

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the following list are the owners of record of that real property situate in the S 1/2 SE 1/4 Section 9, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, Colorado. Said owners do hereby plat said real property under the name and style of Brandon Estates Filing I and being more particularly described as follows:

Lots 1 thru 15, Block 1; Lots 1 thru 15, Block 2; Lots 1 thru 19, Block 3; Lots 1 thru 18, Block 4; Lots 1 thru 9, Block 5; Tracts A, B, C, a part of D, E, F, G, H, I and J, Brandon Estates.

That said owners do hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

All multipurpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual, non-exclusive 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.

Tracts A, D, E, F, G & H is dedicated to the City of Fruita as a perpetual, non-exclusive blanket easement for the use by the general public for park, recreation and pedestrian path purposes. Under the terms of such 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 Brandon Estates Homeowners Association, Inc.

All easements include the right of ingress and egress on, along, over, 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.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 10th day of April, A.D., 2008.

Robert W. Jones

Phyllis L. Jones

Brandon Estates, LLC By: Jerry Brandon, Manager

Ronald L. Greasley, by Jerry Brandon, as attorney in fact

Sylvia Greasley, by Jerry Brandon, as attorney in fact

Allan E. Ledebur, by Jerry Brandon, as attorney in fact

Lola M. Ledebur, by Jerry Brandon, as attorney in fact

Evert E. Oest and Florence L. Oest as Trustees of the Oest Living Trust by Jerry Brandon, as attorney in fact

Marilyn G. Smith, by Jerry Brandon, as attorney in fact

Stacy Antonucci as Member of 1682 Powis Lane, LLC by Jerry Brandon, as attorney in fact

Jerry Brandon, as attorney in fact

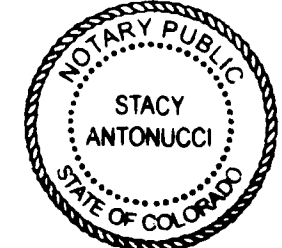
Jayhawk Enterprises Inc, by Jerry Brandon, as authorized agent

Ryan K. Webber as Manager of Jayhawk Enterprises by Jerry Brandon, as attorney in fact

STATE OF COLORADO ) ss. COUNTY OF MESA )

On this 10th day of April, A.D., 2008, before me the undersigned, personally appeared Robert W. Jones and Phyllis L. Jones, and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal. My commission expires: 2-2-10 Stacy Antonucci Notary Public



STATE OF COLORADO ) ss. COUNTY OF MESA )

On this 10th day of April, A.D., 2008, before me the undersigned, personally appeared Jerry Brandon, Manager, Brandon Estates, LLC and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for purposes therein contained.

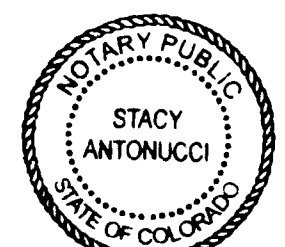
IN WITNESS WHEREOF, I hereunto affix my hand and official seal. My commission expires: 2-2-10 Stacy Antonucci Notary Public



STATE OF COLORADO ) ss. COUNTY OF MESA )

On this 10th day of April, A.D., 2008, before me the undersigned, personally appeared Jerry Brandon as attorney in fact for Ronald L.H. Greasley and Sylvia Greasley; Allan E. Ledebur and Lola M. Ledebur; Marilyn G. Smith; Evert E. Oest and Florence L. Oest as Trustees of the Oest Living Trust; Stacy Antonucci as Member of 1682 Powis Lane LLC; Ryan K. Webber as Manager of Jayhawk Enterprises, LLC; and as Authorized Agent for Yaninek Enterprises, Inc. and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal. My commission expires: 2-2-10 Stacy Antonucci Notary Public



