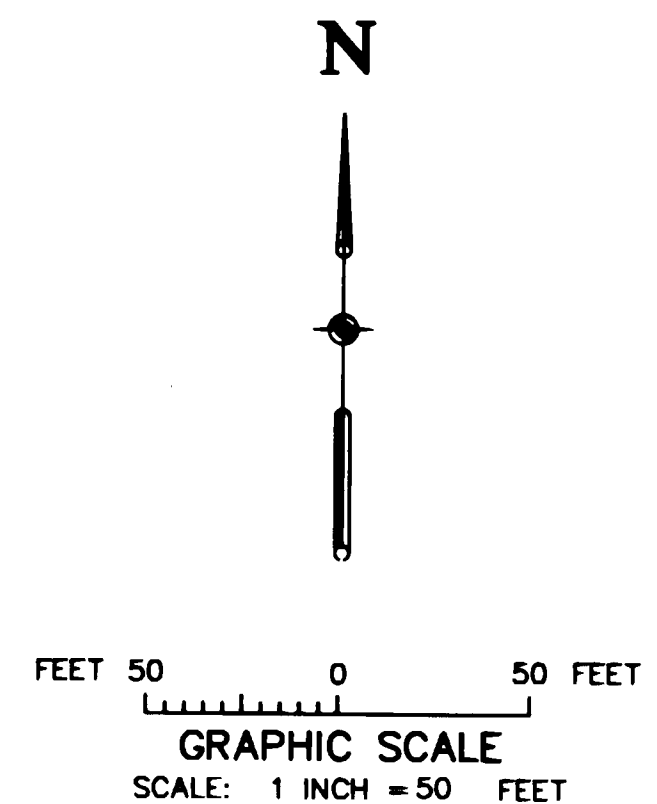


**FINAL PLAT OF
SANTA FE RANCH SUBDIVISION**
SW 1/4 OF THE SE 1/4 AND SE 1/4 OF THE SW 1/4,
SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO

LINE INFORMATION			CURVE INFORMATION						
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
L1	N44°42'30"W	25.18'	1	90°00'00"	59.00'	92.68'	59.00'	83.44'	N44°42'30"W
L2	S45°17'30"W	25.18'	2	45°00'00"	59.00'	46.34'	24.44'	45.16'	N22°12'30"W
L3	S45°17'30"W	24.44'	3	45°00'00"	59.00'	46.34'	24.44'	45.16'	N67°30'00"W
L4	N89°50'24"E	27.00'	4	39°30'48"	150.00'	103.45'	53.88'	101.41'	S70°32'06"W
L5	N06°39'00"E	61.00'	5	50°29'12"	150.00'	132.17'	70.72'	127.94'	S25°32'06"W
L6	N42°28'00"E	78.30'	6	90°00'00"	59.00'	92.68'	59.00'	83.44'	S44°42'30"E
L7	N03°17'00"E	70.10'	7	45°00'00"	59.00'	46.34'	24.44'	45.16'	S22°12'30"E
L8	N03°17'00"E	78.32'	8	45°00'00"	59.00'	46.34'	24.44'	45.16'	S67°12'30"E
L9	N10°00'00"E	68.48'	9	90°00'00"	37.00'	58.12'	37.00'	52.33'	S25°32'06"W
L10	N49°19'00"E	13.99'	10	80°57'37"	48.00'	67.83'	40.97'	42.36'	N80°06'38"W
L11	N49°19'00"E	79.76'	11	39°30'48"	128.00'	88.27'	45.97'	86.53'	S70°32'06"W
L12	N49°19'00"E	27.37'	12	14°08'15"	128.00'	31.51'	15.83'	31.43'	S83°14'22"W
L13	N81°50'00"E	36.00'	13	25°43'32"	128.00'	56.78'	28.86'	56.30'	S63°28'58"W
L14	N29°33'00"E	10.20'	14	50°29'12"	128.00'	112.79'	60.35'	109.17'	S25°32'06"W
L15	N29°33'00"E	43.20'	15	43°00'51"	128.00'	96.09'	50.44'	93.85'	S29°16'17"W
L16	N15°12'00"E	26.28'	16	07°28'22"	128.00'	16.89'	8.36'	16.68'	S04°01'42"W
L17	N75°35'00"E	16.02'	17	90°00'00"	37.00'	58.12'	37.00'	52.33'	S44°42'30"E
L18	N75°35'00"E	84.69'	18	30°25'27"	13.50'	7.28'	3.73'	7.19'	N74°51'02"E
L19	N75°35'00"E	21.29'	19	39°30'48"	172.00'	118.62'	61.78'	116.28'	S70°32'06"W
L20	N87°40'00"E	57.35'	20	50°29'12"	172.00'	151.26'	81.10'	146.70'	S25°32'06"W
L21	S73°23'00"E	44.48'	21	46°25'25"	13.50'	10.94'	5.79'	10.84'	N23°30'13"E
L22	N88°56'00"E	27.32'	22	16°25'50"	38.00'	12.27'	15.29'	75.98'	S44°42'30"E
L23	N88°56'00"E	70.02'	23	48°23'28"	13.50'	10.94'	5.79'	10.84'	S67°34'48"W
L24	N00°17'30"E	32.70'	24	78°57'53"	48.00'	66.15'	39.54'	61.04'	N79°06'46"W
L25	S00°17'30"W	32.49'	25	159°43'	48.00'	1.67'	0.84'	1.67'	S60°24'25"W
L26	S00°17'30"W	28.16'	26	143°54'1"	172.00'	43.81'	22.03'	43.69'	S82°59'40"W
L27	S14°18'11"E	30.34'	27	17°18'14"	172.00'	51.95'	26.17'	51.75'	S67°02'42"W
L28	S31°36'25"E	36.17'	28	47°14'33"	172.00'	52.26'	11.45'	22.84'	S54°35'09"W
L29	S39°13'18"E	35.24'	29	16°43'38"	172.00'	20.81'	12.59'	12.59'	S38°15'10"W
L30	S43°25'01"E	34.09'	30	16°43'38"	172.00'	50.21'	25.29'	50.04'	S21°29'32"W
L31	S67°08'39"E	28.23'	31	12°50'13"	172.00'	38.54'	19.35'	38.46'	S09°42'37"W
L32	S89°42'30"E	29.76'	32	58°30'57"	38.00'	38.81'	21.29'	37.14'	S17°27'27"W
L33	S89°42'30"E	44.88'	33	30°40'38"	38.00'	20.35'	10.42'	20.10'	S27°08'20"E
L34	S89°42'30"E	44.88'	34	78°54'15"	38.00'	92.37'	31.27'	48.29'	S81°55'47"E
			35	14°45'01"	38.00'	5.78'	4.92'	9.76'	N51°14'36"E
			36	14°45'01"	38.00'	9.76'	4.92'	9.76'	N51°14'36"E



