

FINAL PLAT CUDD MINOR SUBDIVISION

SE 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE UTE MERIDIAN
 CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that R.P.C., Inc., a Delaware corporation, is the owner of record of that real property situated in the SE1/4 of Section 12, Township 1 North, Range 3 West of the Ute Meridian, in the City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4170, Page 899, Reception Number 2320352 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 CUDD MINOR SUBDIVISION and being more particularly described as a result of survey as follows:

Commencing at a Mesa County Survey Marker for the Southeast Corner of Section 12, T.1N., R.3W., Ute Meridian, from whence a Mesa County Survey Marker for the East 1/4 Corner of said Section 12 bears N00°04'44"E for a distance of 2645.31 feet; thence N62°10'09"W a distance of 1500.23 feet to a point on the northerly right-of-way line of River Road and the Point of Beginning; thence N89°36'10"W, along said northerly right-of-way line, for a distance of 1299.06 feet; thence leaving said northerly right-of-way line, N00°04'44"E, along the easterly right-of-way line of 15 1/2 Road for a distance of 1262.55 feet; thence leaving said easterly right-of-way line, N44°03'44"E a distance of 451.96 feet; thence N74°27'44"E a distance of 198.26 feet to a point on the southerly right-of-way of the Union Pacific Railroad; thence S56°32'53"E, along said southerly right-of-way line, for a distance of 951.06 feet; thence, leaving said southerly right-of-way line, S00°04'44"W a distance of 1125.18 feet to the Point of Beginning.

Contains 42.61 acres more or less

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

All drives, places and street right-of-way are dedicated to the City of Fruita for the use of the public forever.

All Multipurpose Easements to the City of Fruita 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 telecommunication lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All PRIVATE IRRIGATION Easements to be granted to the lot owners by separate instrument.
 All PRIVATE DRAINAGE Easements to be granted to the lot owners by separate instrument.

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.

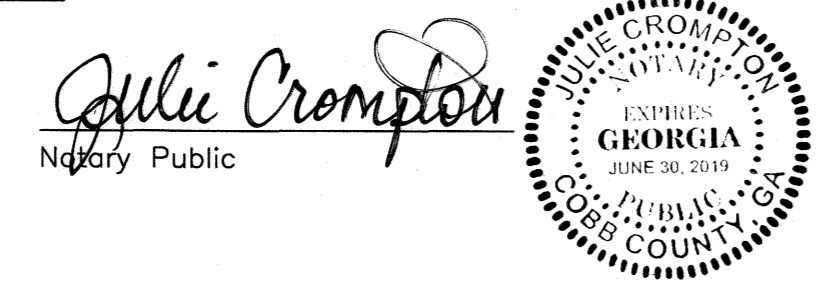
Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon, and that there are no lienholders or encumbrancers of record.

IN WITNESS WHEREOF, said owner, R.P.C., Inc., a Delaware Corporation, has caused its names to be hereunto subscribed this 14th day of July, A.D., 2015.
Richard Hubbell
 Richard Hubbell, President, R.P.C., Inc., a Delaware corporation

STATE OF COLORADO)
 COUNTY OF MESA) ss

On this 14th day of July, 2015, before me the undersigned officer, personally appeared Richard Hubbell, President, R.P.C. Inc., a Delaware corporation, and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires: June 30, 2019



CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 13th day of August, 2015, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita 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 Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface 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 owner designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

By: [Signature]
 Mayor

Witness my hand and official seal of the City of Fruita, Colorado

ATTEST:
[Signature]
 City Clerk



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF) ss

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 2:39 o'clock at P.M., on this 14th day of September A.D., 2015, in Plat Book No. 5769, Page(s) No. 82 & 83, Reception No. 2736463.
 Drawer No., A3-105 Fees \$20+1

[Signature]
 Mesa County Clerk and Recorder

[Signature]
 Deputy

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Plat approved by the City of Fruita Community Development Department this 13th day of AUGUST, 2015.

