

FINAL PLAT

ADOBE FALLS P.U.D. FILING NO. 1 SUBDIVISION

SE 1/4 SW 1/4 Section 21, T.1N.,R.2W., Ute Meridian, City of Fruita, County of Mesa, Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Adobe Falls LLC, is the owner of record of that real property situated in the southeast 1/4 of the southwest 1/4 of Section 21, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3604, Page 415, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of Adobe Falls PUD Filing No. 1 Subdivision and being more particularly described as follows:
The southeast 1/4 of the southwest 1/4 of said Section 21, Township 1 North, Range 2 West of the Ute Meridian.
That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

Fairway Drive, Kiva Drive, Eagle Way, Niblick Way, Adobe Falls Way, 18 1/2 Road and I Road rights of way are dedicated to the City of Fruita for the use of the public forever.

Tracts B, C and D shown hereon is dedicated to the City of Fruita as a perpetual, non-exclusive blanket easement for the use by the general public for park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with residents of the Subdivision, subject to non-discriminatory rules and regulations promulgated by the Adobe Falls Homeowners Association, Inc.

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 wastewater lines, storm sewer, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All easements include the right of ingress and egress on, along, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided however that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

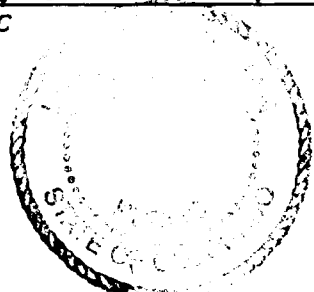
IN WITNESS WHEREOF, said owner, Adobe Falls, LLC, has caused its name to be hereunto subscribed this 7th day of FEBRUARY, A.D., 2008.

Adobe Falls LLC,
a Colorado Limited Liability Co.
by: Alan Parkerson

STATE OF COLORADO)
)ss
COUNTY OF MESA)

On this 7th day of February, A.D., 2008, before me the undersigned officer, personally appeared Alan Parkerson, and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires: 8-2-11

Laura Hartman
Notary Public


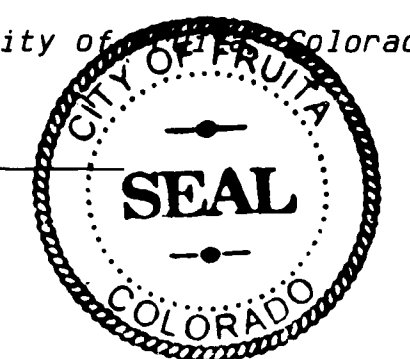
CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this _____ day of _____, 2008, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon, subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets, or easements dedicated to the City 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 until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a planning clearance, building 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, street lighting, street signs, other traffic control devices flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owner designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council.

CITY OF FRUITA, COLORADO
By: [Signature]
Mayor

Witness my hand and official seal of the City of Fruita, Colorado

ATTEST:
[Signature]
City Clerk



TITLE CERTIFICATE

Abstract & Title Co. of Mesa County, Inc. does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in ADOBE FALLS, LLC, free and clear of all liens, taxes, and encumbrances.

EXECUTED this 7 day of Feb., 2008.

By: Donald K Paris
Title Examiner

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 13 day of 02, 2008.

By: Synthia M. Brindley
Chairman

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for the record in the office of the Mesa County Clerk and Recorder at 2:13 o'clock P.M., this 11 day of APRIL, A.D. 2008, and is duly recorded in Book No. 4643 at page 511-512.
Reception No. 2433914, Fee \$ 20.00 + 1.00 Drawer No. VV-87.

Carol Kudo-Pose
Deputy

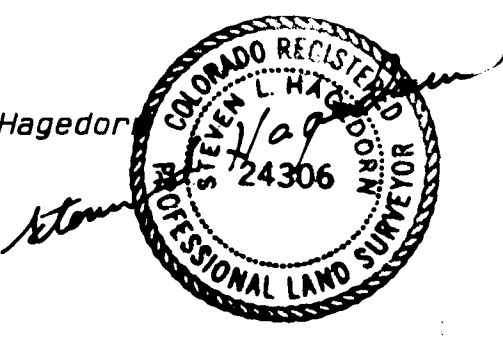
Janice Rich
Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ADOBE FALLS P.U.D. FILING NO. 1, a subdivision of a part of the City of Fruita, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. I further certify that this Plat contains all applicable information required by Section 38-33.3-209 C.R.S. contained within the Colorado Common Interest Ownership Act.

