

## **PROJECT NARRATIVE**

Mr. Howell (Applicant) owns real property located at 102 Santa Ana Dr., Fruita, CO 81521(the Property).

The Property is burdened by a temporary easement in favor of the City of Fruita, which temporary easement is described as follows and conveyed by instrument recorded under Reception No. 2455785, Mesa County, Colorado:

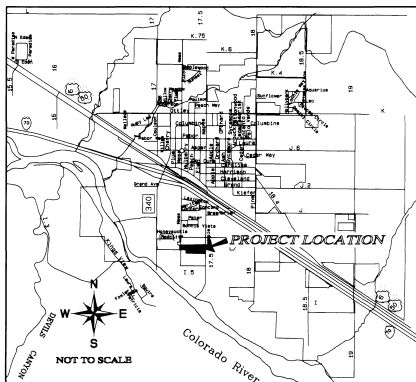
**THE EAST TWELVE (12.00) FEET AND SOUTH FIFTEEN (15.00) FEET OF LOT 1 OF SANTA ANA SUBDIVISION, THE PLAT OF WHICH IS RECORDED AT RECEPTION NUMBER 2389417 OF THE OFFICIAL RECORDS OF MESA COUNTY, COLORADO.**

(Temporary Easement). The Temporary Easement has served its temporary purpose and no longer has any public purpose. Therefore the Applicant requests that the City vacate the temporary easement.

No development of the Property is currently proposed, and no other changes to the Property are proposed.

FINAL PLAT  
**SANTA ANA SUBDIVISION**  
SITUATED IN THE SE1/4 NW1/4 OF SECTION 20, T.1 N., R.2 W., UTE MERIDIAN  
CITY OF FRUITA, MESA COUNTY, COLORADO

VICINITY MAP



REQUIRE NOTE: FOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

Tracts A is to be conveyed by separate instrument to the Santa Ana Subdivision Homeowners' Association as a common open space tract, subject to the Declaration of Covenants, Conditions and Restrictions for Santa Ana Subdivision.

Tracts B and C are to be conveyed by separate instrument to the Santa Ana Subdivision Homeowners' Association as common tracts, subject to the Declaration of Covenants, Conditions and Restrictions for Santa Ana Subdivision.

All irrigation easements are to be granted by separate instrument to the Santa Ana Subdivision Homeowners' Association as perpetual easements for the construction, operation, maintenance and repair of irrigation supply lines and appurtenances thereto.

All drainage easements are to be granted by separate instrument to the Santa Ana Subdivision Homeowners' Association as perpetual easements for the construction, operation, maintenance and repair of facilities associated with the conveyance of stormwater.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced herein. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the lines and distances have been preserved except where they yield to record monuments and/or senior or controlling lines.

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. C001143-C, dated January 10, 2006.

I, Dennis R. Shelton, a licensed Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SANTA ANA SUBDIVISION, a subdivision of a part of the City of Frutta, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat contains the information required by Section 38-38.5-207, C.R.S. contained within the Colorado Common Interest Ownership Act, as it applies. The statement is only applicable to the survey data herein and does not represent a warranty or opinion as to ownership, tenorship or quality of title.

For and on behalf of River City Consultants, Inc.  
Dennis R. Shelton  
Colorado P.L.S. #1419



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in the survey be commenced more than ten years from the date of the certification shown herein.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Gibraltar Development, LLC, a Colorado limited liability company, is the Owner of record of that real property situated in the SE1/4 NW1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated in Book 4150 at Page 806 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of SANTA ANA SUBDIVISION and being more particularly described as follows:

The S/2 N/2 SE1/4 NW1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, EXCEPT beginning at a point from whence the Southwest corner of the SE1/4 NW1/4 of Section 20, Township 1 North, Range 2 West, Ute Meridian bears South 66°0'0" East; thence North 150°0'0" East; thence North 04°53' East 395.54 feet; thence South 150°0'0" East; thence South 04°53' West 395.54 feet to the Point of Beginning.

That said Owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

1. 17-1/4 Road, 17-1/2 Road, Santa Ana Drive, Mission Court, Kandle Court, San Gabriel Street, and San Luis Court rights-of-way are dedicated to the City of Frutta for the use of the public, forever.

2. The 14 multi-purpose easements to the City of Frutta for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunications lines and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

3. Temporary Emergency Turnaround Easements across Lots 11 and 12 are dedicated to the City of Frutta for the use of emergency vehicles including but not limited to fire, ambulance, sheriff and police.