[Signature]
 Community Development Department Director

TITLE CERTIFICATE

Abstract & Title Co. of Mesa County, Inc. does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in R.P.C. Inc., a Delaware corporation free and clear of all liens, taxes, and encumbrances, except as follows:

Lienholder, None
 Not Applicable
 Deed of Trust, dated Not Applicable
 recorded in Not Applicable

EXECUTED this 14th day of July, 2015 at 7:00AM

By: [Signature]
 for Abstract & Title of Mesa County TITLE OFFICER

**FOR CITY OF FRUITA USE
 TOGETHER WITH NOTES REQUIRED BY CITY OF FRUITA**

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

Private Irrigation Easements dedicated to the lot owners,
 Book 5769 Page 84 Reception Number 2736464

Private Drainage Easements dedicated to the lot owners,
 Book 5769 Page 84 Reception Number 2736464

GENERAL NOTES:

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°04'44"W for a distance of 2645.31 feet, located between a Mesa County Survey Marker for the East 1/4 Corner and the S.E. Corner of Section 12, Township 1 North, Range 3 West of the Ute Meridian.
2. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, file number 2698CEM, effective date July 03, 2014.
3. The Benchmark is a Mesa County Survey Marker located at the S.E. Corner of Section 12, Township 1 North, Range 3 West of the Ute Meridian. Benchmark Elevation = 4641.31 (NAVD-88).
4. An Improvement Survey Plat dated March 13, 2010 is deposited with the Mesa County Survey records at Deposit Number 4578-10, in Book 1 Page 137.

SURVEYOR'S CERTIFICATE

I, Jodie L. Grein, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a correct and complete Plat, to the best of my knowledge, information and belief, of the CUDD Minor Subdivision, as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots in compliance with the Title 38, Article 51, C.R.S., as amended. This statement and certification is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership lienholders, or quality of title. It is not a guaranty or warranty, either expressed or implied.

EXECUTED this 16th day of JULY, 2015

[Signature]
 Jodie L. Grein
 Professional Land Surveyor
 P.L.S. No. 38075



LAND USE SUMMARY				
DESC:	ADDRESS	LAND USE	ACRES	PERCENT
LOT 1	1558 RIVER ROAD	INDUSTRIAL	22.42	52.62%
LOT 2	NEW	INDUSTRIAL	18.08	42.43%
OUTLOT A	N/A	DRAINAGE	2.10	4.93%
RIGHT-OF-WAY (CITY OF FRUITA)	N/A	AS ROAD RIGHT-OF-WAY	0.01	0.02%
TOTAL			42.61	100.00%

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.

NOTE: According to 38-51-105(3)(a) et seq., a professional land surveyor must establish block monumentation and lot markers prior to the sale of any lots within the subdivision.

NOTE: All exterior corner monuments have concrete placed around them.

405 Ridges Blvd, Suite A
 Grand Junction, CO 81507
 Voice: (970) 243-8300
 Fax: (970) 241-1273
 www.rcegi.com

**FINAL PLAT
 CUDD MINOR SUBDIVISION**

SE1/4 OF SECTION 12,
 T1N, R3W, OF THE UTE MERIDIAN
 CITY OF FRUITA, COUNTY OF MESA,
 STATE OF COLORADO

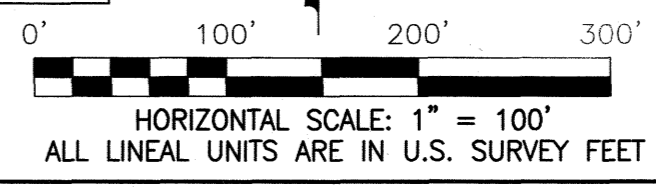
Drawn	Designed	Checked	JLG	Proj#	A4228	Rv:	Sheet	1	
File Name:	C:\A4228\A42282Plat.DWG					Date	6/30/15	of	2

