

# IMPROVEMENT SURVEY PLAT

Lot 1 of Karp Rural Land Division  
 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

**PARCEL DESCRIPTION:**

Lot 1 of Karp Rural Land Division, County of Mesa, State of Colorado.

Karp Rural Land Division recorded at Reception No.2900432 at the Mesa County Clerk and Recorders.

**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 1/2" 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.

**SURVEY NOTES:**

1. Physical address is 958 17 1/2 Road, Fruita, CO 81521.
2. Mesa County Parcel No. 2697-201-00-038.
3. Title information provided by the Mesa County Assessor - Real Property Public Information System.
4. The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
5. 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.
6. 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.

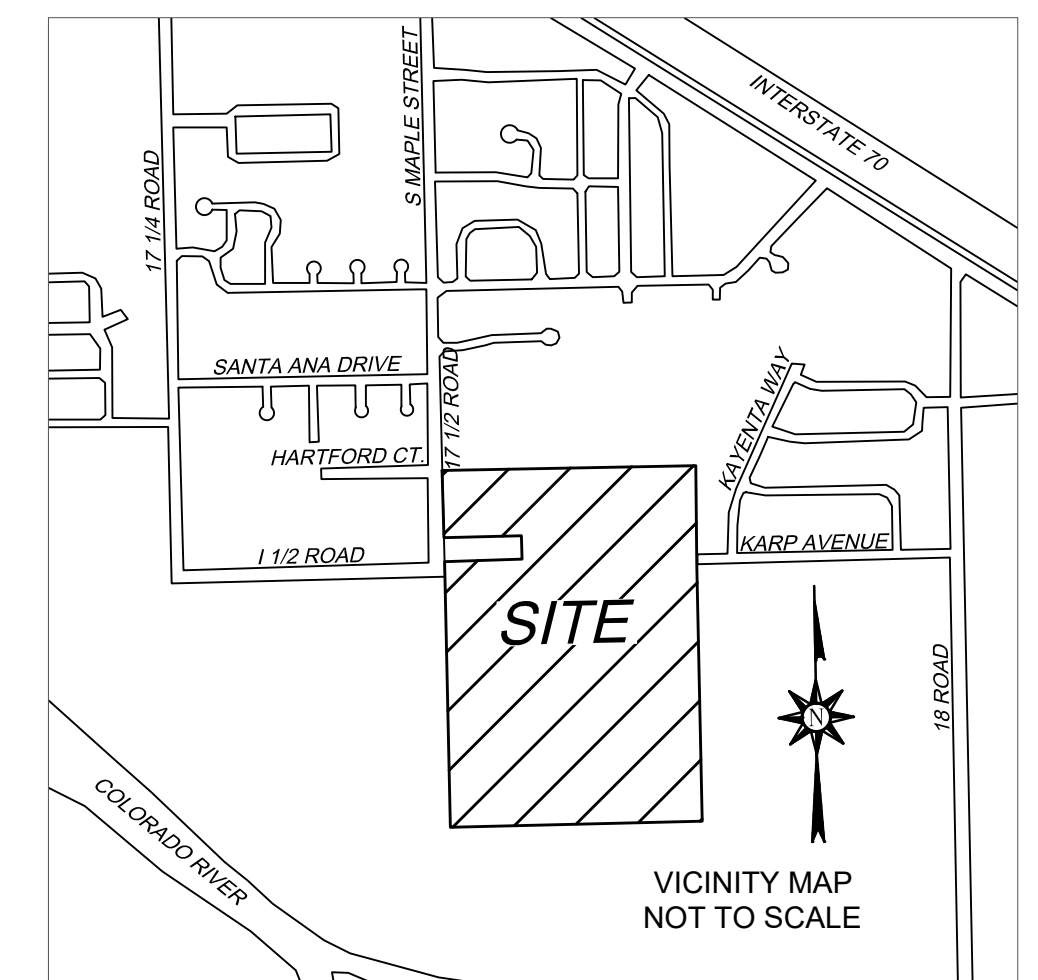
**CERTIFICATION:**

I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge. It is based upon my professional knowledge, information, and belief according to acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

