

ANNEXATION SURVEY
PARCEL NUMBER 2697-213-00-078

SITUATED IN THE NW¼ SW¼ SECTION 21
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

18 ROAD
40' PETITIONED RIGHT OF WAY
ROAD BOOK 2 PAGE 73

FOUND MCSM 487-1
WEST ¼ CORNER
SECTION 21
T1N, R2W, UTE

S89° 53' 11"E 1316.51'
BASIS OF BEARINGS NORTH LINE NW¼ SW¼ SECTION 21

FOUND No. 5 REBAR
ALUMINUM CAP
PLS 18469
CENTER-WEST CORNER
SECTION 21
T1N, R2W, UTE

MESA COUNTY PARCEL
#2697-213-00-095
940 18 RD
LEDBETTER WILLIAM E

DOGLEG, LLC
#2697-213-00-094

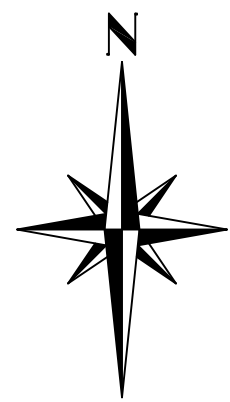
EXISTING CITY LIMITS

Parcel No. 2697-213-00-078
0.99 ACRES

MESA COUNTY PARCEL
#2697-213-00-086
935 18 1/2 RD
ADOBE CREEK NATIONAL, LLC
c/o WILSON TOOL INTERNATIONAL

ADOBE CREEK NATIONAL, LLC
#2697-213-00-092

FOUND 3 ¼ INCH
ALUMINUM CAP
PLS 24306
SOUTHWEST ¼ CORNER
SECTION 21
T1N, R2W, UTE



GRAPHIC SCALE:
1"=40'
40' 0 40' 80'
LINEAR UNITS ARE U.S. SURVEY FEET

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 10097
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904



TITLE CERTIFICATE

_____ does hereby certify that it has examined the title to
all lands shown on this Map and that title to such lands is vested in _____ free
and clear of all liens, taxes, and encumbrances, except as follows:

[INSERT EXCEPTIONS IN DETAIL]

EXECUTED this _____ day of _____, 2021.

Title Examiner

CITY COUNCIL CERTIFICATE

The City Council of the City of Fruita, Colorado, by Resolution Number
_____, duly adopted on the _____ day of _____, 2021.

found and determined that annexation of the property designated herein complies with
the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said
property is eligible for annexation to the City of Fruita. The City Council of the City of
Fruita, Colorado, by Ordinance Number _____, duly adopted on
the _____ day of _____, 2021, did annex the
property herein described to the City of Fruita, Colorado. ATTEST,

Mayor City Clerk

PLANNING COMMISSION CERTIFICATION

This plat approved by the City of Fruita Planning Commission the _____ day
of _____, 2021.

Chairman

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE
WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ SW¼ SECTION 21, TOWNSHIP 1
NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE VALUE USED S89°53'11"E, WAS
CALCULATED USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM USING
PUBLISHED INFORMATION FOR GPS ID NO: P111 AT THE WEST END OF SAID LINE AND
T0276 AT THE EAST END OF SAID LINE.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON
ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- THIS BOUNDARY SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION
NUMBER 2569091, OF THE MESA COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, Patrick Click, a registered land surveyor licensed under the laws of the State of
Colorado, do hereby certify that this survey was made under my direct supervision and
that the information hereon is correct to the best of my knowledge and belief, and
that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is
contiguous with the existing boundaries of the City of Fruita, Colorado. I further certify
that the external boundaries of the property shown on this Map have been
monumented on the ground.

EXECUTED this _____ day of _____, 2021.

FOR REVIEW

Registered Land Surveyor

ANNEXATION SURVEY

SITUATED IN THE NW¼ SW¼ SECTION 21
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2011-024 FIELD WORK: SL DRAWN BY: OM
DATE: 8/25/21 DRAWING NAME: DOGLEG, LLC CHECKED BY:

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038