4. A Stormwater Detention Easement over the entirety of Tract A is dedicated to the City of Frutta as a perpetual easement for the operation, maintenance and repair of stormwater detention facilities. The Santa Ana Subdivision Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

5. A perpetual non-exclusive easement over and across Tract A is dedicated to the City of Frutta for the use by the general public for park and recreation purposes.

6. Drainage Easement across Lot 24 is dedicated to the City of Frutta for the conveyance of stormwater. The Santa Ana Subdivision Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain and repair facilities associated with the conveyance of stormwater through this easement.

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 lots or 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 Owner hereby acknowledges that all liensholders or encumbrancers, if any associated with the interests of this plat have been represented herein.

IN WITNESS WHEREOF, said Owner, Gibraltar Development LLC, has caused its name to be hereunto subscribed this 25 day of June, A.D. 2007.

Gibraltar Development LLC, a Colorado limited liability company

*Leo J. Gifford*  
Leo J. Gifford, Manager

STATE OF COLORADO ) ss.  
COUNTY OF MESA ) ss.

On this 25 day of June, A.D. 2007, before me the undersigned officer, Leo J. Gifford, personally appeared and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereby affix my hand and official seal.

*Leo J. Gifford*  
Notary Public



SUBORDINATION BY LIENHOLDERS

Wells Fargo Bank, N.A., being the holder of a promissory note secured by a Deed of Trust dated April 14, 2006, recorded May 5, 2006 at Book 4150, Page 822, in the Office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in the 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: *Bonita Capra*, VP Wells Fargo Bank  
Lienholder

STATE OF COLORADO ) ss.  
COUNTY OF MESA ) ss.

The foregoing was acknowledged before me this 25 day of June, A.D. 2007.

By: *Bonita Capra* as Vice-President

of Wells Fargo Bank, N.A.

Witness my hand and official seal.

*Leo J. Gifford*  
Notary Public



DECLARATIONS

Declarations or Protective Covenants are filed in Book 4463, at Pages 916 through 946 on Document No. 2389417, of the Mesa County records.

TITLE CERTIFICATE

*Abstract and Title* 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 Gibraltar Development LLC, free and clear of all liens, taxes and encumbrances except as follows:  
*Wells Fargo by Deed of Trust recorded in Book 4150 at Page 822*

EXECUTED this 25 day of June, 2007.

*Donald K. Davis*  
Clerk and Recorder

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Frutta Planning Commission this 28<sup>th</sup> day of June, 2007.  
*Connolly M. Krinsky*  
Chairman

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Frutta, Colorado, this 15<sup>th</sup> day of May, 2007, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Frutta the public dedications shown hereon, subject to the provision that approval in no way obligates the City of Frutta for financing or construction of improvements on said lands, streets or easements dedicated to the City except as specifically agreed to by the City Council of the City of Frutta. Further, said approval in no way obligates the City of Frutta for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Frutta's specifications and the City of Frutta 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 Frutta, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

By: *Janice Rich*  
Mayor  
Witness my hand and official seal of the City of Frutta  
Attest:  
*David G. Gorman*  
City Clerk



CLERK AND RECORDER'S CERTIFICATE

State of Colorado ) ss.  
County of Mesa ) ss.

This Plat was filed for the record in the office of the Mesa County Clerk and Recorder at

12:59 P. M., on this 5th day of July, A.D. 2007.

Book No. 4463, Page(s) No. 874-880 Reception No. 2389417

Dwayer: 11-104 Fees: 20.00 1.00

*Janice Rich*  
Clerk and Recorder  
*David G. Gorman*  
Deputy

FINAL PLAT

**SANTA ANA SUBDIVISION**  
SITUATED IN THE SE1/4 NW1/4 OF SECTION 20,  
T.1 N., R.2 W., UTE MERIDIAN  
CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION: SE1/4 NW1/4 S.20 T.1 N. R.2 W. UTE MERIDIAN UTE

**River City Consultants, INC.**

Integrated Design Solutions 744 Horizon Court, Suite 110  
Grand Junction, CO 81508