**LEGEND:**

- SURVEY CONTROL MONUMENT
- 
- BOUNDARY LINE
- SURVEY CONTROL LINE
- ADJOINER
- EASEMENT
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- OVERHEAD UTILITY LINE
- ASPHALT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- YARD HYDRANT
- WATER METER
- IRRIGATION VALVE
- ELECTRIC METER
- ELECTRIC BOX
- GAS METER
- UTILITY POLE, GUY ANCHOR
- LIGHT POLE, LAMPOST
- BOLLARD
- MAILBOX
- SIGN

Christopher C. Ransier  
 Colorado PLS 38089

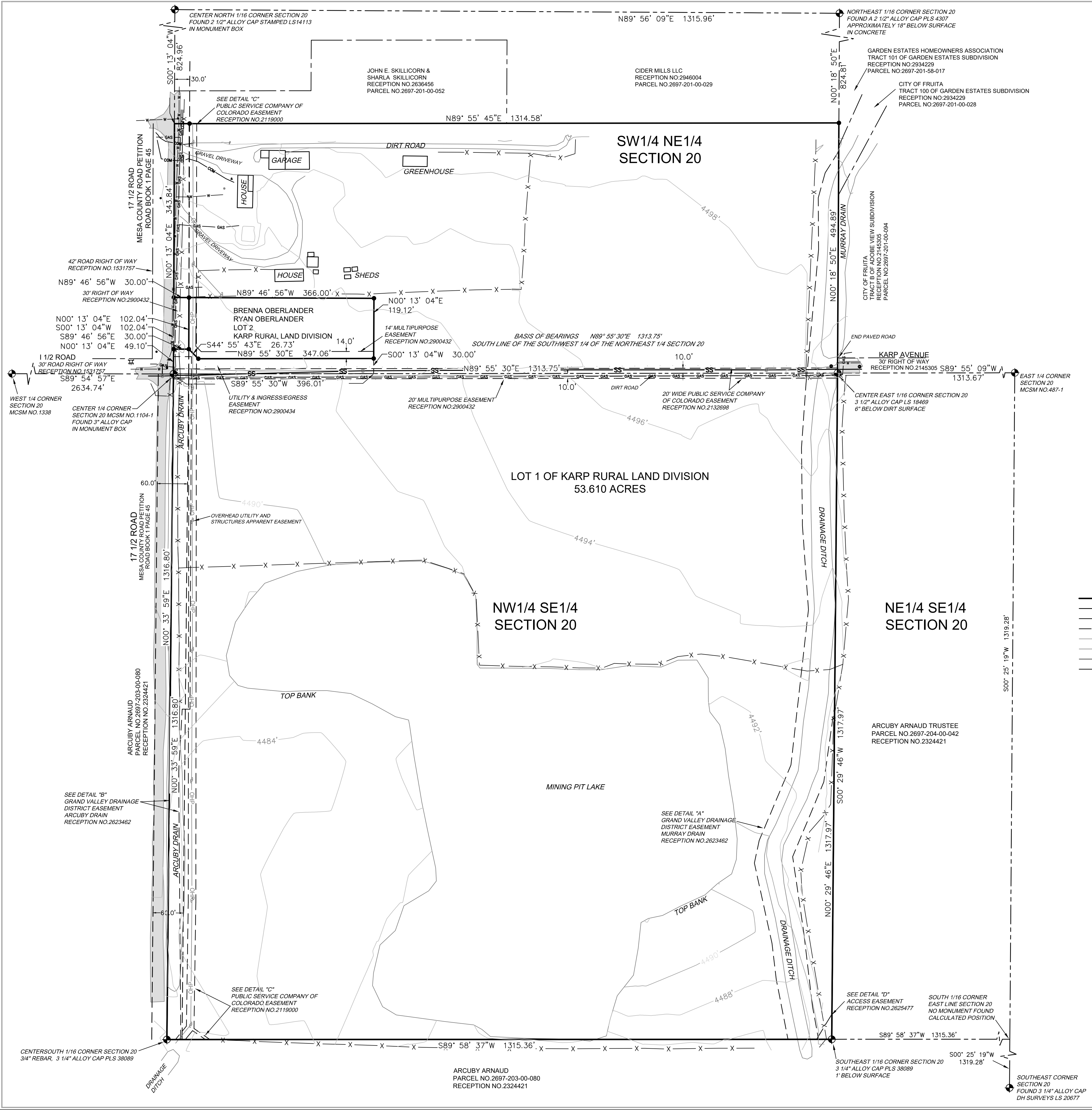
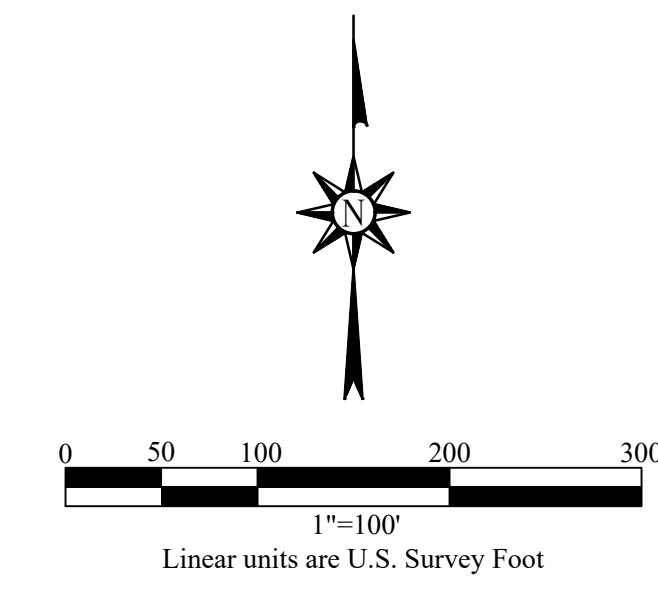


