

PSE MINOR SUBDIVISION

A Replat of Lot 1 of the Cudd Minor Subdivision

As Shown on Plat Recorded by Reception No. 2736463 of the Mesa County Records
located in the SE1/4 of Section 12, T1N, R3W, U.M., City of Fruita, Mesa County, Colorado

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all persons by these presents that PRECISION SERVICE EQUIPMENT, LLC is the owner of record of that real property situated in the SE1/4 of Section 12, T1N, R3W, Ute Meridian, City of Fruita, Mesa County, Colorado, the ownership of which is demonstrated at Reception No. 3000724 of the Mesa County Records, said owner does hereby plat said real property under the name of PSE MINOR SUBDIVISION and being more particularly described as follows:

Lot 1 of the CUDD MINOR SUBDIVISION as recorded in Reception No. 2736463 in the records of the office of the Mesa County Clerk and Recorder. Said lot situated in the SE1/4 of Section 12, T1N, R3W, Ute Meridian, City of Fruita, Mesa County, Colorado.

All Multipurpose Easements are dedicated to the City of Fruita as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

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.

A private waterline easement for the benefit of Lots 1 and 2 and an ingress and egress easement for the benefit of Lot 2, to be recorded by separate instrument.

Said owners hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this _____ day of _____, 2023.

James D. Whiteley, Precision Service Equipment, LLC,
a Colorado Limited Liability Company

NOTARY PUBLIC CERTIFICATION

State of _____ }
County of _____ } ss

on this _____ day of _____, A.D., 2023 before me the undersigned officer, personally appeared James D. Whiteley and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained. IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires: _____

Notary Public

LIENHOLDERS CERTIFICATE

Lienholder hereby acknowledges the following as depicted and/or dedicated on this plat: (1) the existence and location of public rights-of-way, including any rights of maintenance and administration of rights-of-way; (2) the existence of individual lots and the location of lot lines; (3) and the zoning density proposed for this subdivision. Lienholder hereby agrees, in the event of partial foreclosure on its lien against the property depicted in this plat, that items (1) through (3) above and all rights incident thereto shall survive any such partial foreclosure.

Bank of the San Juans

STATE OF _____)
) ss
COUNTY OF _____)

This plat was acknowledged before me by _____ of _____ on this _____ day of _____, _____ A.D.

Witness my hand and official seal:

Notary Public

My commission expires: _____

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this ____ day of _____, 2023, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of 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 public 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, 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 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: _____
MAYOR

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

ATTEST: _____
CITY CLERK

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at ____ o'clock __M., on this ____ day of _____, 2023, and was duly recorded in Reception No. _____, Drawer No. _____, Fees: _____.

Clerk and Recorder

Deputy

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Plat approved by the City of Fruita Community Development Department this ____ Day of _____, 2023.

Director

TITLE CERTIFICATION

Commonwealth Land Title Insurance Company, does hereby certify that it has examined the title to all lands shown on this plat and that the title to such lands is vested in Precision Service Equipment, LLC, A Colorado Limited Liability Company free and clear of all liens, taxes and encumbrances, except as follows:

Lienholder: Bank of the San Juans
Deed of Trust Dated: September 21, 2021
Recorded: September 23, 2020 at Reception No. 3000724

Executed this ____ Day of _____, 2023.

Title Examiner

SURVEYOR CERTIFICATE

I, Ted T. Taggart, hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 37075 as prescribed by the laws of the State of Colorado, and that a survey of the described property was performed by me or under my supervision; that the results of said survey are accurately shown hereon to the best of my knowledge and belief; that no title search was made by me to determine ownership, easements or right-of-ways, recorded or unrecorded, except as shown hereon.

