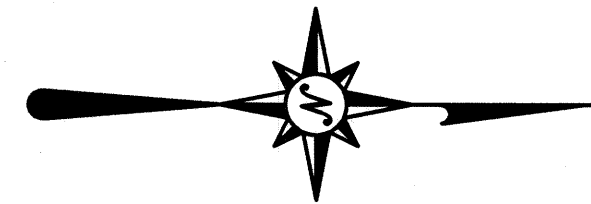
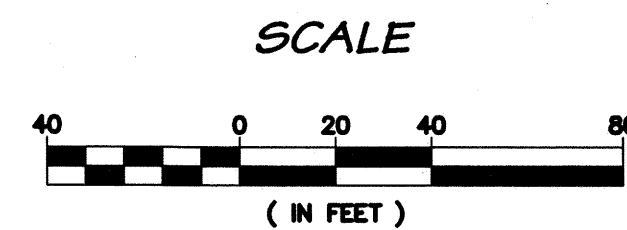


# IMPROVEMENT SURVEY PLAT

Lot 1 S.H.A.L. Minor Subdivision, Reception Number 2271531  
Northeast Quarter of the Southeast Quarter of Section 18  
Township 1 North, Range 2 West, Ute Meridian  
City of Fruita, Mesa County, Colorado



## LEGEND

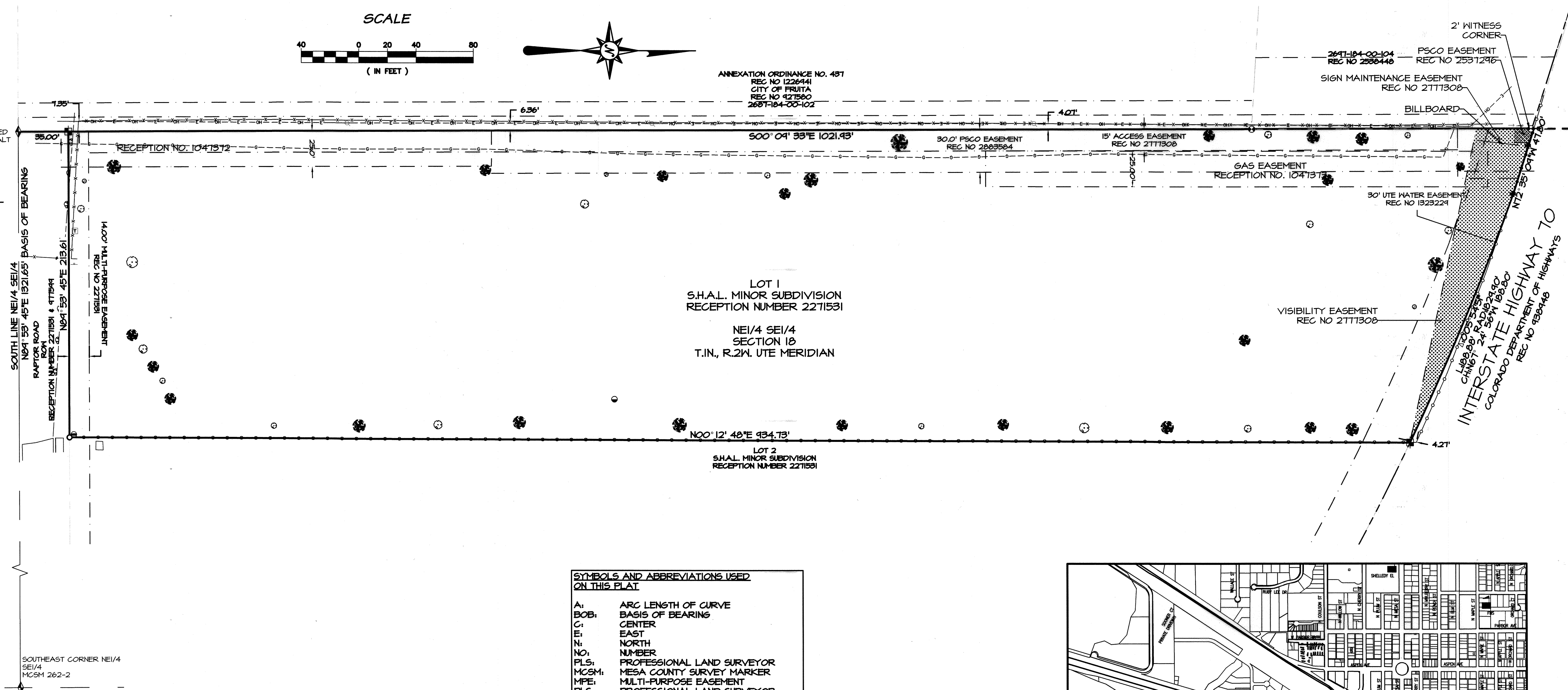
- FOUND 1.25" PLASTIC CAP, #5 REBAR  
GED, LS 30111
- 1.5 ALUMINUM CAP, #5 REBAR  
D.R. GRIFFIN, LS 30104
- 2" ALUMINUM CAP, #5 REBAR  
HIGH DESERT, PLS 24453
- 1.5" PLASTIC CAP, #5 REBAR, ILLEGIBLE
- ALIQUOT MONUMENT AS NOTED
- WATER METER
- UTILITY RISER
- TELEPHONE PEDESTAL/PULL BOX

- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE

- OHT- OVERHEAD TELEPHONE LINE
- T- UNDERGROUND TELEPHONE
- FO- FIBEROPTIC LINE
- TV- CABLE TV LINE
- G- GAS LINE
- W- WATER LINE
- E- UNDERGROUND ELECTRIC LINE
- OHT- OVERHEAD TELEPHONE LINE
- OHE&T- OVERHEAD ELECTRIC & TELEPHONE
- OHE- OVERHEAD ELECTRIC LINE
- S- SANITARY LINE
- D- STORM LINE
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- X- FENCE
- POWER POLE
- GUY ANCHOR
- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN

PSCO EASEMENT  
REC NO 2537246

VISIBILITY EASEMENT  
REC NO 2711308



Lineal Units of Measurement are U.S. Survey Feet.

MCLCS ZONE "GVA"  
TRANSVERSE MERCATOR PROJECTION  
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:  
LATITUDE: 39° 06' 22.72746N  
LONGITUDE: 108° 32' 01.43552W  
NORTHING: 50,000 FT  
EASTING: 100,000 FT  
SCALE FACTOR: 1.0002181798  
PROJECT/SCALE FACTOR HEIGHT: 4644 FT (NAVD88)

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.

## BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at <http://emop.mesacounty.gov/survey/GVAZONE.htm>, determined by GPS observation of the south line of the NE1/4 SE1/4 of Section 18, T.1N., R.2W., Ute Meridian, the Southeast sixteenth corner of said Section 18, being a 3" brass cap marked "GED" whence the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 18, marked "MESA COUNTY SURVEY MARKER NO 262-2", bears North 89° 53' 45" East, as shown hereon.

PROPERTY DESCRIPTION (as recorded at reception number 2895486):  
Lot 1, S.H.A.L. Minor Subdivision, County of Mesa, State of Colorado.

## SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

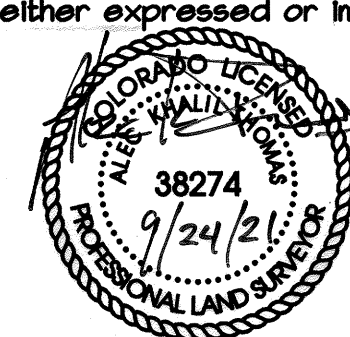
- A: ARC LENGTH OF CURVE
- BOB: BASIS OF BEARING
- C: CENTER
- E: EAST
- N: NORTH
- NO: NUMBER
- PLS: PROFESSIONAL LAND SURVEYOR
- MCSM: MESA COUNTY SURVEY MARKER
- MPE: MULTI-PURPOSE EASEMENT
- PLS: PROFESSIONAL LAND SURVEYOR
- CH: CHORD LENGTH
- BRG: CHORD BEARING
- L: ARC LENGTH
- RAD: RADIUS
- Δ: CENTRAL ANGLE DELTA
- T: TOWNSHIP
- R: RANGE IN DEFINING LOCATION IN PUBLIC LAND SURVEY SYSTEM
- REC: REC NO
- ROW: RIGHT OF WAY
- S: SOUTH
- T: TOWNSHIP
- UM: UTE MERIDIAN
- N: WEST
- Δ: DIAMETER

This survey was conducted with the benefit of a title commitment prepared by Land Title Guarantee Company (Order Number: 6JC65044157) dated 04/08/2021. Evidence of title, easements of record, rights of way, adjoiners, and encumbrances affecting this property reviewed and considered part of the this survey are noted hereon. There may exist other documents, both recorded and unrecorded, that would affect title to this parcel.

