

IMPROVEMENT SURVEY PLAT
PORTION OF TRACTS 51 & 52 OF THE ORCHARD SUBDIVISION TO THE TOWN OF FRUITA,
LOCATED IN THE SE1/4 NE1/4 OF SECTION 18, T1N, R2W, UTE MERIDIAN
MESA COUNTY, COLORADO

GENERAL NOTES

1. Basis of Bearing Statement:
The Basis of Bearings for this Plat is N071°30'W, 1322.06 feet between found monuments at the East One Quarter Corner and the North 1/16 Corner, both as the East Line of Section 18, T1N, R2W, Ute Meridian, as derived from the Grand Valley Area Local Coordinate System (G.V.A.L.C.S.). The monuments are fully described herein.
2. Date of Survey: July 22, 2021
3. Survey requested by: Chesnick Realty, LLC (Lori Chesnick)

Information was provided by Heritage Title File No. 557-H0641839-097-1BE Dated 07/16/2021. Measurements shown on this map are measured, unless noted. Boundary of subject property is a curve, concave to the West. Measurements were not located for this survey, only visible improvements are shown.

Vacation location

38' by 450'

LEGAL DESCRIPTION

Parcel 1: The East 450 feet of the South 135 feet of Tract 51 of Orchard Subdivision to the Town of Fruita; AND beginning at the West Line of Coulson Street at the Northeast corner of Tract 52 of said Orchard Subdivision to the Town of Fruita; thence South 90 feet; thence West 200 feet; thence North 90 feet; thence East 200 feet to the point of beginning; AND beginning at a point 200 feet West of the Northeast corner of Tract 52 in said Orchard Subdivision to the Town of Fruita; thence West 238 feet; thence South to the North boundary of the Old State Highway; thence Southeast along the said North boundary to a point South of the point of beginning; thence North to the point of beginning; TOGETHER WITH a 10 foot strip of land vacated by Ordinance No. 436, recorded June 24, 1980, in Book 1263 at Page 291 (LX021) for remaining right of way as conveyed to the Town of Fruita by instrument recorded July 10, 1957, in Book 713 at Page 147, County of Mesa, State of Colorado.

Parcel 2: The East 200 feet of Tract 52 in Orchard Subdivision to Fruita, lying North of the right of way of the Highway, except the North 80 feet thereof, County of Mesa, State of Colorado.

SURVEYOR CERTIFICATE

I, Ted J. Taggart, hereby certify that I am a Professional Land Surveyor and that I had certificate No. 37075 as prescribed by the laws of the State of Colorado, and that a survey of the following described property was performed by me or under my supervision; that the results of said survey are accurately shown hereon to the best of my knowledge and belief; that no title search was made by me to determine ownership, easements or right-of-ways, recorded or unrecorded, except as shown hereon.



Survey Tie: From this corner the radius point of C1 & C2 bears N 53°48'56" E, 1895.00'

Ted J. Taggart
Colorado Registered Land Surveyor No. 37075

LAND SURVEY DEPOSIT
Mesa County Surveyor's Office

Date: _____
 Book: _____ Page: _____
 Deposit No. _____

IMPROVEMENT SURVEY PLAT

507 & 535 W Aspen Ave, Fruita, Colorado
 Portion of Tracts 51 & 52 of the Orchard Subdivision to the Town of Fruita Located in the SE1/4 NE1/4 of Section 18, T1N, R2W, Ute Meridian Mesa County, Colorado

Mapatch Surveys, LLC
 P.O. Box 584
 Fruita, Colorado, 81521
 Phone No. (970) 859-9210
 Email: info@mapatchsurveys.com

Date of Survey: July 22, 2021 Project No: 21-1-13
 Drawn by: SWM Date: February 15, 2022 Sheet 1 of 1

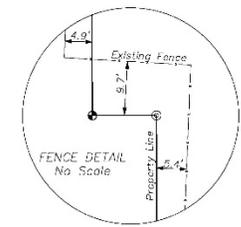
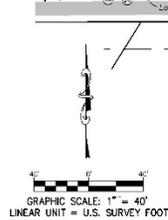
Northwest 1/16 Corner
 Section 18
 2 1/2" x 2 1/2"
 Brass Cap
 MCM No. 883

N89° 51'04"E, 660.32'

N89° 51'04"E, 660.32'

1/8th Line

North 7/16 Corner
 East Line Section 18
 20x8 3/25" LS 20877
 Brass Cap
 Monument Box