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that JOM, LLC, a Colorado limited liability company, is the owner of record of that real property situated in SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 7, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3553, Pages 284 through 285 of the records in the office of the Mesa County Clerk and Recorder. Sold owners do hereby Plat said real property under the name and style of SANTA FE RANCH SUBDIVISION and being more particularly described as follows:

A tract of land situated in SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 7, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

- Beginning at the C-S 1/16 corner of Section 7, Township 1 North, Range 2 West, Ute Meridian and considering the south line of the SW 1/4 of the SE 1/4 of Section 7 to bear N 89°50'46" E, with all other bearings contained herein relative thereto;
 - Thence S 00°20'22" W, 30.00 feet;
 - Thence N 89°44'36" E, 329.39 feet;
 - Thence S 00°17'30" W, 626.77 feet;
 - Thence S 89°50'24" W, 748.16 feet;
 - Thence N 00°43'46" E, 383.56 feet;
 - Thence N 50°44'07" E, 152.07 feet;
 - Thence N 70°28'05" E, 226.69 feet;
 - Thence N 17°52'58" E, 106.73 feet;
 - Thence N 89°44'37" E, 53.10 feet to the point of beginning.

Santa Fe Ranch Subdivision, as described above contains 9.991 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- All drives, places and street rights-of-way are dedicated to the City of Fruita for the use of the public hereafter.
- All multi-purpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All irrigation easements as shown hereon will be conveyed to the homeowners' association by separate legal instrument.
- Ingress/egress easements as shown hereon will be conveyed to the appropriate lot owners by separate legal instrument.
- No dwelling unit or accessory unit shall be constructed in the "No Build Zone". Installation of irrigation mains (other than surface "drip lines") shall not be allowed in this zone. Turfgrass (or any other planting requiring irrigation other than "drip") shall not be allowed in this zone.
- Street addresses were supplied by the City of Fruita.

TITLE CERTIFICATE

MERIDIAN LAND TITLE, LLC does hereby certify that I have examined the title to all lands shown on this plat and title to such lands is vested in JOM, LLC, free and clear of all liens, taxes, and encumbrances, except as follows:

NO LIEN HOLDERS OF RECORD.

Executed this 18th day of MARCH, A.D., 2004.
John E. Folkestad
Title Examiner

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 21st day of MARCH, 2004, for filing with the Clerk and Recorder of Mesa County, Colorado, and for dedication to the City of the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets, or easements dedicated to the public, except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements on said lands, streets, or easements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

City of Fruita, Colorado.
By: *Janice Ward*
Mayor
Witness my hand and seal of the City of Fruita, Colorado, this 19th day of MARCH, A.D., 2004.
Attest: *Naupad Smith*
City Clerk
CITY OF FRUITA PLANNING COMMISSION
This plat approved by the City of Fruita Planning Commission this 19th day of MARCH, A.D., 2004.
John E. Folkestad
Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa } ss
I hereby certify that this instrument was filed in my office at 1:21 P.M. on this 21st day of MARCH, A.D., 2004, in Plat Book No 3615.
Page(s) No 756 Reception Number 2183781
Drawer PP-1 Fees 12.00/1.00
Janice Ward
Mesa County Clerk and Recorder
Deputy: *Loraine Edman*

DECLARATIONS

Declarations or Protective Covenants are filed in Book 3615 at Pages 786 through 880 as Document No. 1163784.