FINAL PLAT

BRANDON ESTATES FILING I

A REPLAT OF LOTS 1-15, BLOCK 1; LOTS 1-15, BLOCK 2; LOTS 1-19, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-9, BLOCK 5; TRACTS A,B,C, a part of D, E,F,G,H,I and J OF THE BRANDON ESTATES SUBDIVISION S 1/2 SE 1/4, SEC. 9, T1N, R2W, U.M. CITY OF FRUITA, MESA COUNTY, COLORADO

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado,

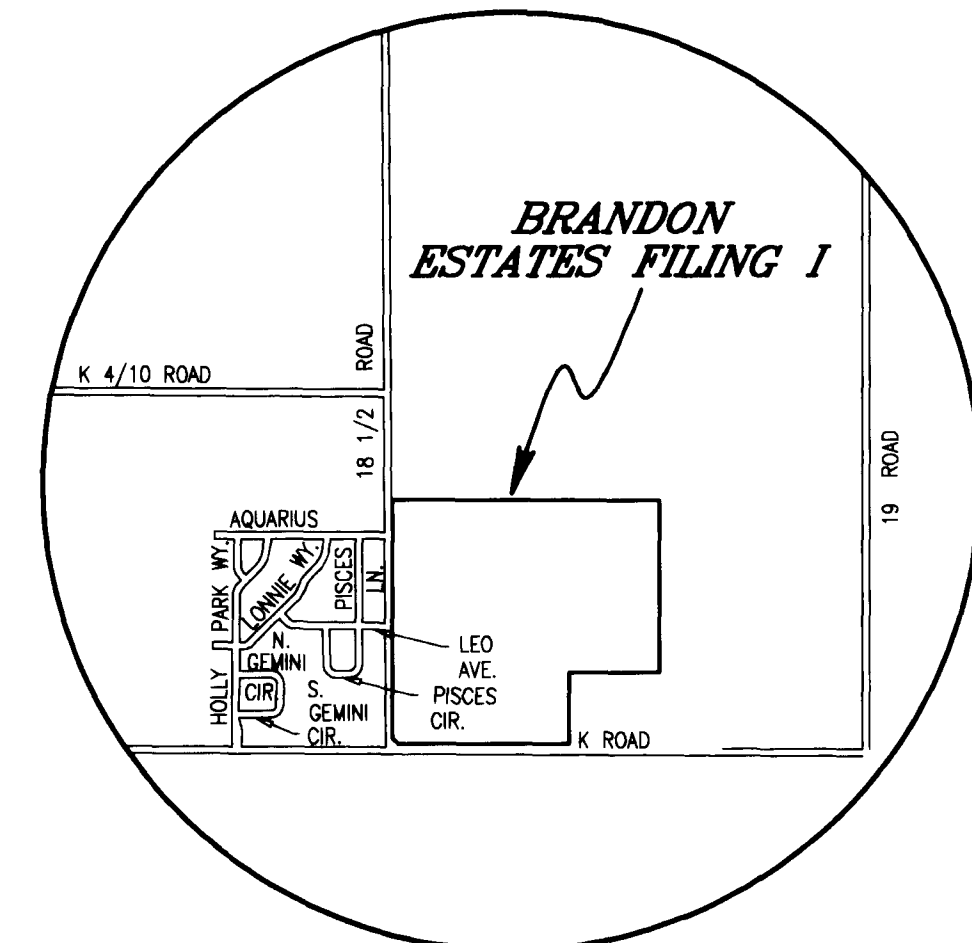
this 1st day of May, A.D., 2008, for the filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements 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 have 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 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: Kenneth Arney Mayor



Witness my hand and official seal of the City of Fruita. ATTEST:

Witness signature



VICINITY MAP N.T.S.