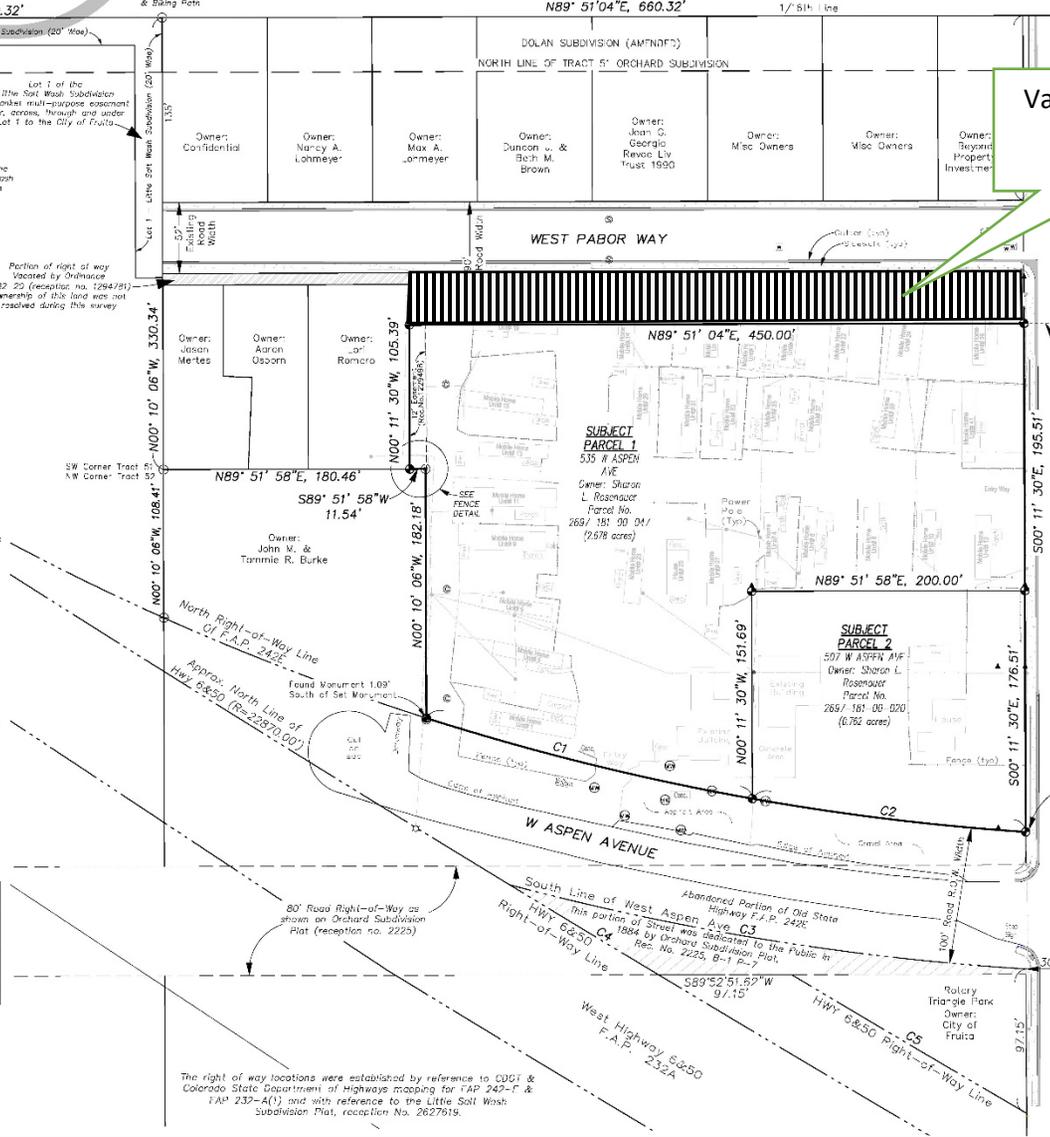


- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - ⊞ FOUND CITY OF FRUITA SURVEY MONUMENT - 2" BRASS CAP IN ASPHALT
 - ⊙ FOUND RED PLASTIC CAP LS 24943
 - ⊙ FOUND 2" ALUMINUM CAP LS 18480
 - ⊙ FOUND 2" ALUMINUM CAP RINDO LS 37049
 - ◆ SET 5/8" x 3/4" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED * ID: 1AG2A2I P.L.S. 3/3/75
 - ▲ FOUND 5/8" STEEL BAR WITH 2" ALUMINUM CAP INSCRIBED * LS 20677 (DID NOT ACCEPT)
 - ⊕ STORM WATER MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ MONITOR WELL
 - ⊕ SEWER CLEANOUT
 - ⊕ LIGHT POLE
 - ⊕ ELECTRICAL BOX
 - ⊕ TELEPHONE BOX
 - ⊕ FIRE HYDRANT
 - ⊕ ELECTRICAL TRANSFORMER
 - ⊕ WATER PUMP

CHIEF	DATA	CURVE	TABLE	LONG CURVE
01	073717	1401.8	241.09	578°31'47", 1451.02
02	081444	1835.0	31.48	58°10'37", 20.85
03	071122	1630.0	22.58	58°48'47", 230.06
04	061020	22870.0	127.44	255°53'37", 17.14
05	060218	7182.0	139.62	35°29'32", 199.57

NOTE:
 ACCORDING TO COLORADO LAW YOU MUST CONVEY ALL LOCAL AND NON-BASED UPON ANY OTHER BASIS SURVEY TO THE TRUSTEES OF THE STATE SURVEY DEPARTMENT. IN NO EVENT MAY ANY OTHER BASIS UPON ANY OTHER BASIS IN THIS SURVEY BE COMBINED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

The right of way locations were established by reference to C01 & Colorado State Department of Highways mapping for IAP 747-F & IAP 237-A(1) and with reference to the Little Salt Wash Subdivision Plat, reception No. 2627619.



Portion of right of way vacated by Ordinance 1982 20 (reception no. 1284/21) Ownership of this land was not resolved during this survey

North Right-of-Way Line of I.A.P. 2025

Approx. North Line of Hwy 64-50 (Re-2287000)

80' Road Right-of-Way as shown on Orchard Subdivision Plat (reception no. 2225)

Abandoned Portion of Old State Highway F.A.P. 2226
 this portion of street was dedicated to the Public in 1884 by Ordinance Subdivision Plat, Rec. No. 2226, B-1 P-7

South Line of West Aspen Ave, CS HWY 64-50
 Right-of-Way Line

West Highway 64-50 F.A.P. 223A

Rotary Triangle Park
 Owner: City of Fruita