

# 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: \_\_\_\_\_

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

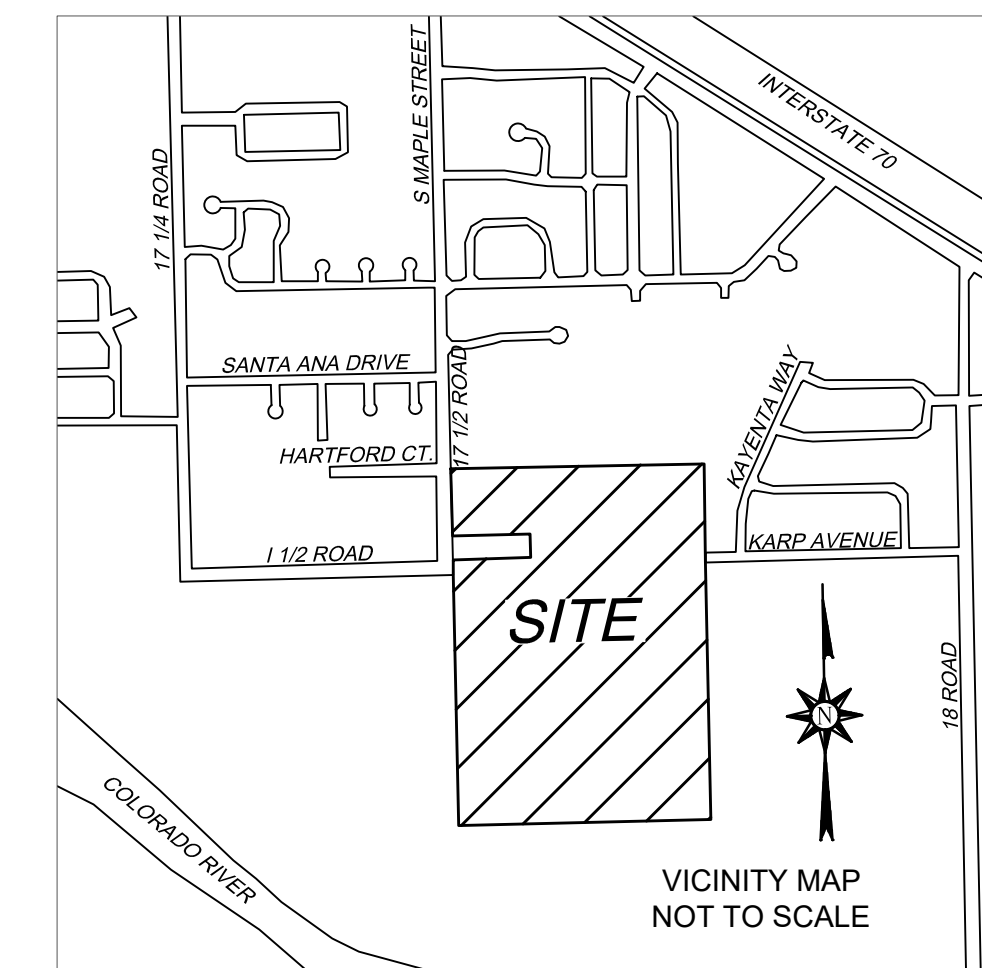
### BASIS OF BEARINGS:

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 3/16" 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.