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:49 o'clock P.M., on this 28th day of May, A.D. 2008, and was recorded at Reception No. 2441484, Book 4671 and Page 7195720 Drawer No. 44-117 and Fees \$203.6150

Janice Rich Clerk and Recorder

Carol Ann Ryan Deputy

TITLE CERTIFICATE

Land Title Guarantee Company 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 Robert W. Jones, Phyllis L. Jones, Jerry Brandon as Manager of Brandon Enterprises; Ronald L.H. Greasley and Sylvia Greasley; Allan E. Ledebur and Lola M. Ledebur; Marilyn G. Smith; Evert E. Oest and Florence L. Oest as Trustees of the Oest Living Trust; Stacy Antonucci as Member of 1682 Powis Lane LLC; Ryan K. Webber as Manager of Jayhawk Enterprises, LLC; and as Authorized Agent for Yaninek Enterprises, Inc. and is free and clear of all liens, taxes and encumbrances, except as follows:

Rocky Mountain Civil Inc. Book 4615 Page 836; Bank of Colorado Book 4430 Page 970; Grand Valley National Bank Book 4613 Page 774, Book 4344 Page 462, Book 4622 Page 115

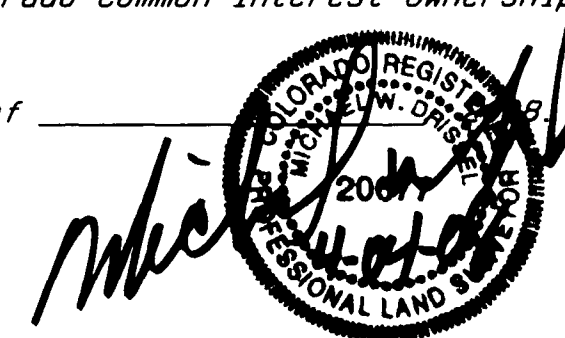
EXECUTED this 7th day of April, A.D., 2008.

By: Karen A. Crespin KAREN A. CRESPIN / EXAMINER

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Plat of Brandon Estates Filing I as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me or under my direct supervision and correctly shows the location and dimensions of the lots, in compliance with Title 38, Article 51, C.R.S., as amended, and all other applicable regulations governing the subdivision of land. I further certify that this Plat contains all of the applicable information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act.

Executed this \_\_\_ day of \_\_\_ Michael W. Drissel PLS



PLAT NOTES

All easements being granted to the Brandon Estates Homeowner's Association will be granted by separate legal instrument. \*RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq. 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 an action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Declarations of Protective Covenants are filed in Book 4358 at Pages 338-362, Reception #2365065.

FINAL PLAT BRANDON ESTATES FILING I LOCATED IN THE S 1/2 SE 1/4, SEC. 9, T1N, R2W, U.M. CITY OF FRUITA, MESA COUNTY, COLORADO D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749

Table with 3 columns: Designed By (M.W.D.), Checked By (S.L.H.), Job No. (813-05-07); Drawn By (TMODEL), Date (APRIL 2008), Sheet (1 OF 2)

# FINAL PLAT BRANDON ESTATES FILING I

A REPLAT OF LOTS 1-15, BLOCK 1; LOTS 1-15, BLOCK 2; LOTS 1-19, BLOCK 3;  
LOTS 1-18, BLOCK 4; LOTS 1-9, BLOCK 5; TRACTS A,B,C, a part of D, E,F,G,H,I and J  
OF THE BRANDON ESTATES SUBDIVISION  
S 1/2 SE 1/4, SEC. 9, T1N, R2W, U.M. CITY OF FRUITA, MESA COUNTY, COLORADO

