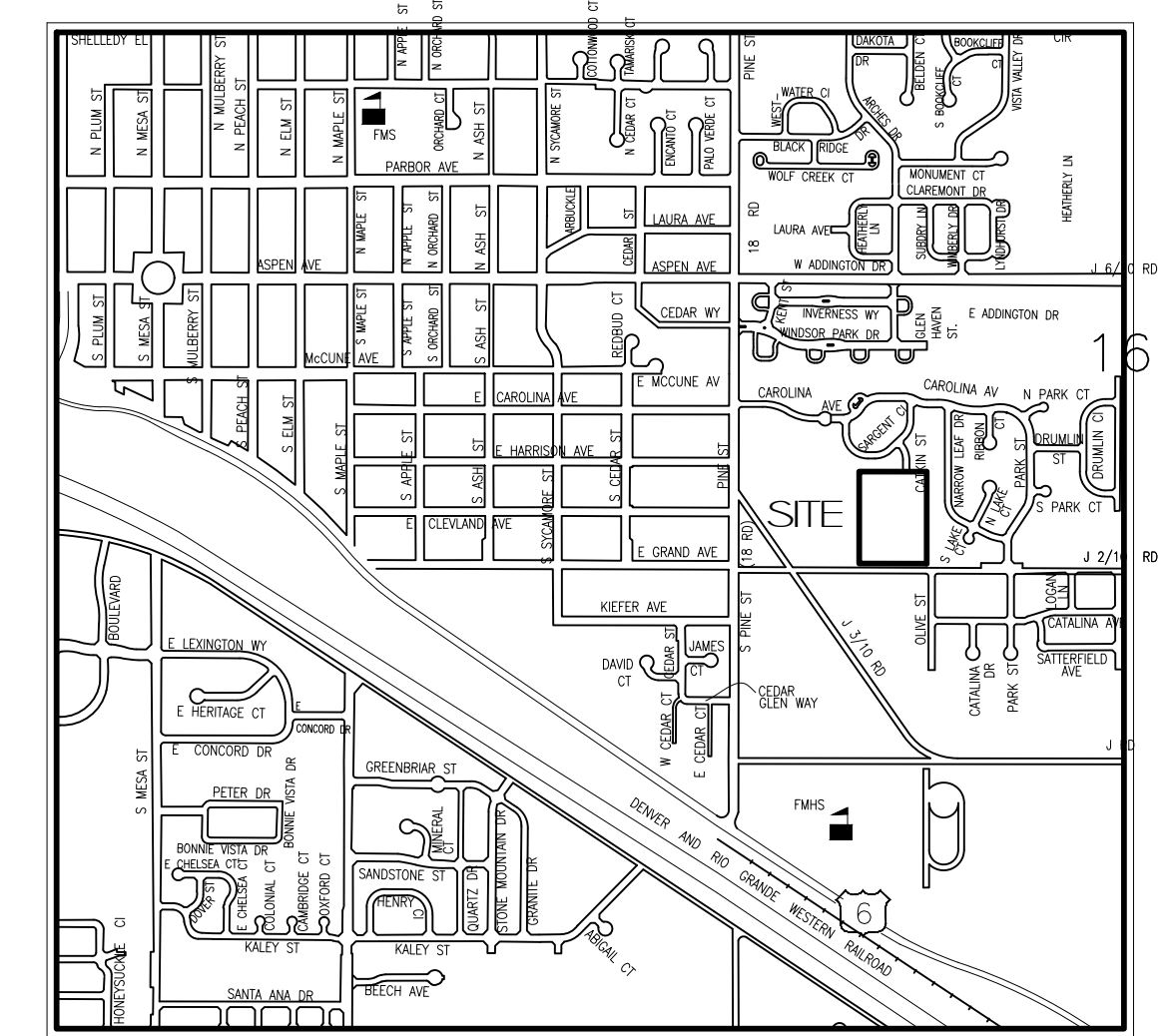


- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - SET NO.5 REBAR W/CAP L.S. 30111
 - ◆ FOUND ALIQUOT CORNER AS DESCRIBED

Notes:

- Deeds were provided by client.
- A Title search was provided and relied upon. A Title Search was not performed by me.



LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

I, Pete Hitchcock and Anthony Stolarczyk are the owners of hundred percent of the following described property, excluding any public streets and alleys, to wit:

The East 7 acres of the South half of the Northwest quarter of the Southwest quarter of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado. EXCEPT a strip of land 30 feet wide for roadway, utilities and all other public purposes the Southern line of which is the North line of the Southwest quarter of the Southwest quarter of Section 16, Township 1 North, Range 2 West of the Ute Meridian, being part of the land described in Book 3068 and at Page 658 in the office of the County clerk and recorder of the County of Mesa, State of Colorado.

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

EXECUTED this _____ day of _____, 20_____.

Owner(s)
STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing certification was acknowledged before me this _____ day of _____, 20_____.

Witness my hand and official seal.

My commission expires: _____
Notary Public

TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) s.s.

_____, 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:

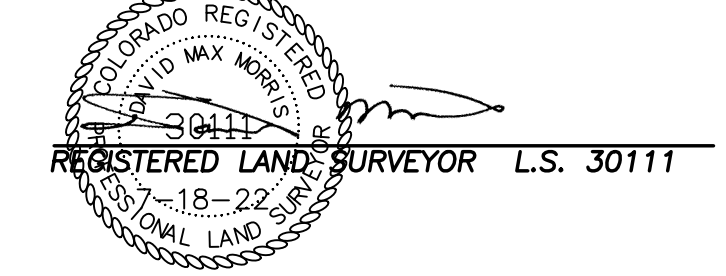
EXECUTED this _____ day of _____, 20_____.

Title Examiner

CERTIFICATION

I, DAVID MAX MORRIS, 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 Map have been monumented on the ground.

EXECUTED this 18th day of July, 2022.



Basis of Bearings Statement:
Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey markers at the S1/16 corner ON West Line Section 16, T1N, R2W, Ute Meridian (a Mesa County Survey Marker found in place) and the SW1/4 Section 16, T1N, R2W, U.M. (3" aluminum cap LS #20677 in monument box).
The measured bearing of this line is S89°53'25"E

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.

ANNEXATION PLAT		SITUATED IN THE NW1/4 SW1/4 SECTION 16, T1N, R2W OF THE UTE MERIDIAN	
FOR: Hitchcock & Stolarczyk	Surveying Western Colorado Since 1979	SURVEYED BY: MSM	
ACAD ID: 1024 18		DRAWN BY: DMM	
SCALE: 1" = 50'		CHECKED BY: MEM	
DATE: 7/18/2022		SHEET NO.	
		FILE: 2022-171.2	

