

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 on the East Line of Section 18, T1N, R2W, Ute Meridian, as derived from the Grand Valley Area Local Grid System (G.V.A.L.G.S.). The monuments are fully described herein.
2. Date of Survey: July 22, 2021
3. Survey requested by: Chesnick Realty, LLC (Lori Chesnick)

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 Fruta; AND beginning at the West line of Coulson Street at the Northeast corner of Tract 52 of said Orchard Subdivision to the Town of Fruta; 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 Fruta; 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; EXCEPT for remaining right of way as conveyed to the Town of Fruta by instrument recorded July 10, 1937, in Book 713 at Page 147, County of Mesa, State of Colorado.

Parcel 2: The East 200 feet of the right of way of the Highway, Except the North 90 feet thereof, County of Mesa, State of Colorado.

SURVEYOR CERTIFICATE

I, Ted T. 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 herein 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 herein.



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

Ted T. 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, Fruta, Colorado
Portion of Tracts 51 & 52 of the Orchard Subdivision to the Town of Fruta Located in the SE1/4 NE1/4 of Section 18, T1N, R2W, Ute Meridian Mesa County, Colorado

WASATCH SURVEYING
Katherine Surveying Associates
P.O. Box 364
Fruita, Colorado 81521
Phone No. (970) 859-9210
Email: k@wasatchsurveying.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 3 1/2" x 2 1/2"
Brass Cap
MCSM No. 883

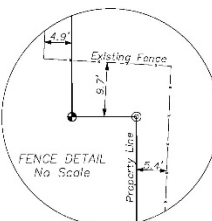
N89° 51'04"E, 660.32'

N89° 51'04"E, 660.32'

1/16th Line

North 1/16 Corner
East Line Section 18
2038 3/25" LS 208 1/2"
Brass Cap
Monument Box

GRAPHIC SCALE: 1" = 40'
LINEAR UNIT = U.S. SURVEY FOOT



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 24" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "SD TAGGART P.L.S. 3/7/75"
- 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

CHUBB	DATA	CHUBB	TABLE
C1	07/27/17	240.00	240.00
C2	08/14/17	185.00	185.00
C3	07/11/22	160.00	160.00
C4	06/12/20	127.44	127.44
C5	07/02/18	139.62	139.62

NOTE:
ACCORDING TO COLORADO LAW YOU MUST CONVEY ALL LOCAL ACTION BASED UPON ANY DISTRICT, JUDICIAL SURVEY WITHIN THIRTY DAYS AFTER THE RESOLVE SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DISTRICT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

The right of way locations were established by reference to CDOG & Colorado State Department of Highways mapping for IAP 247-F & IAP 237-A(1) and with reference to the Little Salt Wash Subdivision Plat, reception No. 2627619.