### CENTER LINE & LOT DIMENSIONS

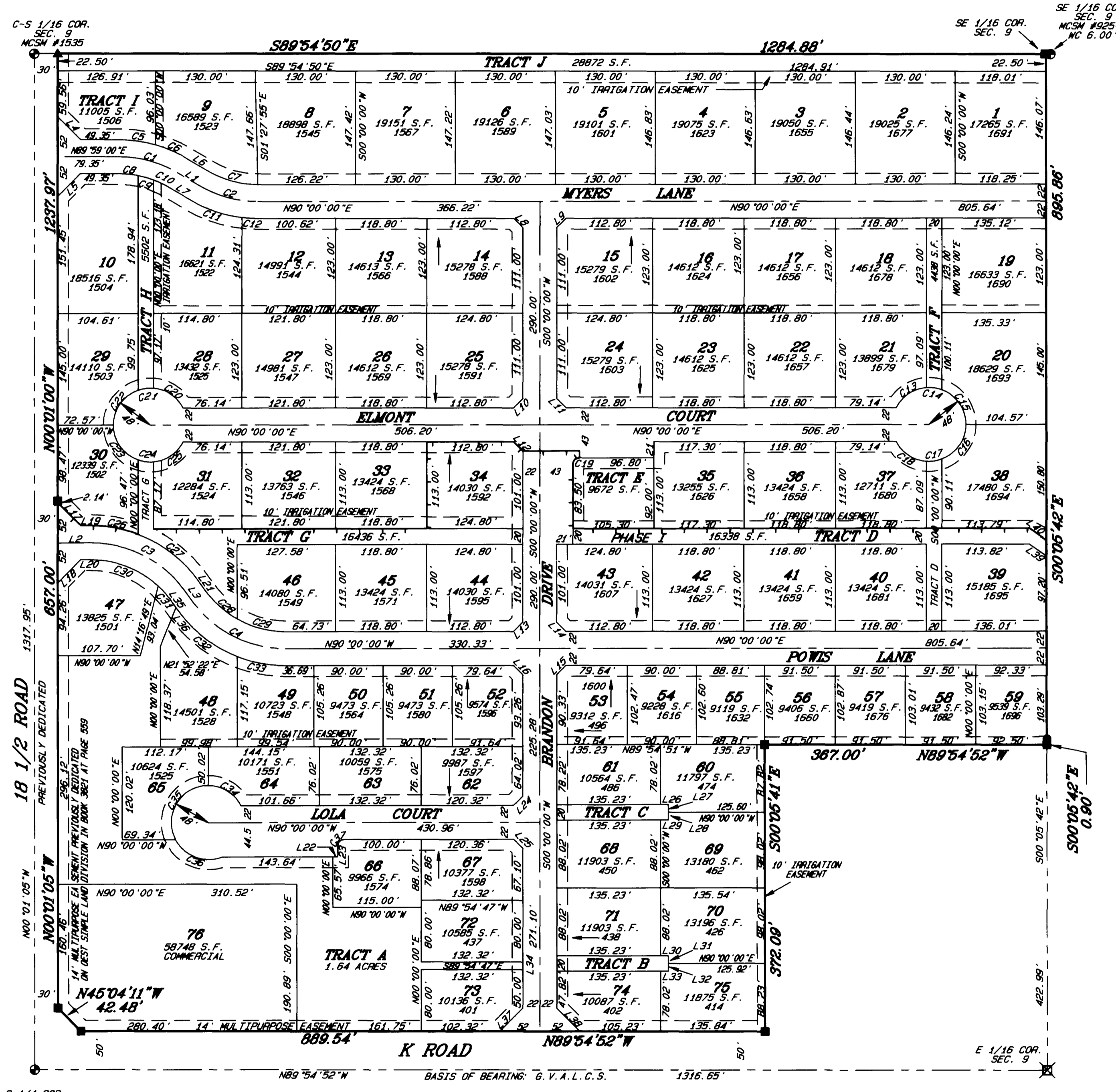
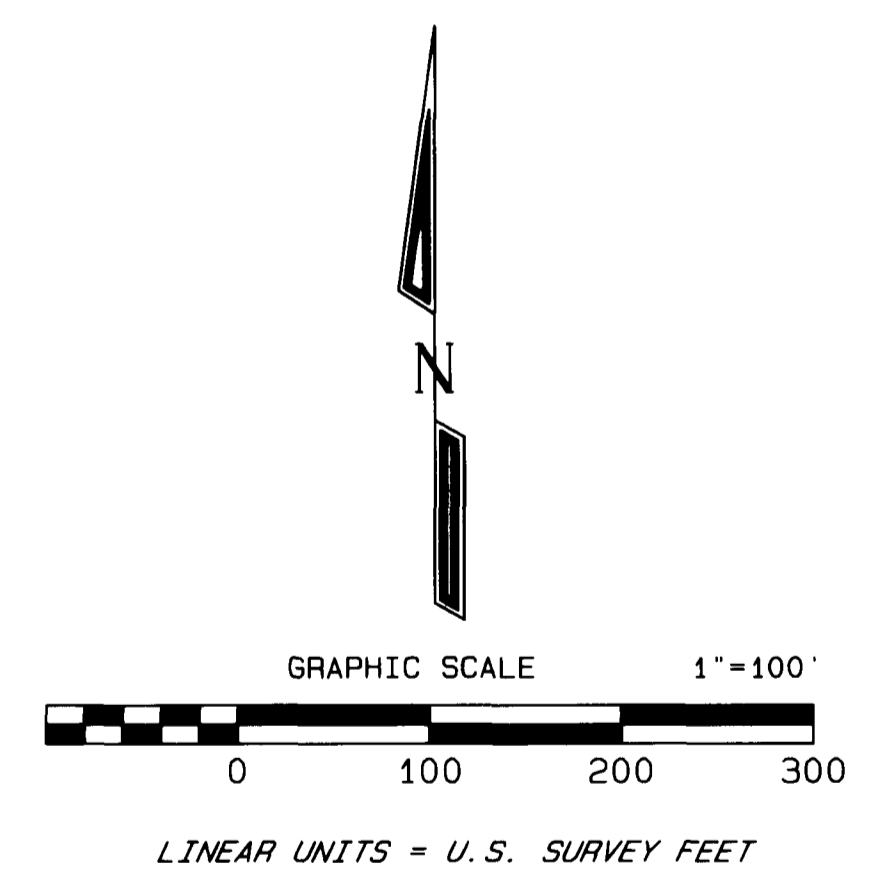
L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	30°19'38"	79.40'	150.00'	78.47'	S74°51'11"E
L1		34.58'		N59°41'22"W	
C2	30°18'38"	79.35'	150.00'	78.43'	S74°50'41"E
L2		43.66'		N89°59'00"E	
C3	53°56'41"	141.27'	150.00'	136.11'	S63°02'10"E
L3		17.26'		N36°03'19"W	
C4	53°56'41"	141.23'	150.00'	136.07'	S63°01'40"E
L4		42.42'		N44°50'33"W	
C5	16°02'27"	48.15'	172.00'	48.00'	S81°59'47"E
L5		42.42'		N44°50'33"W	
C6	14°17'12"	42.89'	172.00'	42.78'	S66°49'58"E
L6		34.58'		N59°41'22"W	
C7	30°18'38"	67.71'	128.00'	66.93'	S74°50'41"E
C8	11°24'26"	25.48'	128.00'	25.44'	S84°18'47"E
C9	9°19'34"	20.83'	128.00'	20.81'	N73°56'47"W
C10	9°35'39"	21.43'	128.00'	21.41'	S64°29'11"E
L7		34.58'		N59°41'32"W	
C11	23°14'19"	69.76'	172.00'	69.28'	N71°18'31"W
C12	7°04'19"	21.23'	172.00'	21.22'	N86°27'50"W
L8		16.97'		N45°00'00"W	
L9		16.97'		S45°00'00"W	
