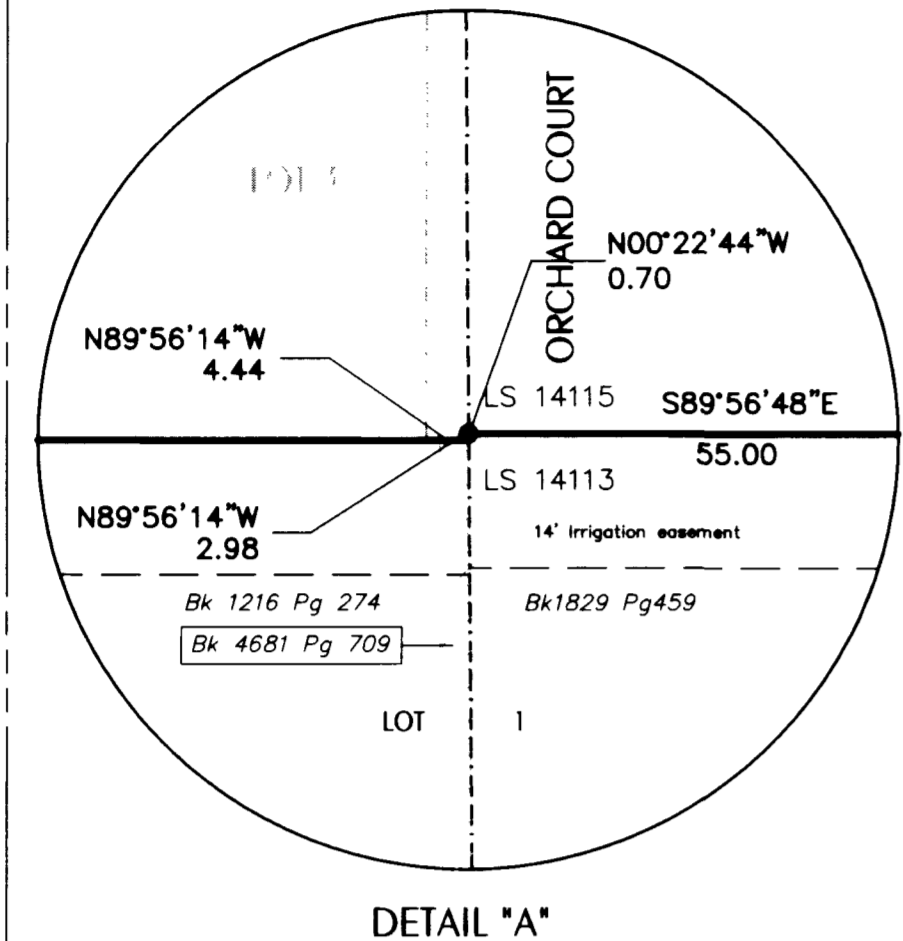
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 SITUATED IN THE NW1/4 NE1/4 SECTION 17, T1N, R2W OF THE UTE MERIDIAN  
 CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

FOR: JIM MORRIS	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB (GPS)
ACAD ID: 625 PABOR FIN		DRAWN BY: MEM RM
SCALE:	CHECKED BY: DMM	SHEET NO. 1 OF 2
DATE: 6/22/2009		FILE: 2007-313.01

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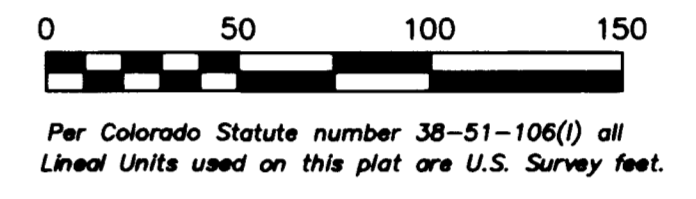
FD. M.C.S.M. #266  
 NW CORNER  
 NW1/4 NE1/4  
 SECTION 17  
 T1N, R2W, U.M.

FD. M.C.S.M. #1374  
 NE CORNER  
 NW1/4 NE1/4  
 SECTION 17  
 T1N, R2W, U.M.



**LAND USE SUMMARY**

NO	AREA	USE
LOT 1	0.90 ACRES	SINGLE FAMILY RESIDENTIAL
LOT 2	0.27 ACRES	SINGLE FAMILY RESIDENTIAL
LOT 3	0.20 ACRES	SINGLE FAMILY RESIDENTIAL
ROAD	0.00 ACRES	N/A
TOTAL = 1.37 ACRES = 100%		



- This survey does not constitute a title search by the Surveyor. All information regarding record easements, rights-of-way, and other documents that might affect the quality of title of tracts shown hereon were not shown at the request of the client.
- PERIMETER CORNERS ARE IN CONCRETE
- Monuments found within 0.25 feet of record are considered as being in the position of record.

