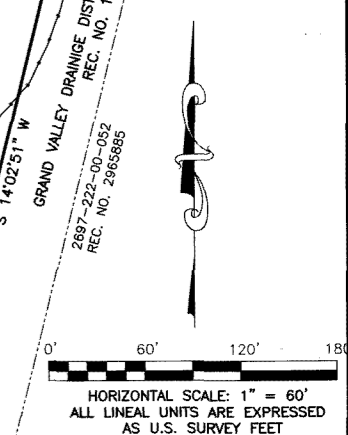
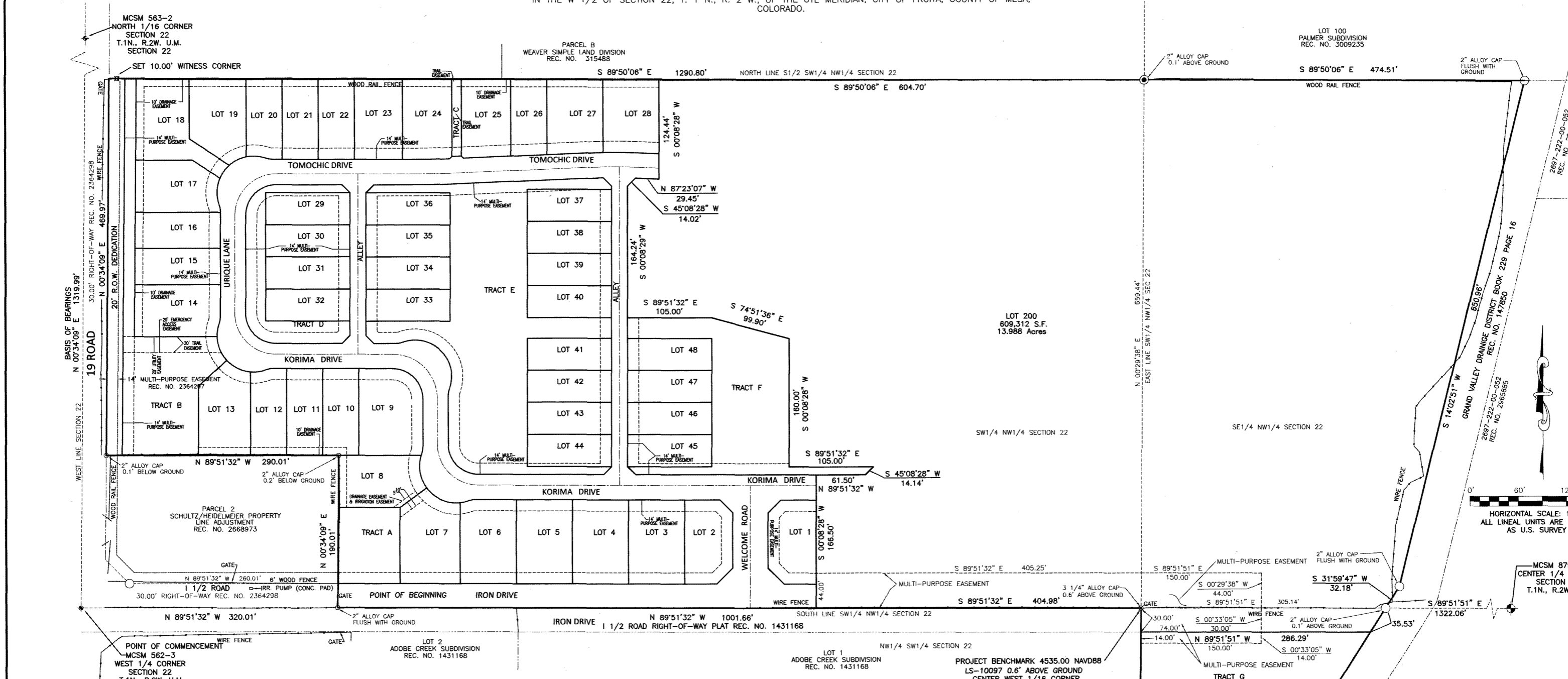


COPPER CREEK WEST FILING 1

IN THE W 1/2 OF SECTION 22, T. 1 N., R. 2 W., OF THE UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, COLORADO.



