

ANNEXATION MAP 958 17 1/2 ROAD

SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of Section 20,
Township 1 North, Range 2 West, Ute Meridian,
County of Mesa, State of Colorado

LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, Robin S. Karp, Thomas E. Karp and William R. Karp the owners of 100 percent of the following described property, excluding any public streets and alleys to wit:

Lot 1 of Karp Rural Land Division, County of Mesa, State of Colorado. As shown and depicted on Plat of Karp Rural Land Division recorded at Reception No.2900432 at the Mesa County Clerk and Recorders.

have by these presents laid out the same as shown hereon and designate the same as _____

Annexation to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this _____ day of _____, 2024.

Robin S. Karp
STATE OF COLORADO)
COUNTY OF MESA)
This plat was acknowledged before me this _____ day of _____, 2024
by Robin S. Karp
Witness my hand and official seal: _____
Notary Public
My commission expires: _____

EXECUTED this _____ day of _____, 2024.

Thomas E. Karp
STATE OF COLORADO)
COUNTY OF MESA)
This plat was acknowledged before me this _____ day of _____, 2024
by Thomas E. Karp
Witness my hand and official seal: _____
Notary Public
My commission expires: _____

William R. Karp
STATE OF COLORADO)
COUNTY OF MESA)
This plat was acknowledged before me this _____ day of _____, 2024
by William R. Karp
Witness my hand and official seal: _____
Notary Public
My commission expires: _____

CITY COUNCIL CERTIFICATE

The City Council of the City of Fruita, Colorado, by Resolution Number _____ duly adopted on the _____ day of _____, 2024, 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 _____, 2024, did annex the property herein described to the City of Fruita, Colorado.

Mayor _____ City Clerk _____

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the _____ day of _____, 2024.

Chairman _____

SURVEY NOTES:

- Physical address is 958 17 1/2 Road, Fruita, CO 81521.
- Mesa County Parcel No. 2697-201-00-038.
- Title information provided by the Mesa County Assessor - Real Property Public Information System.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- 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.

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:

EXECUTED this _____ day of _____, 2024.

Title Examiner _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA)

I certify that this instrument was filed in my office at _____ o'clock _____ M., on the _____ day of _____, 20____, and was recorded at Reception No. _____

Drawer No. _____ Fees _____

By: _____ Clerk and Recorder Deputy _____

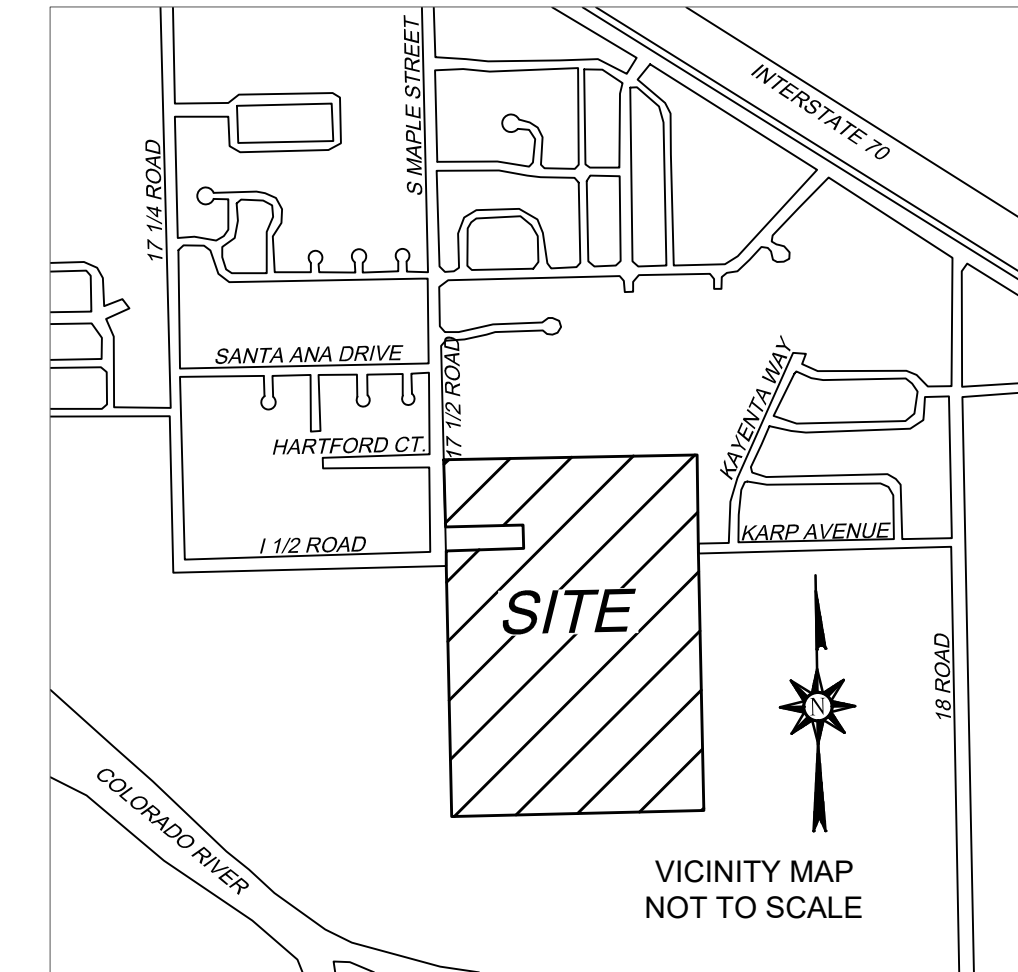
BASIS OF BEARINGS:

The bearing between the Center 1/4 corner of Section 20, Township 1 North, Range 2 West of the Ute Meridian a 3" alloy cap in a monument box (MCSM No. 1104-1) and the Center East 1/16 corner of said Section 20, a 3 1/4" alloy cap is N89°55'30"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System, for the Grand Valley Area.

CERTIFICATION:

I, Christopher C. Ransier, 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 Plat have been monumented on the ground. EXECUTED this _____ day of _____, 2024.

Christopher C. Ransier
Registered Land Surveyor PLS38089



ANNEXATION MAP
958 17 1/2 ROAD

SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of
Section 20,
Township 1 North, Range 2 West, Ute Meridian,
County of Mesa, State of Colorado

Surveyed by: CCR
Drawn by: CCR
Job #: 1053024
Date: 05/10/2024

Align Surveying, LLC
717 Centauri Drive
Grand Junction, CO 81506
970.623.1001 chris.ransier@gmail.com