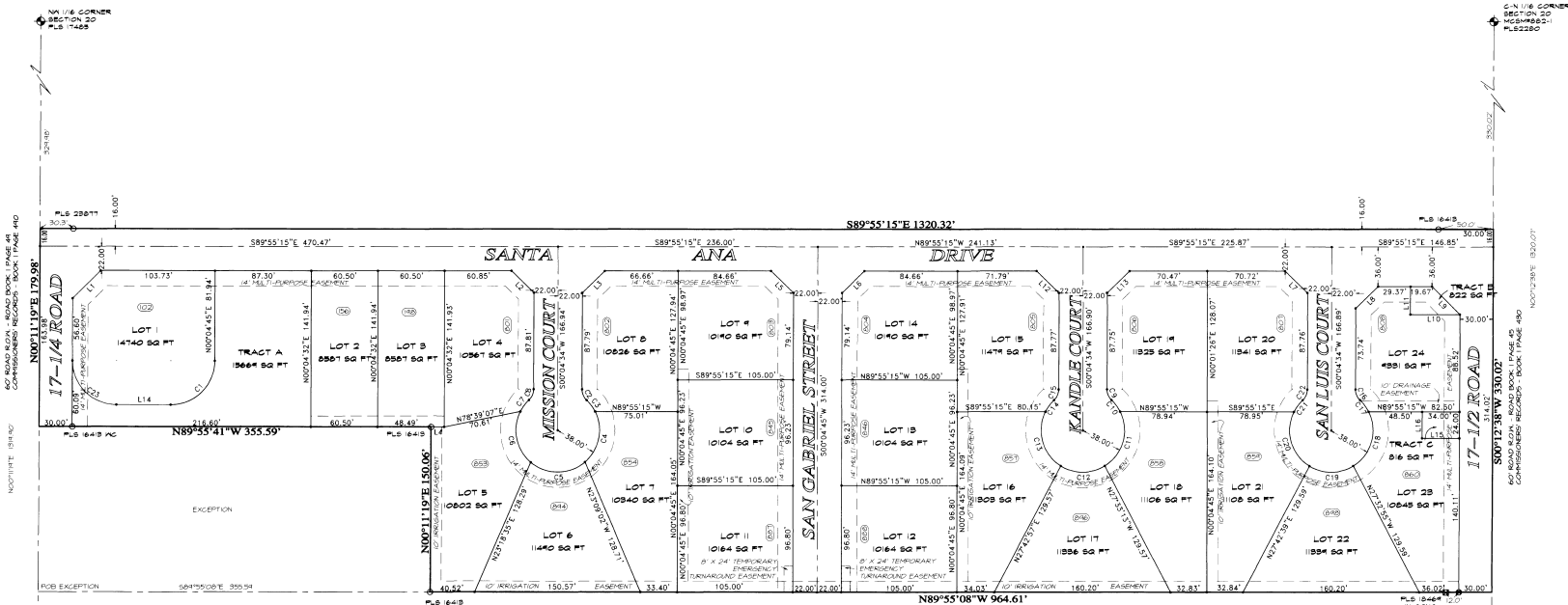
Date of Survey: Jun 2006 Field Surveyor: DGF Revision Date: Jun 22, 2007

Drawn: DRS Checked: KST Approved: DRS Job No. 0870-001

S:\PROJECTS\0870 Gibraltar\Santa Ana\Survey\Santa Ana.pdw Sheet 1 of 2

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Frutta. It may bear the stamp "FOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office liability to create a scanned image that is of comparable quality to the original document.

# FINAL PLAT SANTA ANA SUBDIVISION

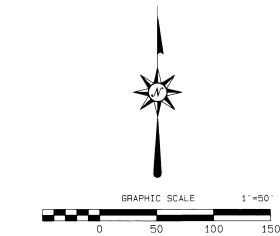


LAND USE SUMMARY (LOTS)			
LOT	AREA (SQ FT)	PROPOSED USE	ADDRESS
1	14740	RESIDENTIAL	
2	8987	RESIDENTIAL	
3	8667	RESIDENTIAL	
4	10867	RESIDENTIAL	
5	10862	RESIDENTIAL	
6	11490	RESIDENTIAL	
7	10340	RESIDENTIAL	
8	10866	RESIDENTIAL	
9	10190	RESIDENTIAL	
10	10164	RESIDENTIAL	
11	10164	RESIDENTIAL	
12	10164	RESIDENTIAL	
13	10164	RESIDENTIAL	
14	10190	RESIDENTIAL	
15	11479	RESIDENTIAL	
16	11303	RESIDENTIAL	
17	11336	RESIDENTIAL	
18	11108	RESIDENTIAL	
19	11339	RESIDENTIAL	
20	11341	RESIDENTIAL	
21	11108	RESIDENTIAL	
22	11339	RESIDENTIAL	
23	10845	RESIDENTIAL	
24	9331	RESIDENTIAL	
TOTAL	297368	67.3% OF PLATTED AREA	