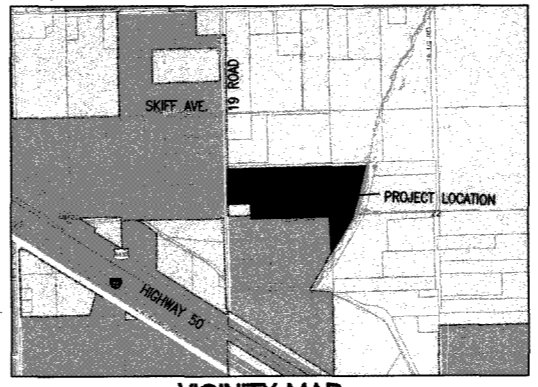
LEGEND AND ABBREVIATIONS

- ⊕ MESA COUNTY SURVEY MARKER
- FOUND 3 1/4" ALLOY CAP LS-10097
- FOUND NO. 5 REBAR & CAP LS-36561
- FOUND NO. 5 REBAR & CAP LS-18478
- FOUND NO. 5 REBAR, & CAP LS-31160
- ⊗ SET 5/8" REBAR & 2" ALLOY CAP MARKED LS-38075 0.2' ABOVE GROUND
- REC. NO. RECEPTION NUMBER
- R RANGE
- R.O.W. RIGHT-OF-WAY
- RN RECEPTION NUMBER
- T TOWNSHIP
- U.M. UTE MERIDIAN
- WM WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- W BURIED WATER LINE
- E BURIED ELECTRIC LINE
- G BURIED GAS LINE
- X FENCE LINE
- S BURIED SANITARY SEWER LINE
- — EXISTING EDGE OF ASPHALT PAVEMENT
- OHP OVERHEAD POWER
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N00°34'09"E for a distance of 1319.99 feet, located between a 3 1/4" Mesa County Survey Marker for the West 1/4 Corner and a 3 1/4" Mesa County Survey Marker for the North 1/16 Corner of Section 22, Township 1 North, Range 2 West, of the Ute Meridian.
2. Title information is from Mesa County Real Property Records, and the title commitment by Abstract & Title Company of Mesa County, File No. 17835CEM, Amendment No; 2 Effective Date April 3, 2024.

AREA SUMMARY			
DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOTS (1-48)	5.880	255,743	22.61%
LOT 200	13.988	609,312	53.87%
TRACT A	0.168	7,324	0.65%
TRACT B	0.456	19,876	1.76%
TRACT C	0.017	1,157	0.10%
TRACT D	0.189	8,220	0.73%
TRACT E	1.011	44,016	3.88%
TRACT F	0.514	22,367	1.98%
TRACT G	1.497	65,223	5.77%
R.O.W.	2.244	97,798	8.65%
TOTAL	25.964	1,131,036	100.00%



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.