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.

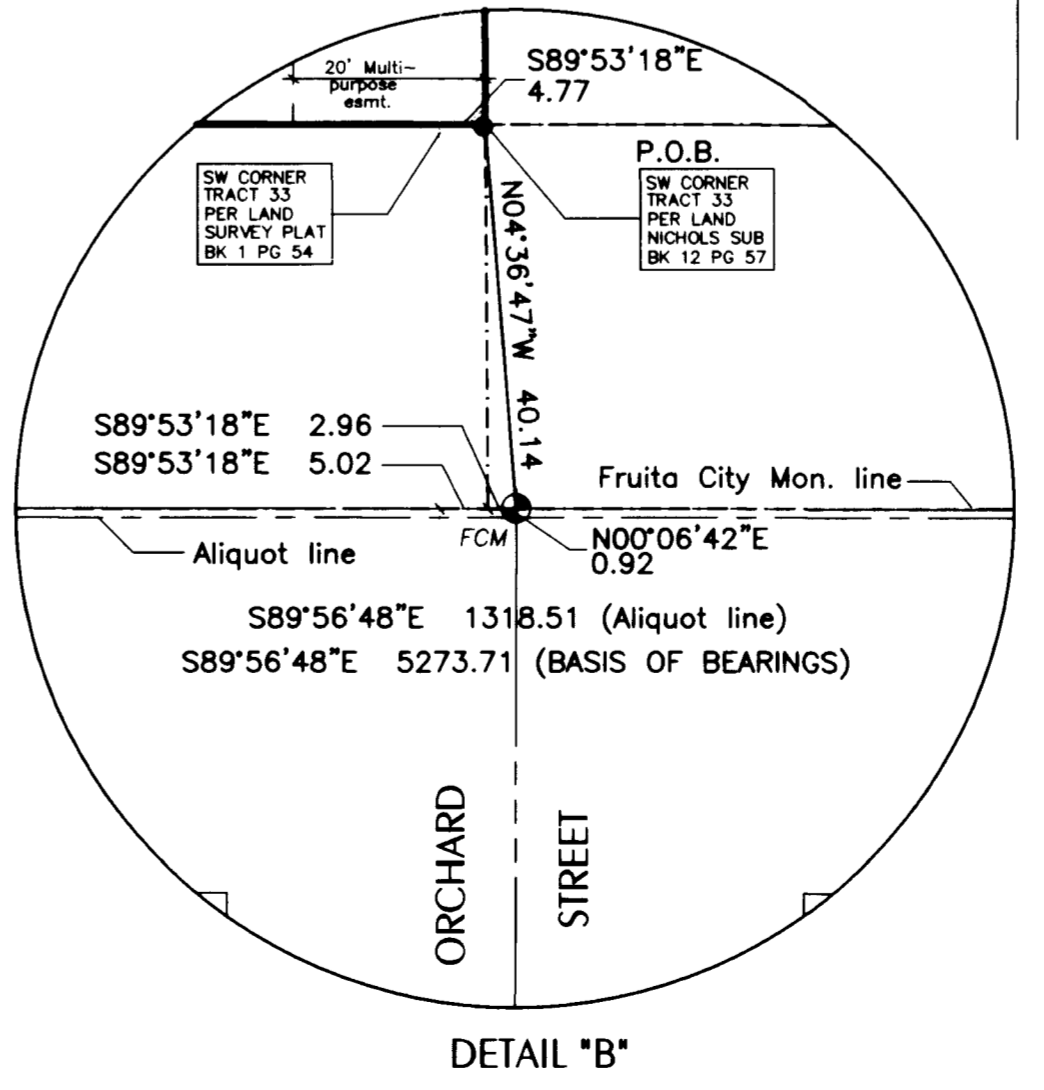
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DENOTES AREA OF DISCREPANCY BETWEEN BOOK 12 AT PAGE 57 & BOOK 1216 PAGE 274



**Basis of Bearings Statement:**  
 Bearings are based on GPS observations and related to the Mesa County Local Coordinate System on the line between the SW corner of NW1/4 NW1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian, and the SE corner of the NE1/4 NE1/4 Section 17, T1N, R2W, U.M.  
 Observed bearing being S89°56'48"E

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FOR: JIM MORRIS	Surveying Modern Colorado Since 1979	SURVEYED BY: SB (GPS)
ACAD ID: 625 PABOR FIN	 QED SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	DRAWN BY: MEM RM
SCALE: 1" = 50'		CHECKED BY: DMM
DATE: 6/24/2009		SHEET NO. 2 OF 2
		FILE: 2007-313.01