LAND USE SUMMARY (TRACTS)			
TRACT	AREA (SQ FT)	PROPOSED USE	
A	5569	OPEN SPACE (RECREATIONAL)	
B	892	SUBDIVISION STON	
C	892	IRRIGATION	
TOTAL	17307	4.3% OF PLATTED AREA	
STREETS: 107,667 28.2% OF PLATTED AREA			
TOTAL PLATTED: 362,332 SQ FT 8.777 ACRES			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°08'02"W	35.79'
L2	N45°38'45"W	28.41'
L3	S45°48'16"W	28.41'
L4	N89°55'41"W	12.01'
L5	N45°38'45"W	28.41'
L6	S45°48'16"W	28.41'
L7	N45°38'45"W	28.41'
L8	S45°48'16"W	28.41'
L9	N44°51'18"W	35.87'
L10	S89°54'43"E	43.06'
L11	S00°12'38"W	25.38'
L12	N45°38'45"W	28.41'
L13	S45°48'16"W	28.41'
L14	S89°56'20"E	49.08'
L15	S89°55'15"E	34.00'
L16	S00°12'38"W	24.00'

CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD BEARING
C1	62.91'	40.00'	90°08'34"	N45°08'02"E
C2	10.84'	13.50'	48°28'18"	S23°08'24"E
C3	13.17'	38.00'	19°51'20"	S36°25'33"E
C4	50.27'	38.00'	79°47'29"	S11°23'32"W
C5	53.51'	38.00'	89°41'03"	S89°57'47"W
C6	50.86'	38.00'	79°41'25"	N11°40'59"W
C7	13.15'	38.00'	19°49'54"	N36°34'31"E
C8	10.93'	13.50'	48°24'32"	S23°17'02"E
C9	10.84'	13.50'	48°28'18"	S23°08'24"E
C10	13.18'	38.00'	19°52'06"	S36°25'33"E
C11	56.25'	38.00'	84°48'54"	S19°55'00"W
C12	42.12'	38.00'	63°30'50"	N89°55'08"W
C13	56.25'	38.00'	84°48'41"	N15°45'23"W
C14	13.16'	38.00'	19°50'20"	N36°34'08"E
C15	10.93'	13.50'	48°24'32"	N23°17'02"E
C16	10.84'	13.50'	48°28'18"	S23°08'24"E
C17	13.20'	38.00'	19°53'48"	S36°24'58"E
C18	36.23'	38.00'	84°47'11"	S19°55'32"W
C19	42.12'	38.00'	63°30'50"	N89°55'08"W
C20	56.23'	38.00'	84°48'58"	N15°46'14"W
C21	13.18'	38.00'	19°52'03"	N36°33'18"E
C22	10.93'	13.50'	48°24'33"	N23°17'02"E
C23	62.92'	40.00'	90°07'39"	S44°52'30"E



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations of the brass cap Mesa County Survey marker at the Center-West one-sixteenth corner of Section 20 and the brass cap PLS 1485 at the Northwest one-sixteenth corner of Section 20. The measured bearing of this line is N00°11'19"E.

- FOUND SURVEY MARKER AS NOTED
- SET #5 REBAR W/2" ALUM CAP "PLS 18418"
- Ⓢ ADDRESS

## LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

N: NORTH  
E: EAST  
S: SOUTH  
P: POINT  
T: TOWNSHIP  
R: RANGE  
R.O.P.: RIGHT-OF-WAY  
P.L.S.: PROFESSIONAL LAND SURVEYOR  
M.C.S.A.: MESA COUNTY SURVEY MARKER  
GPS: GLOBAL POSITIONING SYSTEM  
SQ FT: SQUARE FEET

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## FINAL PLAT

**SANTA ANA SUBDIVISION**  
SITUATED IN THE SE1/4 NW1/4 OF SECTION 20,  
T.1 N., R.2 W., UTE MERIDIAN  
CITY OF FRUITA, COLORADO

SECTION: SE1/4 NW1/4 S.20 T.1N R.2W U. MERIDIAN: UTE  
**River City CONSULTANTS, INC.**  
Integrated Design Solutions  
744 Horizon Court, Suite 110  
Grand Junction, CO 81508  
Phone: 870-841-4722 Email: info@rivercityinc.com  
Date of Survey: Jun 2006 Field Surveyor: DSG Revision Date: Jun 22, 2007  
Drawn: DSG Checked: KST Approved: DRS Job No: 0870-001  
S:\PROJECTS\0870\Grblde\Santa Ana Survey\Santa Ana.pla Sheet 2 of 2

# SITE PLAN