C13	59°08'13"	49.54'	48.00'	47.37'	N56°50'53"E
C14	24°19'33"	20.38'	48.00'	20.23'	S81°25'14"E
C15	69°15'27"	58.02'	48.00'	54.55'	S34°37'44"E
C16	69°15'27"	58.02'	48.00'	54.55'	S34°37'44"E
C17	24°19'33"	20.38'	48.00'	20.23'	S81°25'14"E
C18	59°08'13"	49.54'	48.00'	47.37'	N56°50'53"W
L10		16.97'		S45°00'00"E	
L11		16.97'		S45°00'00"E	
L12		16.97'		N45°00'00"W	
C19	90°00'00"		8.50'	12.02'	S45°00'00"W
L13		16.97'		N45°00'00"E	
L14		16.97'		S45°00'00"E	
L15		16.97'		S45°00'00"E	
L16		16.97'		N45°00'00"W	
C20	57°56'25"	48.54'	48.00'	46.50'	S56°14'59"E
C21	21°15'05"	20.32'	48.00'	20.17'	S82°39'16"E
C22	70°31'44"	59.09'	48.00'	55.43'	N35°15'52"E
C23	70°31'44"	59.09'	48.00'	55.43'	N35°15'52"W
C24	24°15'05"	20.32'	48.00'	20.17'	S82°39'16"E
C25	57°56'25"	48.54'	48.00'	46.50'	S56°14'59"W
L17		42.43'		N45°58'47"E	
L18		42.43'		N45°58'47"E	
L19		13.65'		N89°59'00"E	
L20		13.65'		N89°59'00"E	
C26	20°43'47"	62.23'	172.00'	61.89'	S79°39'07"E
C27	33°13'54"	99.76'	172.00'	98.37'	S52°40'17"E