**LAND SURVEY DEPOSITS**  
 Mesa County Surveyor's Office  
 Date: \_\_\_\_\_  
 Deposit No: \_\_\_\_\_

PAGE 1 OF 2

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 Lot 1 of Karp Rural Land Division  
 SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of  
 Section 20,  
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 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	

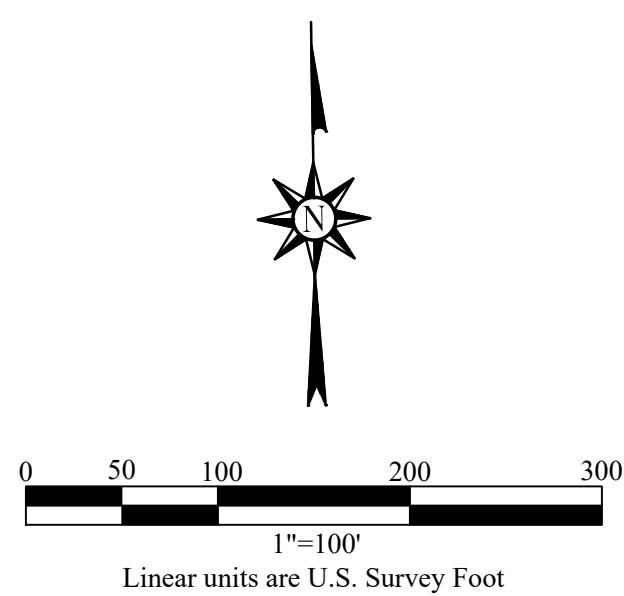
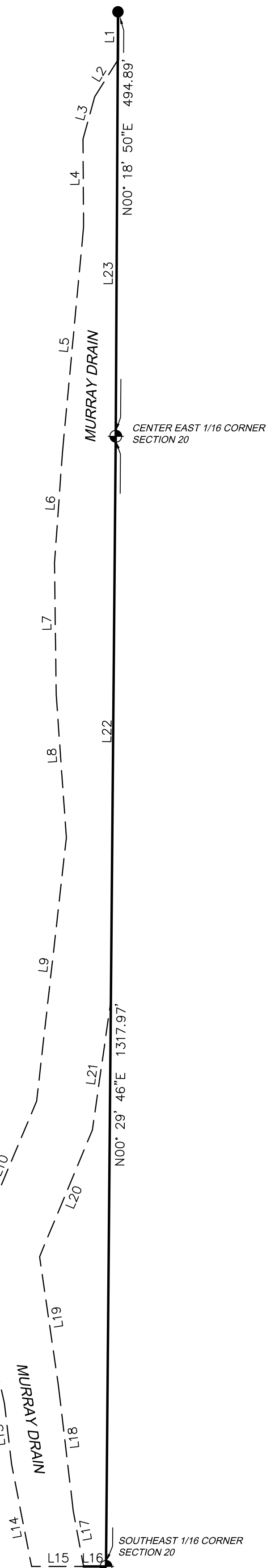