SURVEYOR'S CERTIFICATE

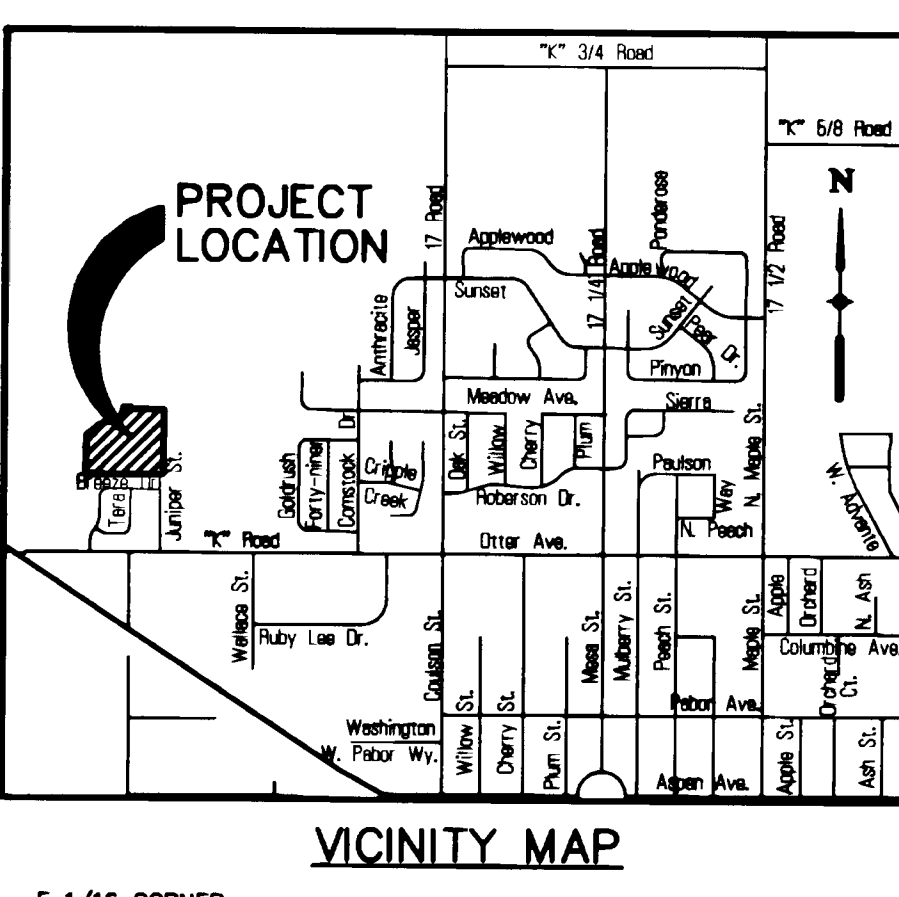
I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Santa Fe Ranch Subdivision shown hereon was prepared under my direct supervision and is in compliance with Title 38, Article 51, C.R.S., as amended. I further state that information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth on this Plat and is true and accurate to the best of my knowledge and belief.
IN WITNESS WHEREOF, I hereunto affix my hand and seal this 15th day of MARCH, A.D., 2004.
Dean E. Ficklin
P.L.S., 19597

ACKNOWLEDGMENT OF OWNER

State of Colorado }
County of Mesa } ss
On this 18th day of MARCH, A.D., 2004, before me the undersigned officer, personally appeared John E. Folkestad, Manager of JOM, LLC, and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 10/3/05
John F. Buch
Notary Public

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED VISTA ENGR., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 2" DIAMETER ALUMINUM CAP MARKED, P.L.S. 24953
- ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- ① STREET ADDRESS
- ② ALL BOUNDARY CORNERS SET IN CONCRETE



AREA SUMMARY		
LOTS	5.241 ACRES±	54.1%
TRACT A	2.811 ACRES±	29.0%
TRACT B	0.161 ACRES±	1.7%
ROADS	1.478 ACRES±	15.2%
TOTAL	9.691 ACRES±	100%

**FINAL PLAT OF
SANTA FE RANCH SUBDIVISION**
SW 1/4 OF THE SE 1/4 AND SE 1/4 OF THE SW 1/4,
SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO
SCALE: JOB NO: DATE: SHEET NO:
1" = 50' 4107.02-02 03-15-04 1 of 1