L21		17.26'		N36°03'19"W	
C28	24°32'25"	54.82'	128.00'	54.41'	S48°19'32"E
C29	29°24'16"	65.69'	128.00'	64.97'	S75°17'52"E
C30	42°50'14"	95.70'	128.00'	93.49'	S68°36'53"E
C31	11°07'27"	24.85'	128.00'	24.81'	S41°37'03"E
C32	32°30'50"	97.61'	172.00'	96.30'	N52°18'48"W
C33	21°25'50"	64.33'	172.00'	63.96'	S79°17'05"E
C34	62°31'22"	92.38'	48.00'	49.82'	S58°32'28"E
C35	117°28'38"	98.42'	48.00'	82.06'	N31°27'32"E
C36	84°44'09"	70.99'	48.00'	64.69'	N69°38'51"W
L22		6.50'		N90°00'00"E	
L23		14.00'		N00°00'00"W	
C37	90°00'00"	13.35'	8.50'	12.02'	N45°00'00"E
L24		16.97'		N45°00'00"E	
L25		16.97'		N45°00'00"W	
L26		9.77'		N90°00'00"W	
L27		10.00'		N90°00'00"E	
L28		10.00'		S00°00'00"W	
L29		9.77'		N90°00'00"E	
L30		9.77'		N90°00'00"W	
L31		10.00'		N00°00'00"E	
L32		10.00'		S00°00'00"W	
L33		9.77'		N90°00'00"E	
L34		10.00'		N00°00'00"E	
L35		11.44'		S36°03'19"E	
L36		5.83'		S36°03'19"E	
L37		42.99'		N45°02'37"E	
L38		42.46'		N44°37'23"W	
L39		27.11'		N54°20'49"W	
L40		27.11'		N54°20'49"W	

