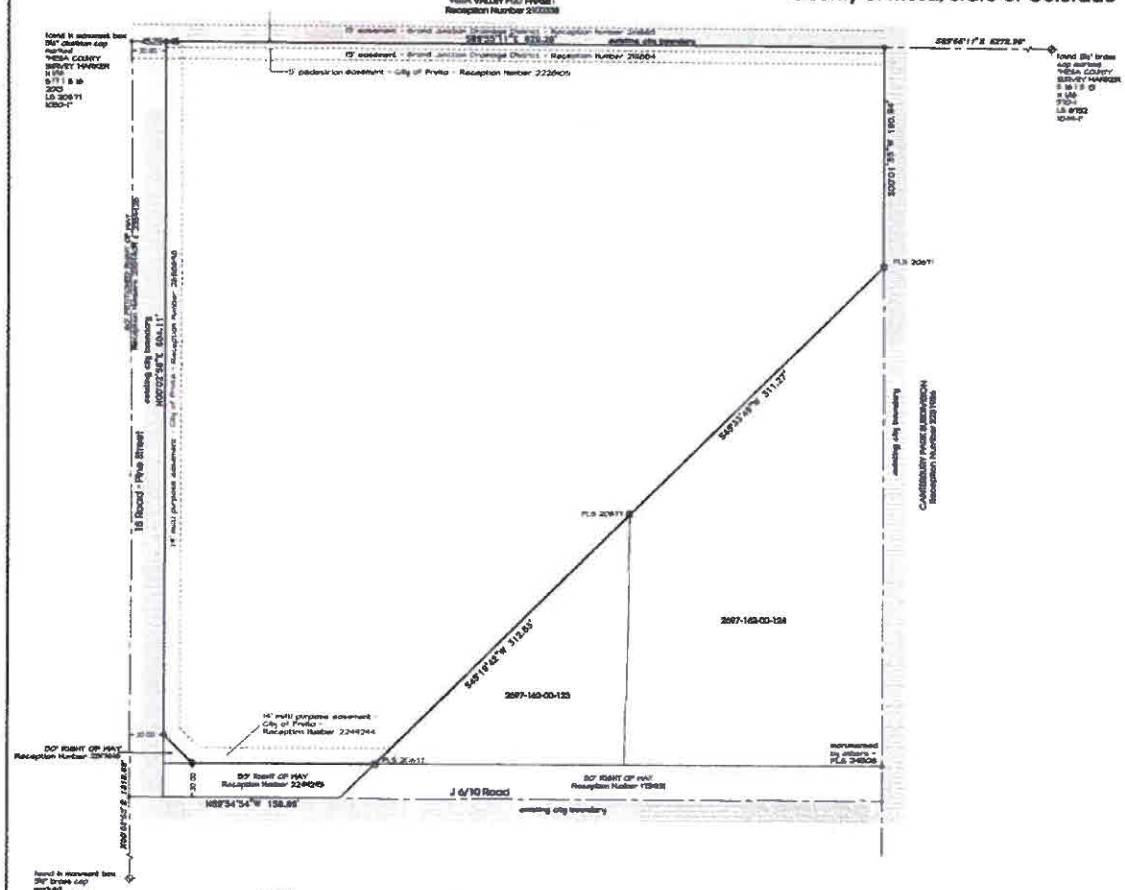
Exhibit A to ordinance 2017-05

ANNEXATION MAP

McCURTER ANNEXATION TO THE CITY OF FRUITA

SW¼ NW¼ Section 16, Township 1 North, Range 1 West, Ute Meridian

County of Mesa, State of Colorado



LEGEND

- found PLS# brass monument as noted
- found PLS# aluminum monument as noted
- found 3"Ø aluminum monument stamped "CM SURVEYS LS 30977" on #8 rebar
- found 3"Ø aluminum monument stamped "RIVER CITY CONSULTANTS PLS 19493 2000" on #5 rebar
- found rebar and cap as noted
- calculated position - no monument
- set 24" #5 rebar/2"Ø aluminum cap stamped "RIVER CITY CONSULTANTS PLS 19493"
- set #5 brass disk stamped "PLS 19493" in concrete path
- benchmark
- control point

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SHELLA datum as derived by GPS observation on Mesa County Survey Marker 19674 at the center-north sixteenth corner of Section 17 and Mesa County Survey Marker 19684 as a Mesa County Survey Marker at the center-north sixteenth corner of Section 16, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is South 89°48'47" West.