DETAIL "A"  
GRAND VALLEY DRAINAGE DISTRICT EASEMENT  
MURRAY DRAIN

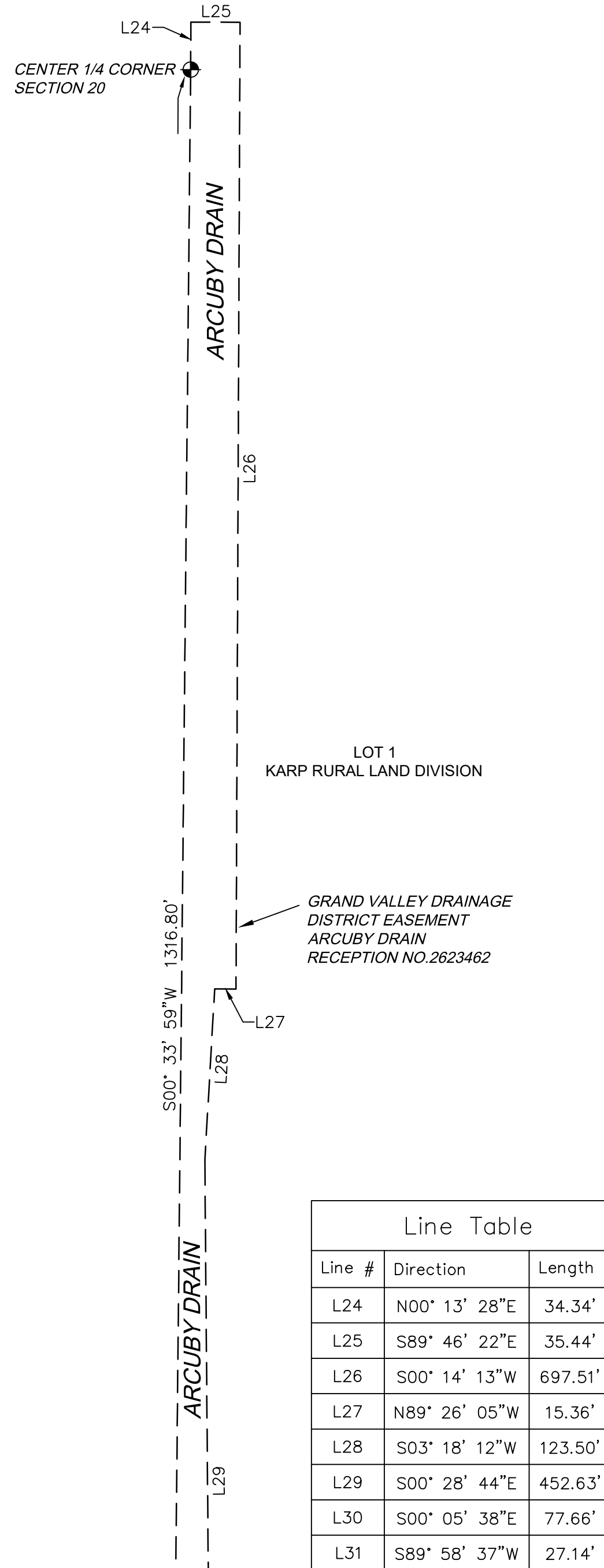
Line #	Direction	Length
L1	S00° 18' 50"W	55.96'
L2	N32° 03' 48"E	50.65'
L3	N15° 28' 44"E	51.26'
L4	N00° 23' 40"W	102.18'
L5	N05° 21' 05"E	265.87'
L6	N04° 04' 41"E	127.63'
L7	N00° 43' 00"W	153.87'
L8	N04° 05' 00"W	167.00'
L9	N06° 25' 41"E	309.23'
L10	N22° 49' 01"E	161.96'
L11	N12° 07' 00"E	45.75'
L12	N12° 23' 29"W	162.42'
L13	N06° 42' 17"W	71.29'
L14	N11° 04' 32"W	121.44'
L15	S89° 58' 37"W	60.46'
L16	S89° 58' 37"W	26.17'
L17	S10° 25' 59"E	65.77'
L18	S06° 44' 37"E	147.34'
L19	S08° 19' 30"E	151.72'
L20	S22° 35' 43"W	160.26'
L21	S08° 06' 46"W	152.29'
L22	S00° 29' 46"W	658.15'
L23	N00° 18' 50"E	438.92'