EXECUTED this 7th day of FEBRUARY, 2008

Steven L. Hagedorn
PLS 24306



PLAT NOTES

Irrigation Easements and Irrigation/Utility Easements shown hereon are hereby granted to the Adobe Falls Homeowner's Association, Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water and to drain stormwater.

Tracts A thru E shown hereon are granted to the Adobe Falls Homeowner's Association Inc. for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape and signage, subject to the various easements dedicated and granted on this Final Plat.

Tract A, B, C, D & E, are to be conveyed to Adobe Falls Home Owners Association by separate legal instrument.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

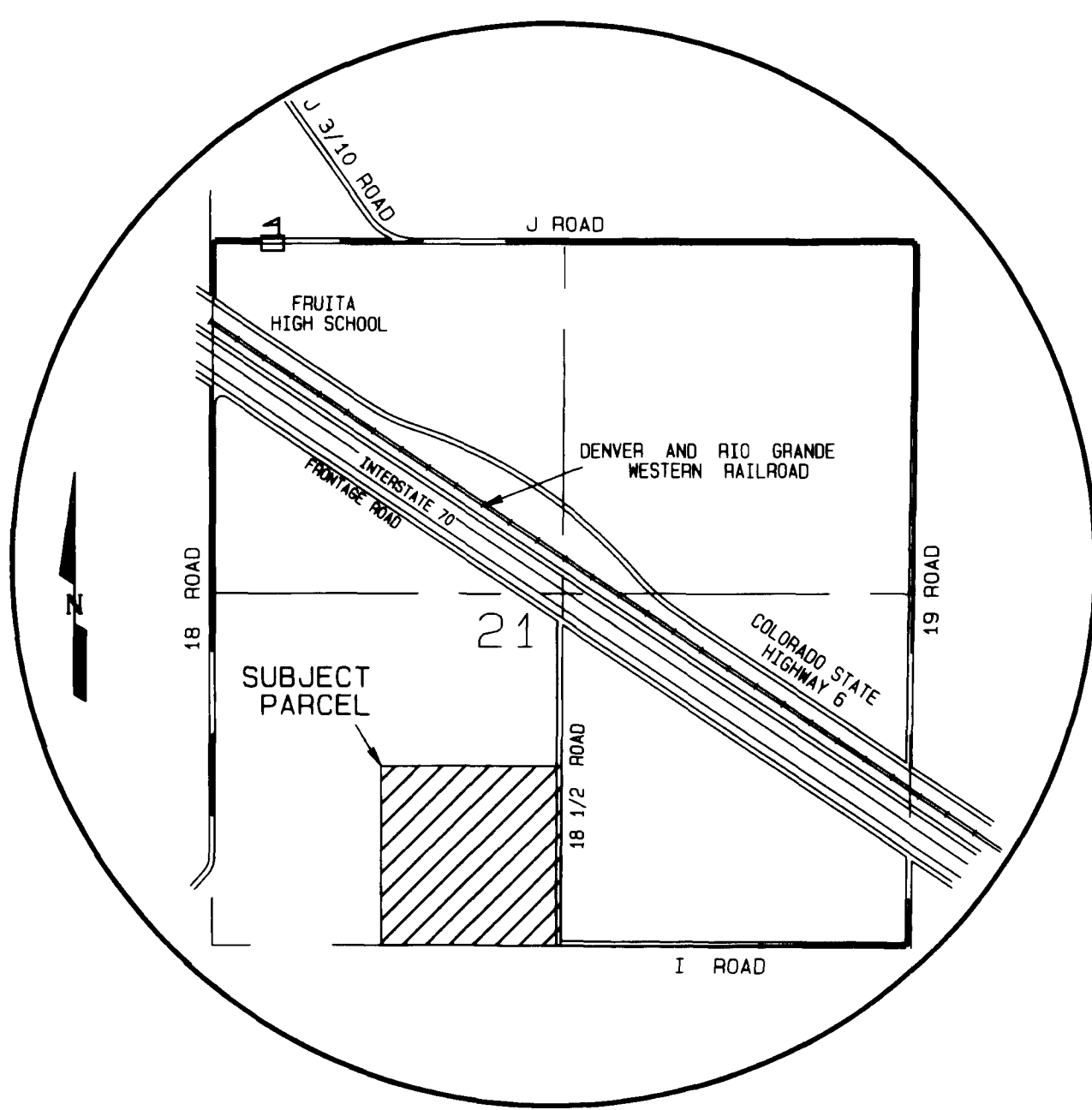
FINAL PLAT ADOBE FALLS P.U.D. FILING NO. 1 SUBDIVISION SE 1/4 SW 1/4 Section 21, T.1N.,R.2W., Ute M. CITY OF FRUITA, MESA COUNTY, COLORADO		
D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749		
Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>58-04-28</u>
Drawn By <u>TERRAMODEL</u>	Date <u>FEBRUARY 2008</u>	Sheet <u>1 OF 2</u>