HELLS 2012 "SHA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN GROUND CENTRAL MERIDIAN
LATITUDE: 39°06'22.727694N
LONGITUDE: 108°30'00.434869W
NORTHING: 200.000FT
EASTING: 400.000FT
SCALE FACTOR: 1.000289078
PROJECT/SCALE FACTOR HEIGHT: 4644FTSHAVD88

GRAPHIC SCALE 1"=50'

0 50 100 150

Linear Units of Measurement are the U.S. Survey Foot.

SURVEYOR'S CERTIFICATE

I, Kenneth Scott Wampler, a registered Professional Land Surveyor in the State of Colorado, do hereby certify: the Survey represented hereon was performed by me or under my responsible charge, is based upon my knowledge, information and belief, it is in accordance with applicable standards of practice, but no less than one-ninth (1/9) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita, that the external boundaries of the property, excepting the existing public streets and alleys, have been monumented on the ground. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Wampler,
Colorado PLS 19493

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 19493

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.

LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, McCurter Land Company LLC, an Arkansas limited liability company, the owners of 100 percent of the following described property, excluding any public streets and alleys, to wit:

All of the NW¼ of the SW 1/4 of the NW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian;
EXCEPT a triangular piece of land located in the Southeast Corner of said NW1/4 of the SW 1/4 of the NW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian described as beginning at the Southeast Corner thereof; thence West 475 feet along the South boundary line of the said tract; thence Northeasterly in a straight line 867 feet to a point on the East boundary line of the said tract; Thence South along said East boundary line to the Point of Beginning;

County of Mesa, State of Colorado

have by these presents laid out and platted the same as shown hereon and designate the same as McCurter Annexation to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this _____ day of _____, 20___.

_____
James McCurter, MMC
McCURTER LAND COMPANY LLC
an Arkansas limited liability company

STATE OF COLORADO }
} ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this ___ day of _____ 20___
by _____

Witness my hand and official seal.

My commission expires

_____
Notary Public

PLANNING COMMISSION CERTIFICATION

This plat approved by the City of Fruita Planning Commission the _____ day of _____, 20___.

_____
Chairman

CITY COUNCIL CERTIFICATE (Annexation Plat)

The City Council of the City of Fruita, Colorado, by Resolution Number _____ duly adopted on the ____ day of _____, 20____, found and determined that annexation of the property described hereto 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 _____ 20____ did annex the property herein described to the City of Fruita, Colorado.

_____
Mayor

ATTEST:

_____
City Clerk

TITLE CERTIFICATE (Annexation and Subdivision Plats)

_____ 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 _____ free and clear of all liens, taxes, and encumbrances, except as follows:

_____
_____
_____
_____

EXECUTED this _____ day of _____, 20___.

_____

ANNEXATION MAP
McCURTER ANNEXATION TO THE CITY OF FRUITA
SW¼ NW¼ Section 16, Township 1 North, Range 1 West, Ute Meridian
County of Mesa, State of Colorado

SW¼ NW¼ Section 16, Township 1 North, Range 1 West, Ute Meridian			
Sheet 1 of 1	Date: Nov 17, 2016	Job No. 1078-006	
Surveyed: MM/WJ	Drawn: tpl	Checked: dtl	Approved:
W:\CSD\Projects\1078 Freeway Properties (Monterra)\006 Aspen Village 2016\Annexation\Annexation Map.dwg			

RIVERCITY CONSULTANTS
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