LOT 1  
KARP RURAL LAND DIVISION

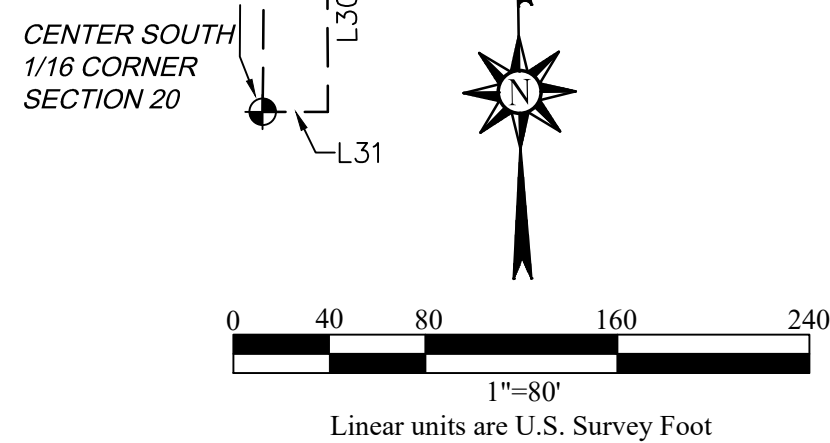
GRAND VALLEY DRAINAGE DISTRICT EASEMENT  
MURRAY DRAIN  
RECEPTION NO. 2623462



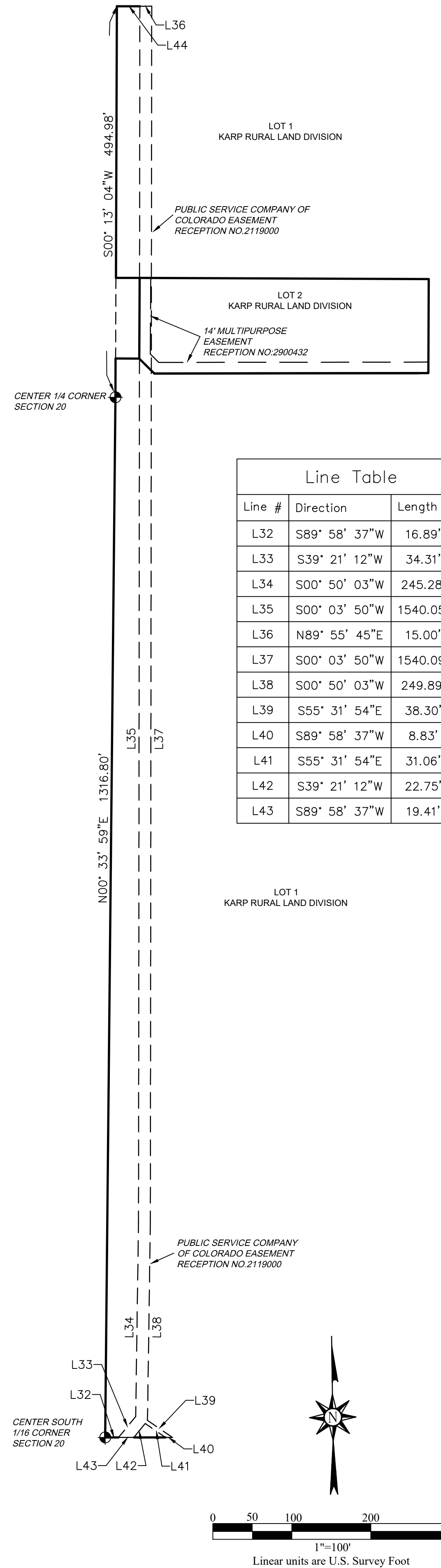
DETAIL "B"  
GRAND VALLEY DRAINAGE DISTRICT EASEMENT  
ARCUBY DRAIN