FINAL PLAT CUDD MINOR SUBDIVISION

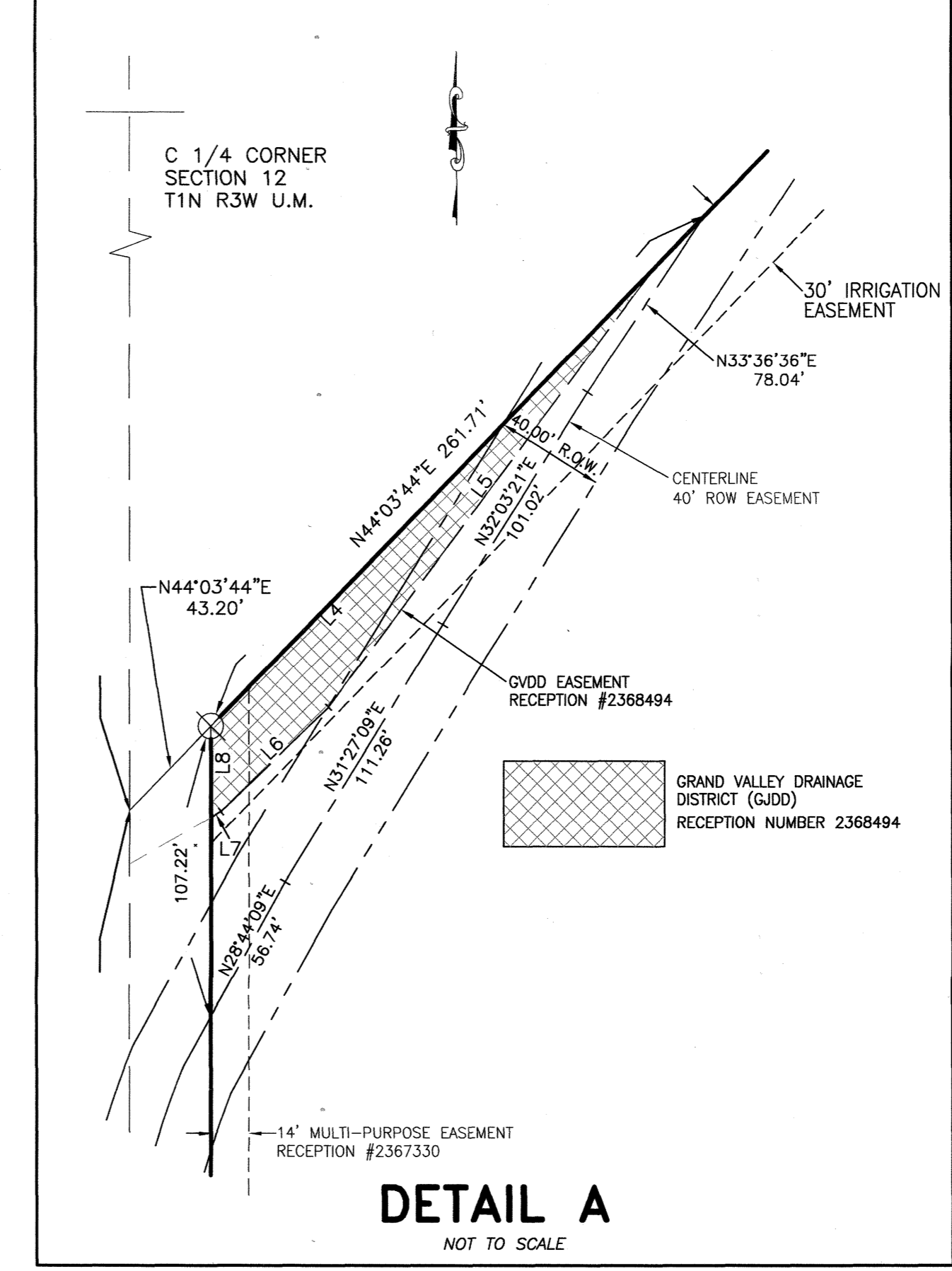
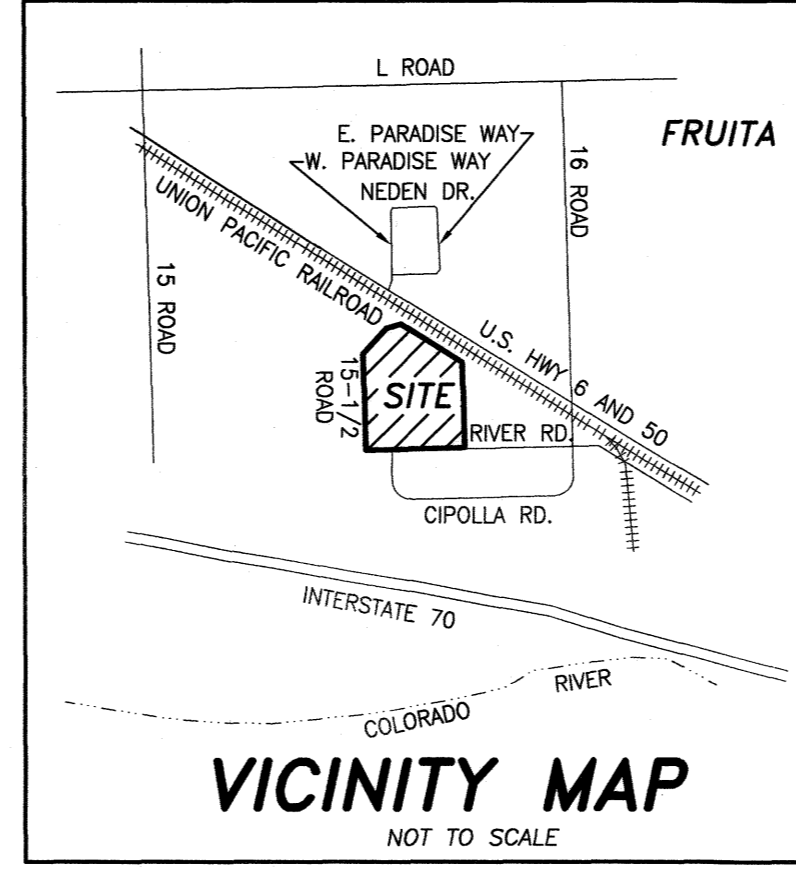
SE 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE UTE MERIDIAN
 CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