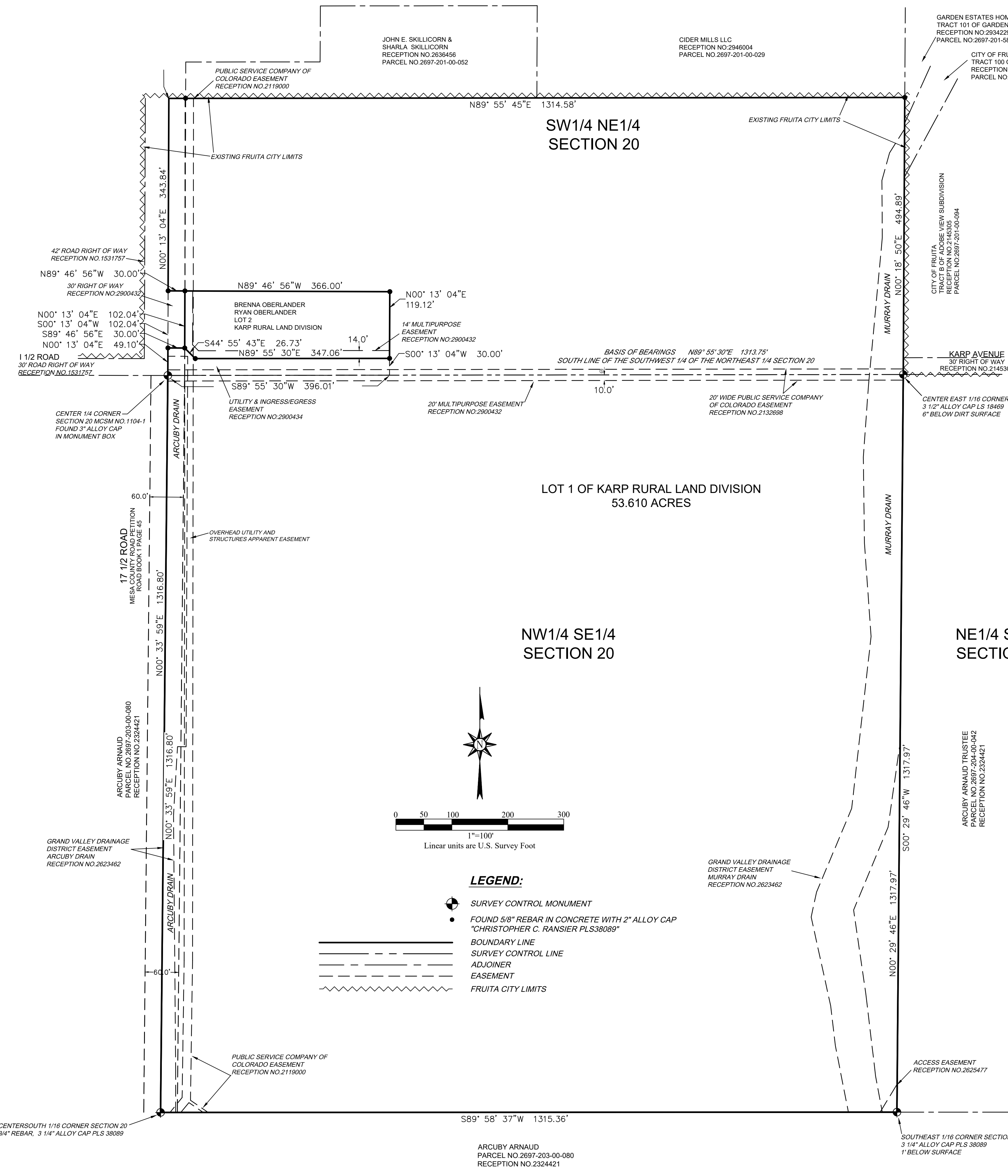
### CERTIFICATION:

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



VICINITY MAP NOT TO SCALE



**LEGEND:**

- SURVEY CONTROL MONUMENT
- FOUND 5/8" REBAR IN CONCRETE WITH 2" ALLOY CAP "CHRISTOPHER C. RANSIER PLS38089"
- BOUNDARY LINE
- SURVEY CONTROL LINE
- ADJOINER
- EASEMENT
- FRUITA CITY LIMITS

**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	<b>Align Surveying, LLC</b> 717 Centauri Drive Grand Junction, CO 81506 970.623.1001 chris.ransier@gmail.com
Drawn by: CCR	
Job #: 1053024	
Date: 05/10/2024	