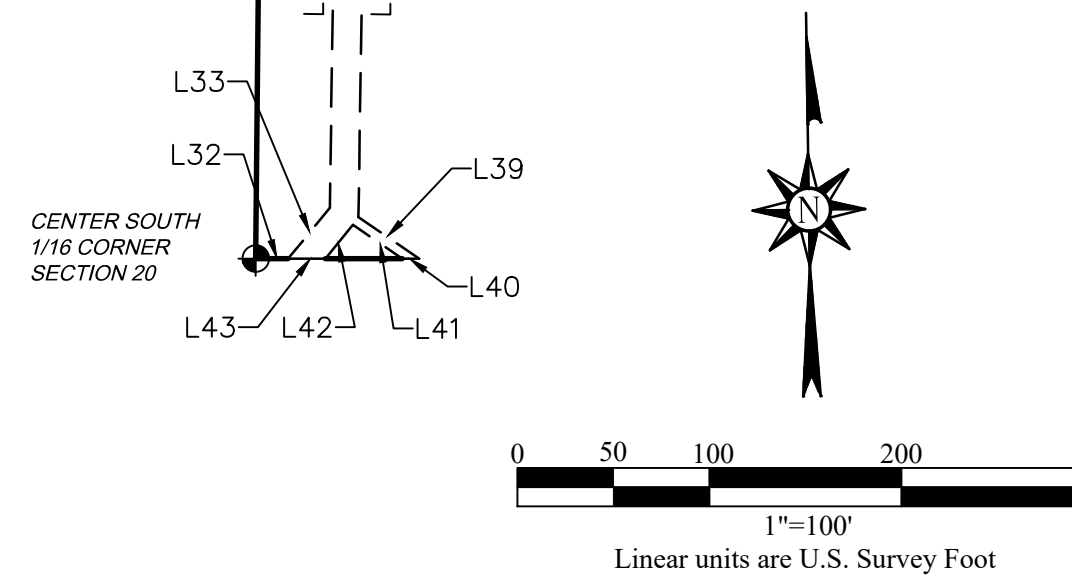
Line #	Direction	Length
L24	N00° 13' 28"E	34.34'
L25	S89° 46' 22"E	35.44'
L26	S00° 14' 13"W	697.51'
L27	N89° 26' 05"W	15.36'
L28	S03° 18' 12"W	123.50'
L29	S00° 28' 44"E	452.63'
L30	S00° 05' 38"E	77.66'
L31	S89° 58' 37"W	27.14'