FINAL PLAT

ADOBE FALLS P.U.D. FILING NO. 1 SUBDIVISION

SE 1/4 SW 1/4 Section 21, T.1N.,R.2W., Ute Meridian, City of Fruita, County of Mesa, Colorado

VICINITY MAP
NOT TO SCALE

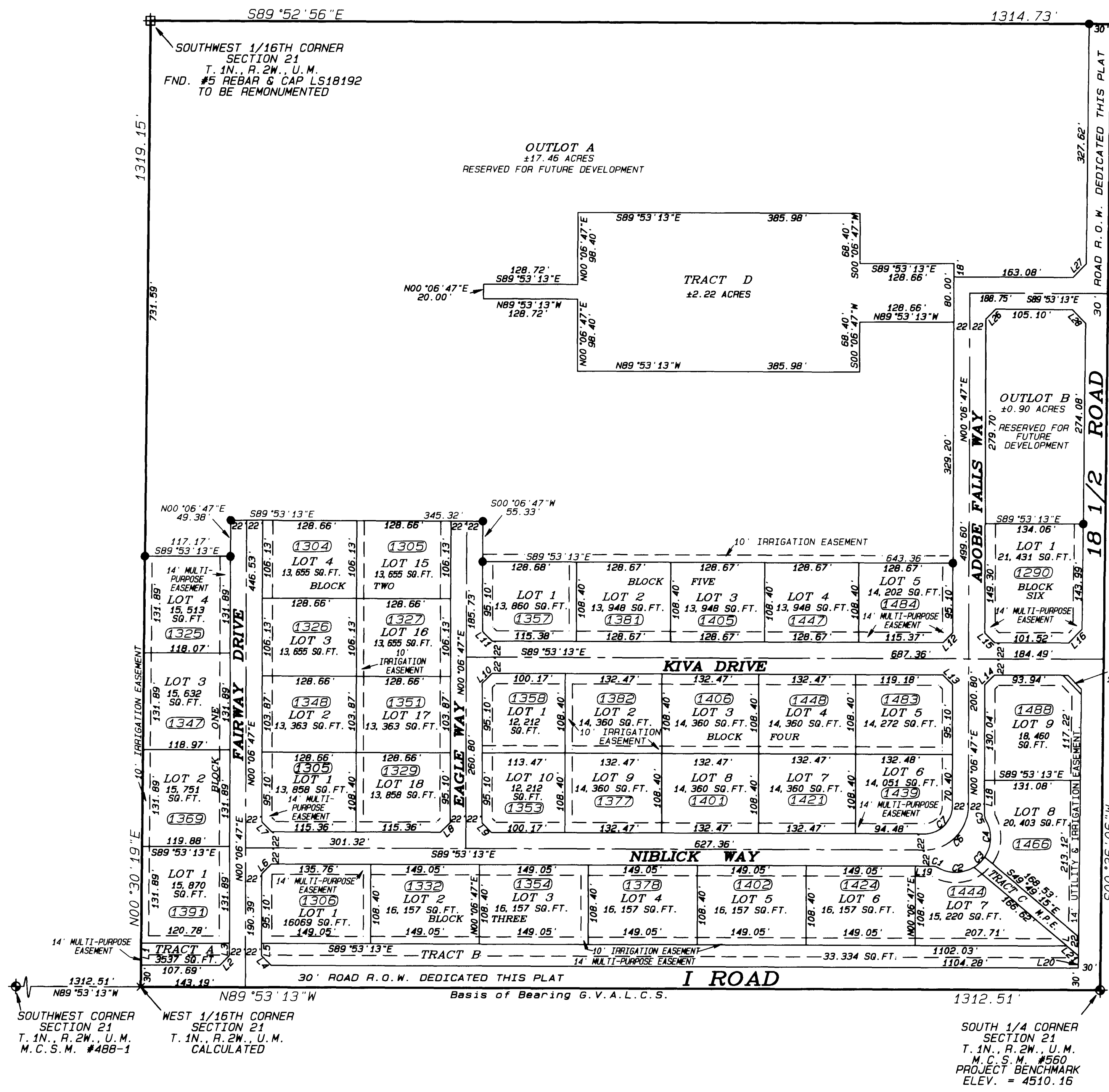


LINE TABLE

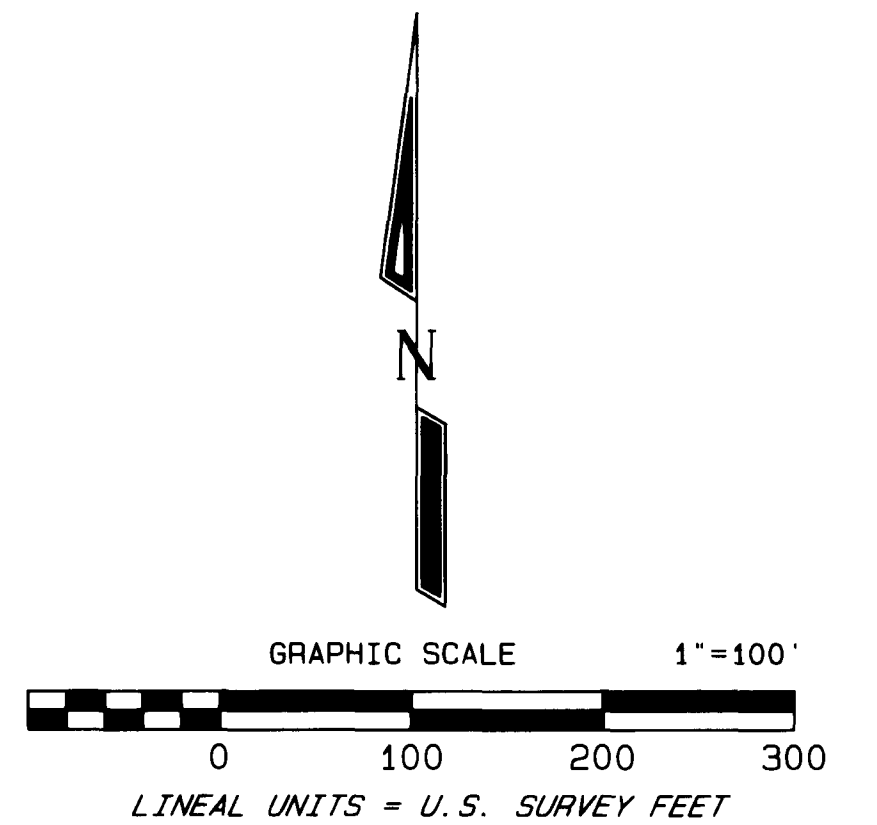
LINE	BEARING	DISTANCE
L1	N00°30'19"E	29.99'
L2	N45°06'56"E	18.81'
L3	N00°06'47"E	16.69'
L4	N44°53'13"W	18.81'
L5	N00°06'47"E	16.69'
L6	N45°06'47"E	18.81'
L7	S44°53'13"E	18.81'
L8	N45°06'47"E	18.81'
L9	N44°53'13"W	18.81'
L10	N45°06'47"E	18.81'
L11	S44°53'13"E	18.81'
L12	N45°06'47"E	18.81'
L13	S44°53'13"E	18.81'
L14	N45°06'47"E	18.81'
L15	S44°53'13"E	18.81'
L16	N44°10'32"E	25.91'
L17	S43°26'40"E	26.12'
L18	S00°06'47"W	46.82'
L19	N89°53'13"W	23.71'
L20	N00°36'06"E	16.80'
L21	S49°49'15"E	20.50'
L22	N00°36'06"E	25.95'
L23	N89°53'13"W	6.90'
L24	S43°26'40"E	36.08'
L25	N00°36'06"E	7.19'
L26	N45°06'47"E	18.81'
L27	N44°10'32"E	25.91'
L28	S43°26'40"E	26.12'

CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD
C1	30°20'48"	13.50'	7.15'	574.42'	49°E	7.07'
C2	62°18'25"	48.00'	52.20'	N89°18'22"E		53.04'
C3	24°10'43"	48.00'	20.26'	N46°03'48"E		20.11'
C4	64°12'27"	48.00'	53.79'	N01°52'13"E		51.02'
C5	30°20'48"	13.50'	7.15'	N19°03'37"W		7.07'
C6	90°00'00"	60.00'	94.25'	N45°06'47"E		84.85'
C7	90°00'00"	38.00'	59.69'	N49°06'47"E		53.74'



CENTER SOUTH 1/16TH CORNER SECTION 21
T. 1N., R. 2W., U.M.
CALCULATED POSITION
USING RECORDS OF PREVIOUS
MONUMENT LOCATION



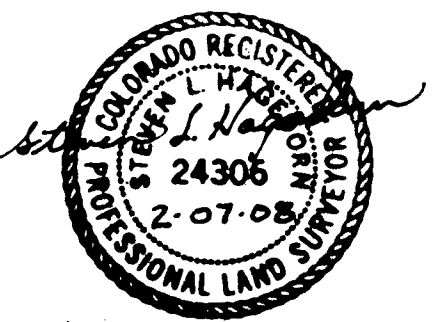
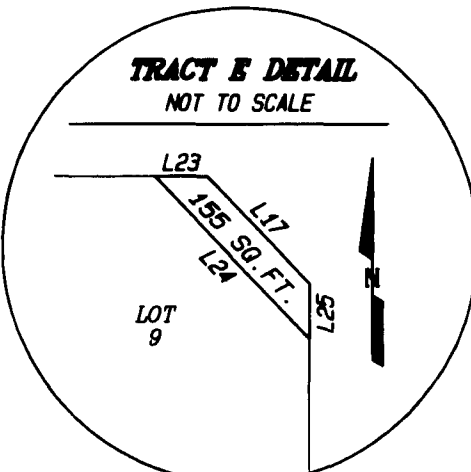
LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER (MCSM)
- ⊕ FOUND YELLOW PLASTIC CAP ON #5 REBAR STAMPED LS 18192
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC LS 24306"
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- M.P.E. = MULTI-PURPOSE EASEMENT
- SQ. FT. = SQUARE FEET
- 0000 ADDRESS

LAND USE SUMMARY

ITEM	ACRES	PERCENT
LOTS (37)	12.70	31.9%
OUTLOT A	17.46	43.5%
OUTLOT B	0.90	2.3%
TRACTS A & B	0.84	2.1%
TRACT C	0.08	0.2%
TRACT D	2.22	5.6%
TRACT E	0.003	0.01%
R.O.W.	5.58	14.0%
TOTAL AREA	39.78	100%

NOTE: Individual square footage and address, appear on each lot shown hereon.



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CITY OF FRUITA, MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 58-04-28
Drawn By TERRAMODEL	Date FEBRUARY, 2008	Sheet 2 OF 2