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

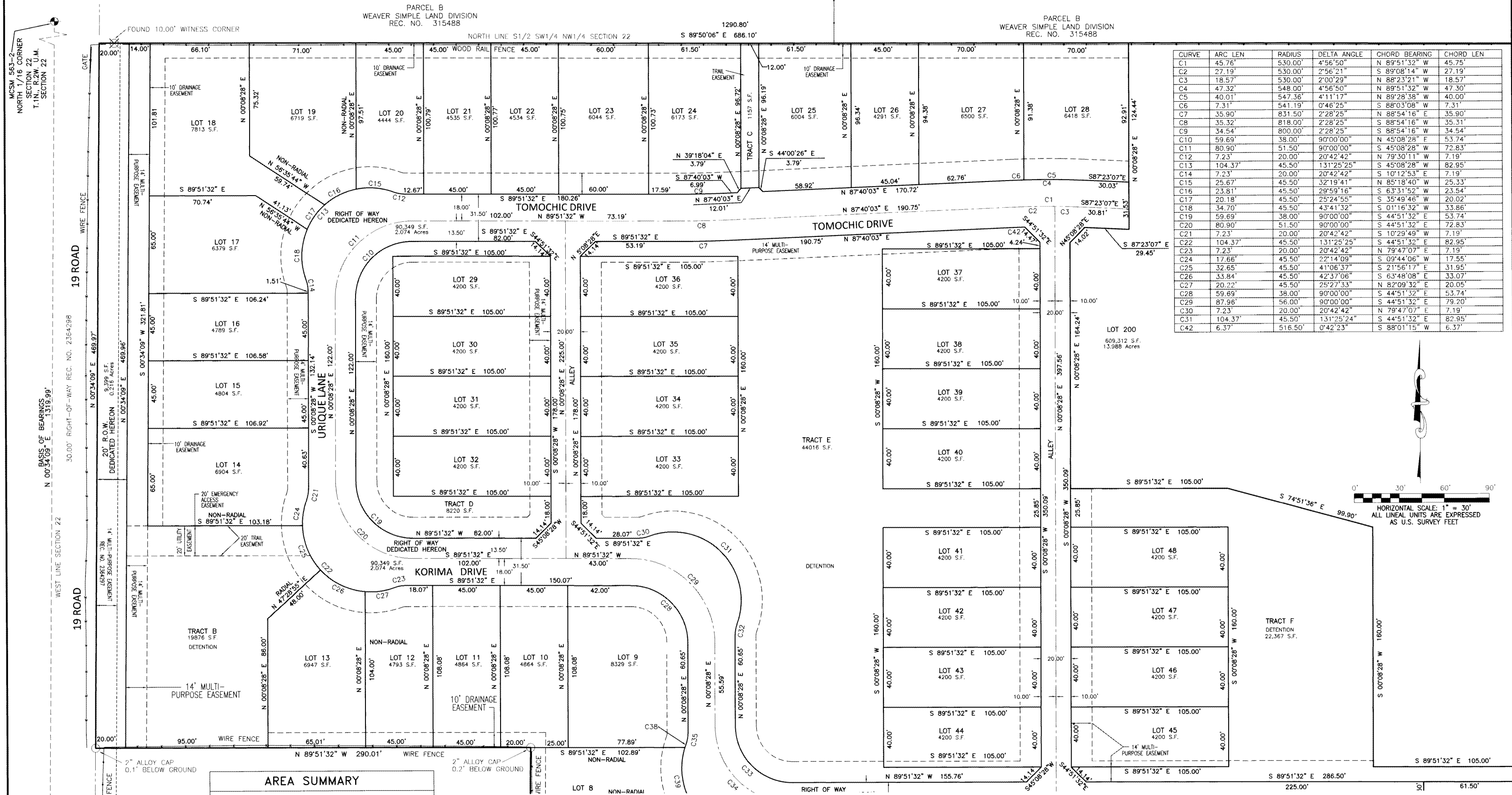
COPPER CREEK WEST FILING 1
OVERALL/OUTER BOUNDARY
 IN THE W 1/2 OF SECTION 22
 TOWNSHIP 1 NORTH RANGE 2 WEST OF THE UTE MERIDIAN
 CITY OF FRUITA, MESA COUNTY, COLORADO

405 Ridges Blvd, Suite A
 Grand Junction, CO 81507
 Voice: (970) 243-8300
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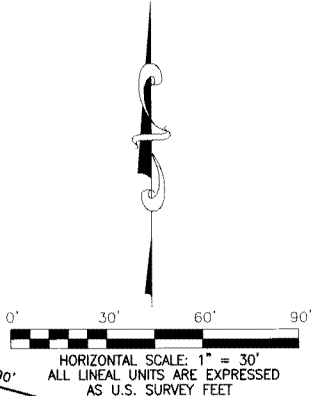
Drawn: JLG	Designed: JAM	Checked: JAM	Proj#: 17835CEM	Re: 17835CEM	Sheet: 2
File Name: C:\PROJECTS\C2448\C2448 Plat.dwg					Date: 4/3/24

COPPER CREEK WEST FILING 1

IN THE W 1/2 OF SECTION 22, T. 1 N., R. 2 W., OF THE UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, COLORADO.



CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	45.76'	530.00'	4°56'50"	N 89°51'32" W	45.75'
C2	27.19'	530.00'	2°56'21"	S 89°08'14" W	27.19'
C3	18.57'	530.00'	2°00'29"	N 88°23'21" W	18.57'
C4	47.32'	548.00'	4°56'50"	N 89°51'32" W	47.30'
C5	40.01'	547.36'	4°11'17"	N 89°28'38" W	40.00'
C6	7.31'	541.19'	0°46'25"	S 88°03'08" W	7.31'
C7	35.90'	831.50'	2°28'25"	N 88°54'16" E	35.90'
C8	35.32'	818.00'	2°28'25"	S 88°54'16" W	35.31'
C9	34.54'	800.00'	2°28'25"	S 88°54'16" W	34.54'
C10	59.69'	38.00'	90°00'00"	N 45°08'28" E	53.74'
C11	80.90'	51.50'	90°00'00"	S 45°08'28" W	72.83'
C12	7.23'	20.00'	20°42'42"	N 79°30'11" W	7.19'
C13	104.37'	45.50'	131°25'25"	S 45°08'28" W	82.95'
C14	7.23'	20.00'	20°42'42"	S 10°12'53" E	7.19'
C15	25.67'	45.50'	32°19'41"	N 85°18'40" W	25.33'
C16	23.81'	45.50'	29°59'16"	S 63°31'52" W	23.54'
C17	20.18'	45.50'	25°24'55"	S 35°49'46" W	20.02'
C18	34.70'	45.50'	43°41'32"	S 01°16'32" E	33.86'
C19	59.69'	38.00'	90°00'00"	S 44°51'32" E	53.74'
C20	80.90'	51.50'	90°00'00"	S 44°51'32" E	72.83'
C21	7.23'	20.00'	20°42'42"	S 10°29'49" W	7.19'
C22	104.37'	45.50'	131°25'25"	S 44°51'32" E	82.95'
C23	7.23'	20.00'	20°42'42"	N 79°47'07" E	7.19'
C24	17.66'	45.50'	22°14'09"	S 09°44'06" W	17.55'
C25	32.65'	45.50'	41°06'37"	S 21°56'17" E	31.95'
C26	33.84'	45.50'	42°37'06"	S 63°48'08" E	33.07'
C27	20.22'	45.50'	25°27'33"	N 82°09'32" E	20.05'
C28	59.69'	38.00'	90°00'00"	S 44°51'32" E	53.74'
C29	87.96'	56.00'	90°00'00"	S 44°51'32" E	79.20'
C30	7.23'	20.00'	20°42'42"	N 79°47'07" E	7.19'
C31	104.37'	45.50'	131°25'24"	S 44°51'32" E	82.95'
C42	6.37'	516.50'	0°42'23"	S 88°01'15" W	6.37'




DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOTS (1-48)	5.880	255,743	22.61%
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R.O.W.	2.244	97,798	8.65%
TOTAL	25.964	1,131,036	100.00%

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 - R.N. RECEPTION NUMBER
 - P.G. PAGE
 - PLS PROFESSIONAL LAND SURVEYOR
 - R. RANGE
 - R.O.W. RIGHT-OF-WAY
 - RM REFERENCE MARKER
 - S.F. SQUARE FEET
 - ST STREET
 - T TOWNSHIP
 - U.M. UTE MERIDIAN
 - WC WITNESS CORNER
 - N.T.S. NOT TO SCALE

- GENERAL NOTES**
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- SHEET INDEX**
- DEDICATION SHEET
 - OVERALL / OUTER BOUNDARY SHEET
 - NORTHWEST DETAIL SHEET
 - SOUTHWEST DETAIL SHEET



Retland Consulting Engineers, LLC
 405 Ridges Blvd. Suite A
 Grand Junction, CO 81507
 Voice: (970) 243-8300
 Fax: (970) 241-1273
 www.rcenj.com

COPPER CREEK WEST
FILING 1
NORTHWEST DETAIL
 IN THE W 1/2 OF SECTION 22
 TOWNSHIP 1 NORTH RANGE 2 WEST OF THE UTE MERIDIAN
 CITY OF FRUITA, MESA COUNTY, COLORADO