Ted T. Taggart
Colorado Registered Land
Surveyor No. 37075



AREA SUMMARY

LOT 1 PARCEL = 18.722 ACRES = 83.51%
LOT 2 PARCEL = 3.698 ACRES = 16.49%

TOTAL = 22.420 ACRES = 100%

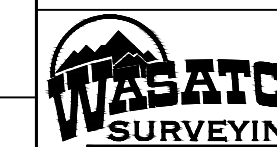
GENERAL NOTES

- Basis of Bearing Statement:**
The Basis of Bearings for this Plat is N00°04'43"E, 2645.39 feet between found monuments at the Southeast Corner and the East One-Quarter Corner of Section 12, T1N, R3W, Ute Meridian, as derived from the Grand Valley Area Local Coordinate System (G.V.A.L.L.C.S.) The monuments are fully described hereon.
- A Title Information was provided by:
Commonwealth Land Title Insurance Company
File No. 14528CEM dated February 27, 2023.
- 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 taken from Note 5 of the Cudd Minor Subdivision, Reception No. 2736463)
- 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 certification shown hereon.
- A private waterline easement for the benefit of Lots 1 and 2, and an ingress and egress easement on Lot 1 for the benefit of Lot 2, to be recorded by separate instrument.

MCPD No. _____

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City of Fruita, Mesa County, Colorado



Wasatch Surveying Associates
P.O. Box 564
Fruita, Colorado 81521
Phone No. (970) 639-9270
Email: mail@wasatchsurveying.com

Date of Survey: February 27, 2023 Project No. 23-11-01
Drawn by: CT Date: May 26, 2023 Sheet 1 of 2

RECORDED PLAT INFORMATION BOX

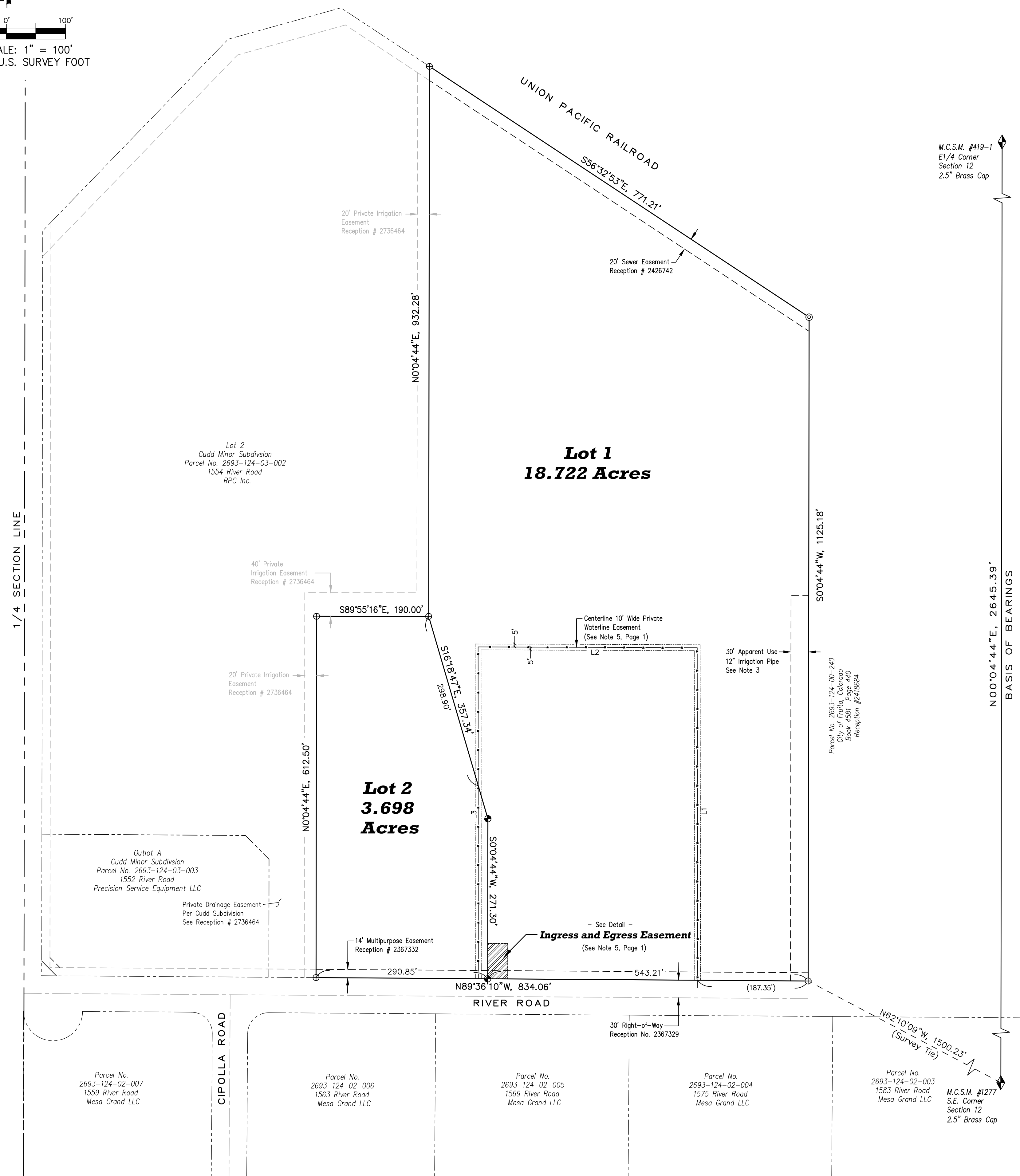
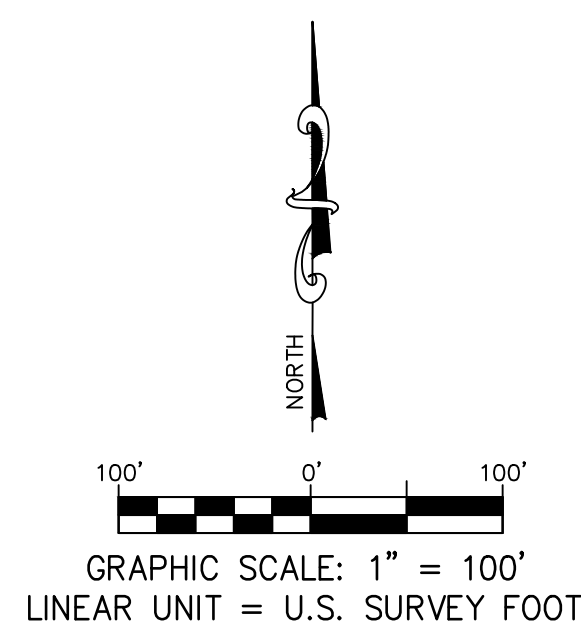
Private 10' Wide Waterline Easement Reception Number _____
Ingress/ Egress Easement Reception Number _____