### LAND USE SUMMARY

LOT 1	17265 SQ. FT.	SINGLE FAMILY
LOT 2	19025 SQ. FT.	SINGLE FAMILY
LOT 3	19075 SQ. FT.	SINGLE FAMILY
LOT 4	19101 SQ. FT.	SINGLE FAMILY
LOT 5	19101 SQ. FT.	SINGLE FAMILY
LOT 6	19126 SQ. FT.	SINGLE FAMILY
LOT 7	19151 SQ. FT.	SINGLE FAMILY
LOT 8	18998 SQ. FT.	SINGLE FAMILY
LOT 9	18389 SQ. FT.	SINGLE FAMILY
LOT 10	18516 SQ. FT.	SINGLE FAMILY
LOT 11	16621 SQ. FT.	SINGLE FAMILY
LOT 12	14991 SQ. FT.	SINGLE FAMILY
LOT 13	14613 SQ. FT.	SINGLE FAMILY
LOT 14	15278 SQ. FT.	SINGLE FAMILY
LOT 15	15278 SQ. FT.	SINGLE FAMILY
LOT 16	14612 SQ. FT.	SINGLE FAMILY
LOT 17	14612 SQ. FT.	SINGLE FAMILY
LOT 18	14612 SQ. FT.	SINGLE FAMILY
LOT 19	16633 SQ. FT.	SINGLE FAMILY
LOT 20	18629 SQ. FT.	SINGLE FAMILY
LOT 21	13999 SQ. FT.	SINGLE FAMILY
LOT 22	14612 SQ. FT.	SINGLE FAMILY
LOT 23	14612 SQ. FT.	SINGLE FAMILY
LOT 24	15278 SQ. FT.	SINGLE FAMILY
LOT 25	15278 SQ. FT.	SINGLE FAMILY
LOT 26	14612 SQ. FT.	SINGLE FAMILY
LOT 27	14981 SQ. FT.	SINGLE FAMILY
LOT 28	13432 SQ. FT.	SINGLE FAMILY
LOT 29	14110 SQ. FT.	SINGLE FAMILY
LOT 30	12339 SQ. FT.	SINGLE FAMILY
LOT 31	12339 SQ. FT.	SINGLE FAMILY
LOT 32	13763 SQ. FT.	SINGLE FAMILY
LOT 33	13424 SQ. FT.	SINGLE FAMILY
LOT 34	14030 SQ. FT.	SINGLE FAMILY
LOT 35	13255 SQ. FT.	SINGLE FAMILY
LOT 36	13424 SQ. FT.	SINGLE FAMILY
LOT 37	12761 SQ. FT.	SINGLE FAMILY
LOT 38	14800 SQ. FT.	SINGLE FAMILY
LOT 39	15185 SQ. FT.	SINGLE FAMILY
LOT 40	13424 SQ. FT.	SINGLE FAMILY
LOT 41	13424 SQ. FT.	SINGLE FAMILY
LOT 42	13424 SQ. FT.	SINGLE FAMILY
LOT 43	14031 SQ. FT.	SINGLE FAMILY
LOT 44	14030 SQ. FT.	SINGLE FAMILY
LOT 45	13424 SQ. FT.	SINGLE FAMILY
LOT 46	14080 SQ. FT.	SINGLE FAMILY
LOT 47	13825 SQ. FT.	SINGLE FAMILY
LOT 48	14501 SQ. FT.	SINGLE FAMILY
LOT 49	10723 SQ. FT.	SINGLE FAMILY
LOT 50	9473 SQ. FT.	SINGLE FAMILY
LOT 51	9473 SQ. FT.	SINGLE FAMILY
LOT 52	9574 SQ. FT.	SINGLE FAMILY
LOT 53	9212 SQ. FT.	SINGLE FAMILY
LOT 54	9228 SQ. FT.	SINGLE FAMILY
LOT 55	9119 SQ. FT.	SINGLE FAMILY
LOT 56	9406 SQ. FT.	SINGLE FAMILY
LOT 57	9419 SQ. FT.	SINGLE FAMILY
LOT 58	9432 SQ. FT.	SINGLE FAMILY
LOT 59	9539 SQ. FT.	SINGLE FAMILY
LOT 60	11797 SQ. FT.	SINGLE FAMILY
LOT 61	10564 SQ. FT.	SINGLE FAMILY
LOT 62	8987 SQ. FT.	SINGLE FAMILY
LOT 63	10059 SQ. FT.	SINGLE FAMILY
LOT 64	10171 SQ. FT.	SINGLE FAMILY
LOT 65	10624 SQ. FT.	SINGLE FAMILY
LOT 66	9966 SQ. FT.	SINGLE FAMILY
LOT 67	10377 SQ. FT.	SINGLE FAMILY
LOT 68	11903 SQ. FT.	SINGLE FAMILY
LOT 69	13180 SQ. FT.	SINGLE FAMILY
LOT 70	13196 SQ. FT.	SINGLE FAMILY
LOT 71	11903 SQ. FT.	SINGLE FAMILY
LOT 72	10685 SQ. FT.	SINGLE FAMILY
LOT 73	10136 SQ. FT.	SINGLE FAMILY
LOT 74	10087 SQ. FT.	SINGLE FAMILY
LOT 75	11975 SQ. FT.	SINGLE FAMILY
LOT 76	98748 SQ. FT.	COMMERCIAL LOT
TRACT A	1.64 ACRES	OPEN SPACE
TRACT B	2900 SQ. FT.	SHARED ACCESS
TRACT C	2900 SQ. FT.	SHARED ACCESS
TRACT D	16338 SQ. FT.	PEDESTRIAN PATH
TRACT E	9672 SQ. FT.	OPEN SPACE
TRACT F	4438 SQ. FT.	PEDESTRIAN PATH
TRACT G	16436 SQ. FT.	PEDESTRIAN PATH
TRACT H	5802 SQ. FT.	PEDESTRIAN PATH
TRACT I	11005 SQ. FT.	IRRIGATION FACILITY
TRACT J	28872 SQ. FT.	STARR SCHOOL DRAIN
TOTAL	28.59 ACRES	

### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND 2" ALUMINUM CAP IN MONUMENT BOX STAMPED LS 24943
- FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED VISTA LS 19597
- ▲ FOUND #5 REBAR W/2.5" ALUMINUM CAP STAMPED LS 31160
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- PHASE LINE
- EXTERIOR MONUMENTATION SET IN CONCRETE
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- MCSM = MESA COUNTY SURVEY MARKER
- W.C. = WITNESS CORNER
- S.F. = SQUARE FEET



### PLAT NOTES

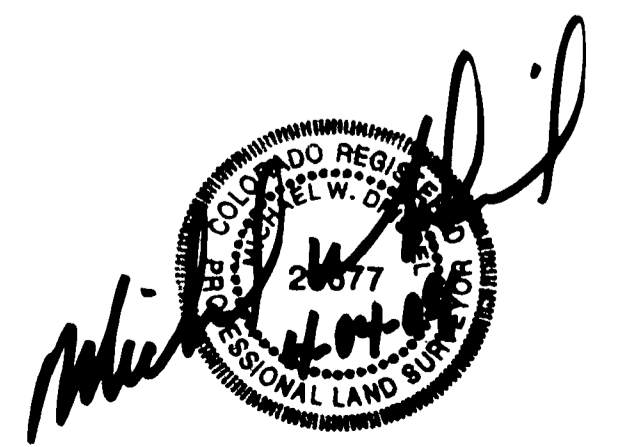
All lots have a 14' Multipurpose Easement along the street frontage.

No lots may be sold by the owner/developer in any phase, other than Phase 1, until a Subdivision Improvements Agreement is entered into by the City and Owner for subsequent phases and a performance guarantee for such subsequent phase is provided to the City.

### TRACT DESCRIPTIONS

TRACTS A & E, designated as Open Space.  
 TRACTS B,C, shared access for specific lots.  
 TRACTS D,F,G & H, designated as pedestrian paths.  
 TRACT I, designated for irrigation facilities.  
 TRACT J, covers the existing Starr School Drain, maintained by Grand Junction Drainage District.

All Tracts to be conveyed to the Brandon Estates Homeowner's Association



FINAL PLAT  
**BRANDON ESTATES FILING I**  
 LOCATED IN THE  
 S 1/2 SE 1/4, SEC. 9, T1N, R2W, U.M.  
 CITY OF FRUITA, MESA COUNTY, COLORADO  
**D H SURVEYS INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	813-05-07
Drawn By	TMODEL	Date	APRIL 2008	Sheet	2 OF 2