LINE TABLE
 (GVDD EASEMENT)

LINE	BEARING	DISTANCE
L1	S 56°32'53" E	68.20'
L2	S 88°35'18" W	210.87'
L3	N 74°27'44" E	159.74'
L4	N 44°03'44" E	235.13'
L5	S 36°36'30" W	201.70'
L6	S 45°43'52" W	55.24'
L7	S 60°07'53" W	4.30'
LB	N 00°04'44" E	33.65'

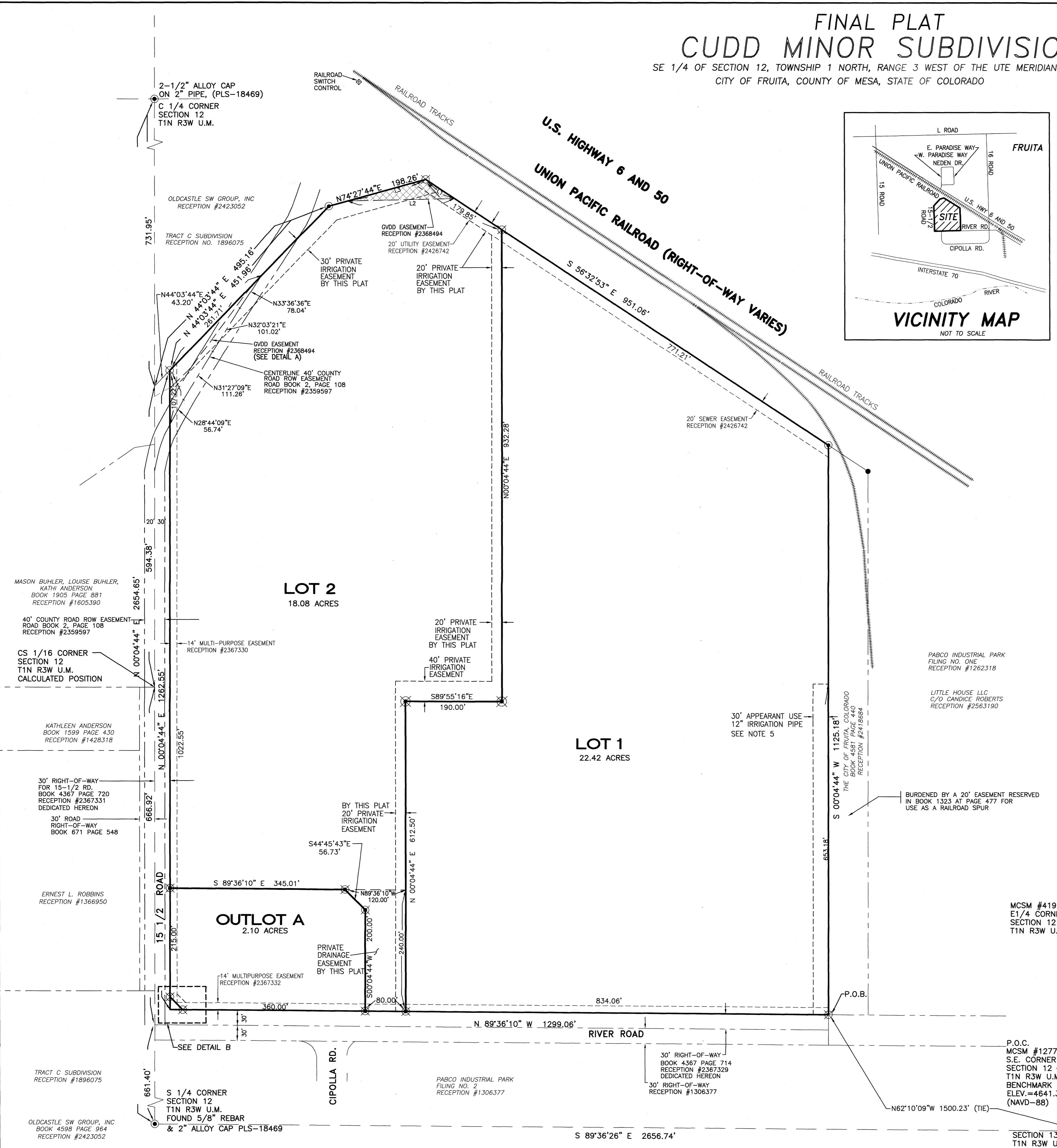
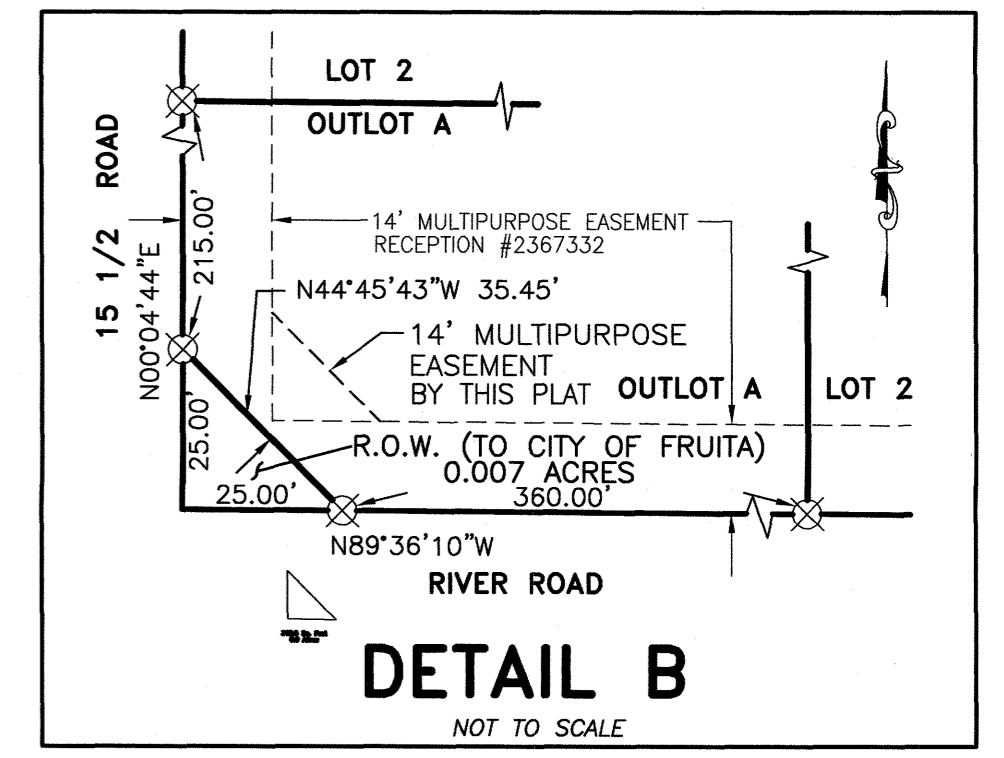


- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - FOUND REBAR & CAP PLS-18469
 - ⊗ SET #5 REBAR & 2" ALLOY CAP PLS-38075
 - ⊙ SET #5 REBAR & PLASTIC CAP PLS-38075
 - FOUND 5/8" REBAR (NO CAP)
 - GRAND VALLEY DRAINAGE DISTRICT
 - LOCAL COORDINATE SYSTEM
 - MCSM MESA COUNTY SURVEY MARKER
 - NAVD NORTH AMERICA VERTICAL DATUM
 - PLS PROFESSIONAL LICENSED SURVEYOR
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - RANGE
 - R R.O.W. RIGHT-OF-WAY
 - T TOWNSHIP
 - U.M. UTE MERIDIAN



LAND USE SUMMARY

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 - The Benchmark is a Mesa County Survey Marker located at the S.E. Corner of Section 12, Township 1 North, Range 3 West of the Ute Meridian. Benchmark Elevation = 4641.31 (NAVD-88).
 - An Improvement Survey Plat dated March 13, 2010 is deposited with the Mesa County Survey records at Deposit Number 4578-10, in Book 1 Page 137.
 - Existing 12" irrigation pipe crosses property in this location. This line benefits downstream users not the subject property. There was no lateral association identified.

NOTE: All exterior corner monuments have concrete placed around them.

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.

RCE
 Rolland Consulting Engineers, LLC

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 Grand Junction, CO 81507
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 www.rceg.com

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 CUDD MINOR SUBDIVISION**

SE 1/4 OF SECTION 12,
 T1N, R3W, OF THE UTE MERIDIAN
 CITY OF FRUITA, COUNTY OF MESA,
 STATE OF COLORADO

Drawn _____
 Designed _____
 Checked JLG
 Proj# A4228
 Rv: _____
 Sheet 2

File Name: C:\A4228\A4228Plat.DWG
 Date 6/30/15
 of 2