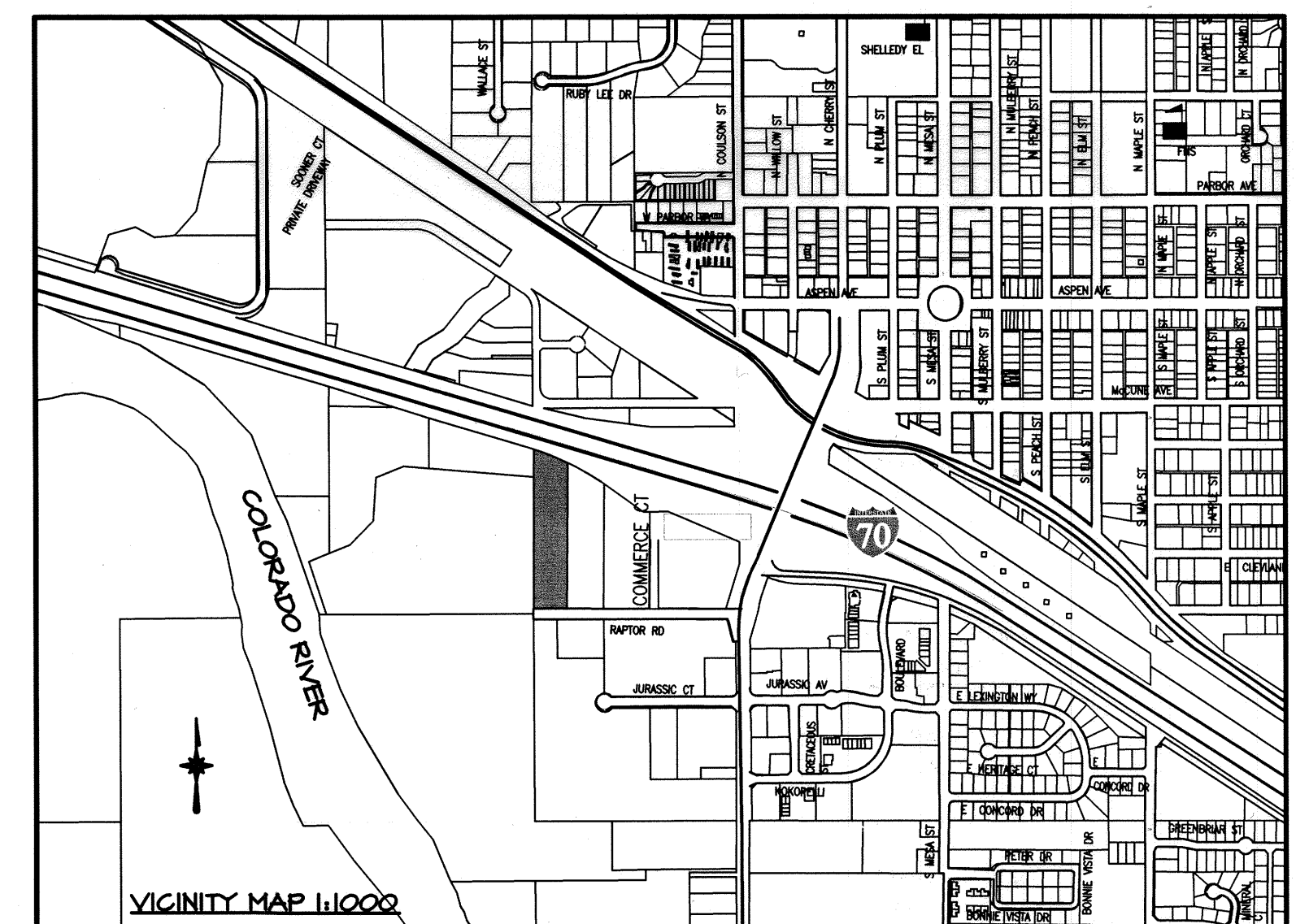
## SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K. Thomas,  
Colorado PLS 38274



**RIVER CITY**  
CONSULTANTS  
744 Horizon Court, Suite 110  
Grand Junction, CO 81506  
Phone: 970.241.4722  
Fax: 970.241.8841  
www.rcwest.com



**IMPROVEMENT SURVEY PLAT**  
Lot 1 S.H.A.L. Minor Subdivision, Reception  
Number 2271531  
Northeast Quarter of the Southeast Quarter of  
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Township 1 North, Range 2 West, Ute Meridian  
City of Fruita, Mesa County, Colorado

Sheet 1 of 1 Date: 04/16/2021 Job No. 2028-001  
Surveyed: TPJ Drawn: AKT Checked: BDM  
Drawing name: S:\PROJ\2028\2028\_Northeast Quarter of the Southeast Quarter of Section 18.dwg

DEPOSIT 6340-21