— FINAL PLAT —

PSE MINOR SUBDIVISION

A Replat of Lot 1 of the Cudd Minor Subdivision

As Shown on Plat Recorded in Book 5769, Pages 82 and 83 of the Mesa County Records located in the SE1/4 of Section 12, T1N, R3W, U.M., City of Fruita, Mesa County, Colorado



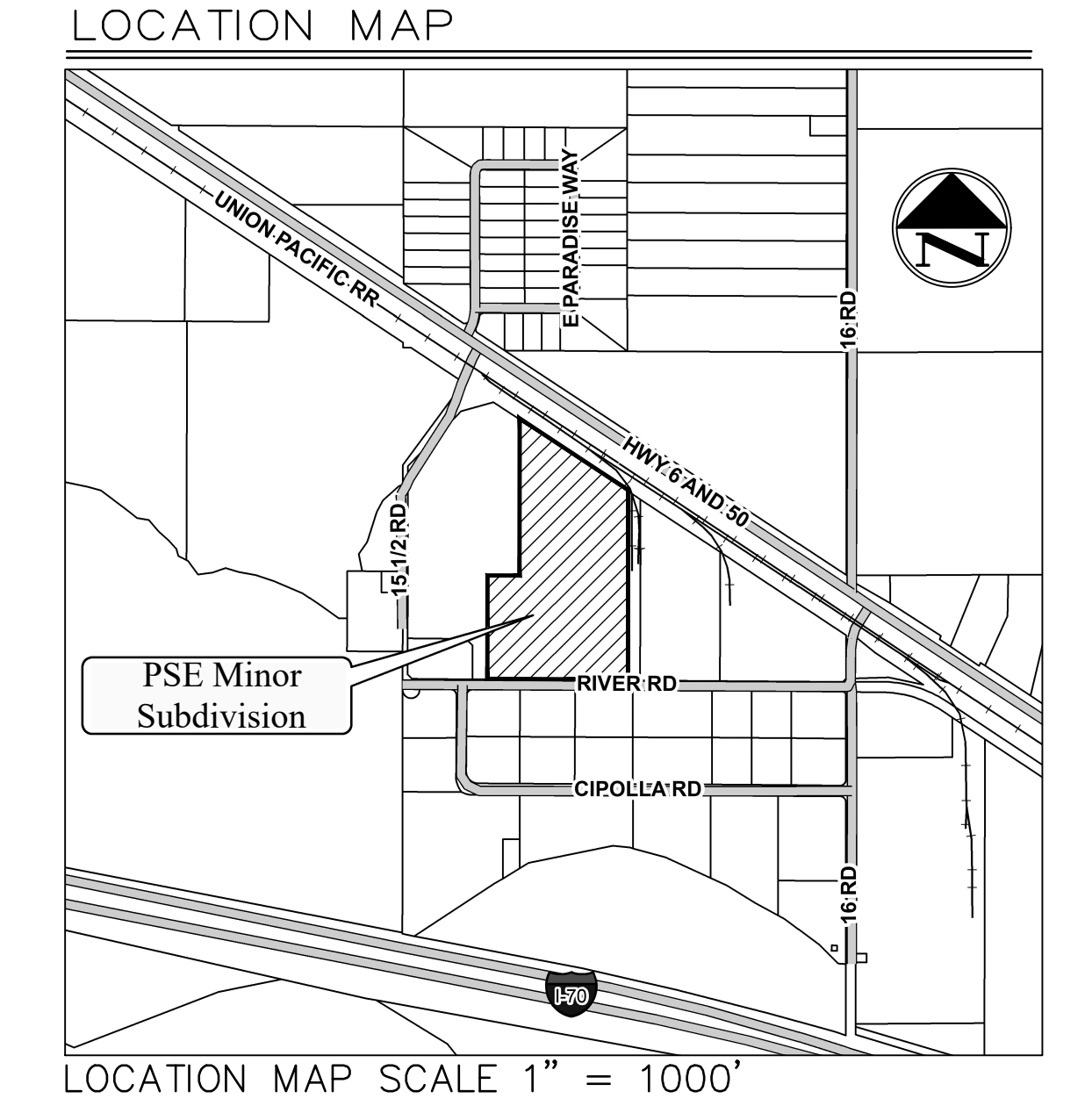
- ### LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - SET 5/8" x 24" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "LS 37075" (SET IN CONCRETE)
 - ⊥ CALCULATED POSITION ONLY
 - ⊙ FOUND 2" ALUMINUM CAP INSCRIBED "ROLLAND ENG. LS 18469"
 - ⊕ FOUND 2" ALUMINUM CAP INSCRIBED "R.C.E. LS 38075"
 - EXISTING EASEMENT
 - EXISTING LOT LINE
 - 1/4 SECTION LINE
 - CENTERLINE EXISTING ROAD
 - CENTERLINE WATER LINE EASEMENT
 - EDGE OF WATER LINE EASEMENT

- ### LIST OF ABBREVIATIONS USED ON THIS PLAT
- E — EAST
 - LS — LAND SURVEYOR
 - MCSM — MESA COUNTY SURVEY MARKER
 - N — NORTH
 - PLS — PROFESSIONAL LAND SURVEYOR
 - PLSS — PUBLIC LAND SURVEY SYSTEM
 - R — RANGE in defining the location in the PLSS
 - S — SOUTH
 - T — TOWNSHIP
 - U.M. — UTE MERIDIAN
 - W — WEST