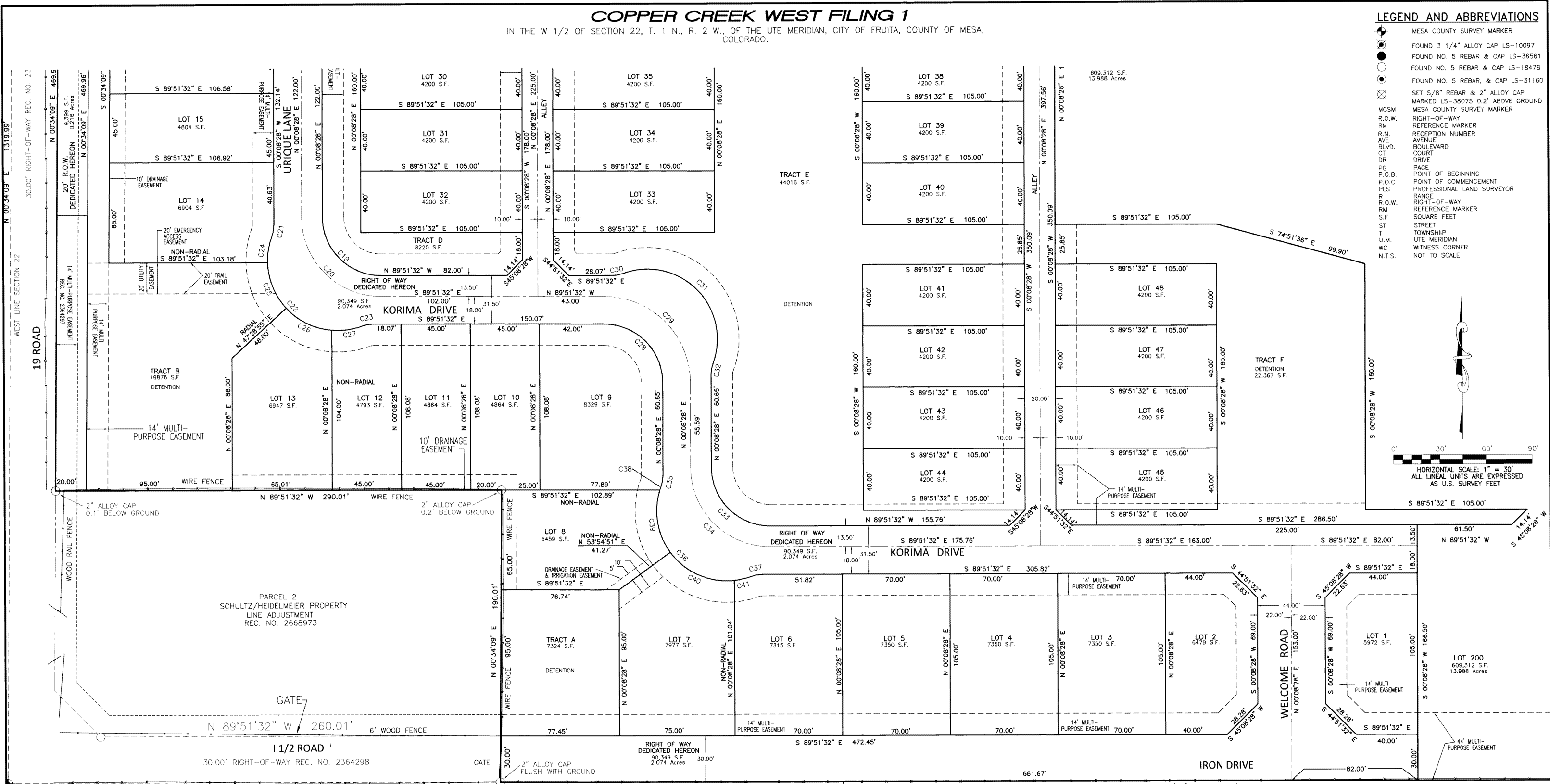
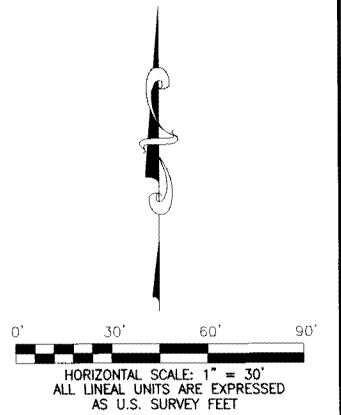
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File Name: C:\PROJECTS\C2448\C2448 Plat.dwg	Date: 4/3/24	Of: 4			

COPPER CREEK WEST FILING 1

IN THE W 1/2 OF SECTION 22, T. 1 N., R. 2 W., OF THE UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, COLORADO.

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- BLVD. BOULEVARD
- CT COURT
- DR DRIVE
- PC PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PLS PROFESSIONAL LAND SURVEYOR
- R RANGE
- R.O.W. RIGHT-OF-WAY
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C38	2.49'	45.50'	3°08'08"	S 18°17'07" W	2.49'
C39	42.71'	45.50'	53°46'43"	S 08°10'19" W	41.16'
C40	47.72'	45.50'	60°05'34"	S 66°06'27" E	45.56'
C41	11.45'	45.50'	14°25'00"	N 76°38'16" E	11.42'

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**COPPER CREEK WEST
 FILING 1
 SOUTHWEST DETAIL**

IN THE W 1/2 OF SECTION 22
 TOWNSHIP 1 NORTH RANGE 2 WEST OF THE UTE MERIDIAN
 CITY OF FRUITA, MESA COUNTY, COLORADO

Drawn: JLG Designed: Checked: JAM Proj: Rr: Sheet: 4

File Name: C:\PROJECTS\C2448\C2448 Plat.dwg Date: 4/3/24 of: 4