DETAIL "C"  
PUBLIC SERVICE COMPANY OF  
COLORADO EASEMENT



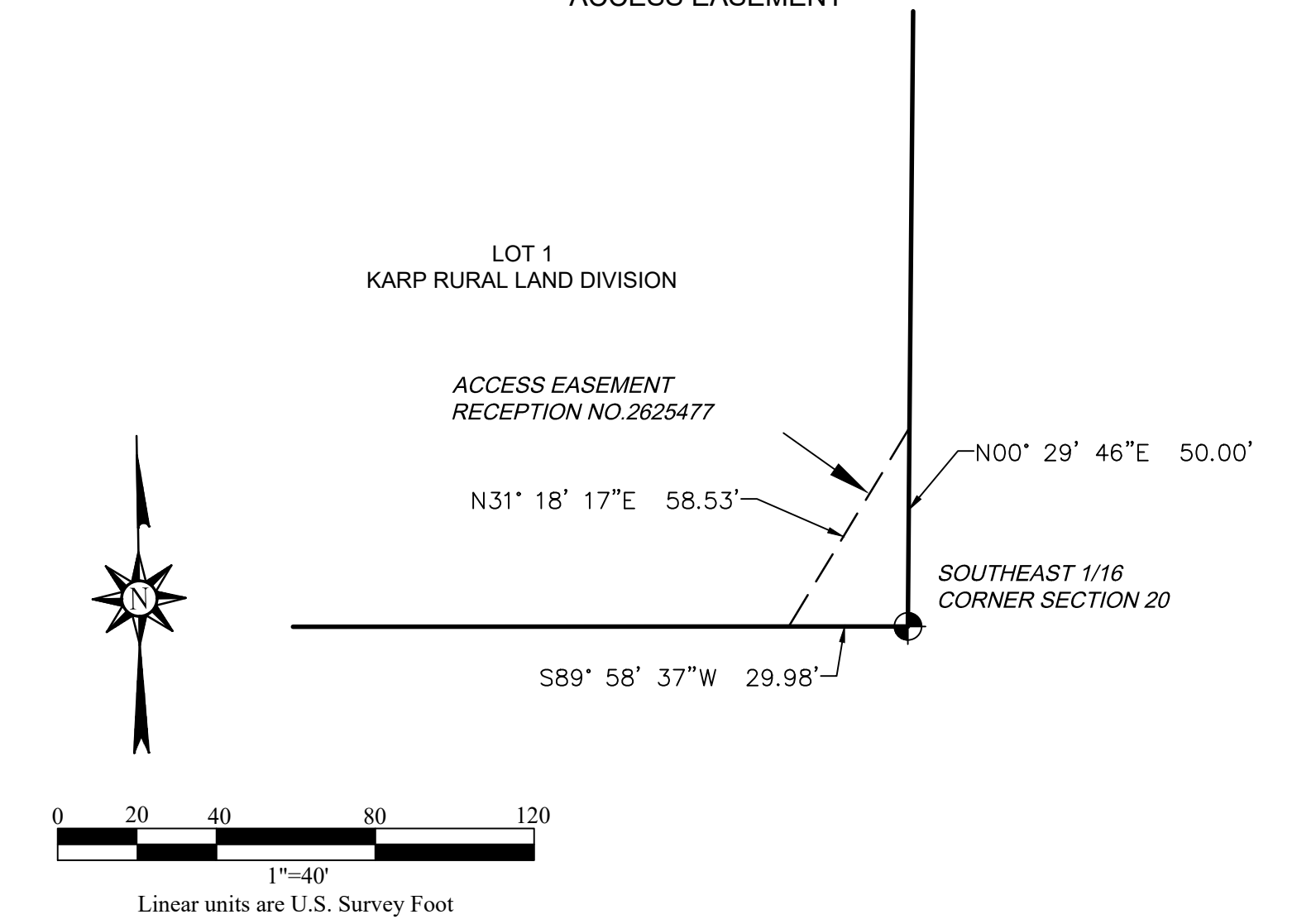
Line #	Direction	Length
L32	S89° 58' 37"W	16.89'
L33	S39° 21' 12"W	34.31'
L34	S00° 50' 03"W	245.28'
L35	S00° 03' 50"W	1540.05'
L36	N89° 55' 45"E	15.00'
L37	S00° 03' 50"W	1540.09'
L38	S00° 50' 03"W	249.89'
L39	S55° 31' 54"E	38.30'
L40	S89° 58' 37"W	8.83'
L41	S55° 31' 54"E	31.06'
L42	S39° 21' 12"W	22.75'
L43	S89° 58' 37"W	19.41'



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DETAIL "D"  
ACCESS EASEMENT

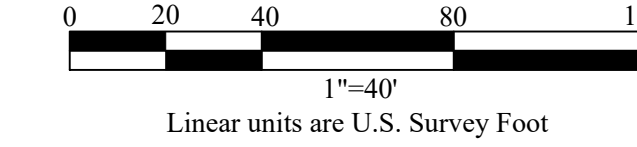


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Christopher C. Ransier  
Colorado PLS 38089

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