Line Table

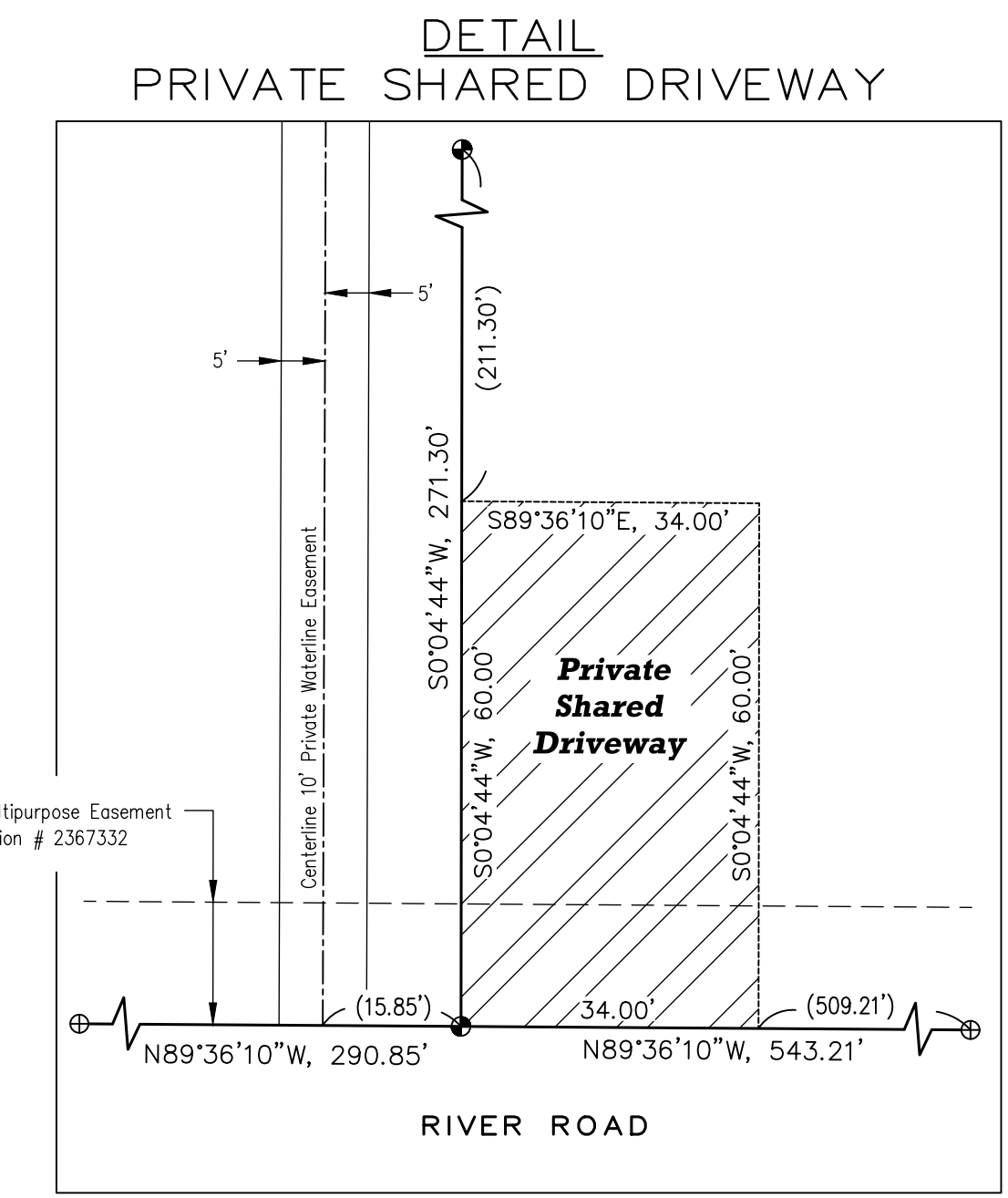
(10' Wide Private Waterline Easement)

Line No.	Direction	Length
L1	N0° 04' 25"W	563.61'
L2	N89° 47' 12"W	371.32'
L3	S0° 02' 04"E	562.42'



AREA SUMMARY

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 LOT 2 PARCEL = 3.698 ACRES = 16.49%
 TOTAL = 22.420 ACRES = 100%



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Ted T. Taggart
 Colorado Registered Land Surveyor No. 37075



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 City of Fruita, Mesa County, Colorado

Wasatch Surveying Associates
 P.O. Box 564
 Fruita, Colorado 81521
 Phone No. (970) 639-9270
 Email: mail@wasatchsurveying.com

Date of Survey: February 27, 2023 Project No. 23-11-01
 Drawn by: CT Date: May 26, 2023 Sheet 2 of 2

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 CERTIFICATION SHOWN HEREON.