

FINAL PLAT
BRANDON ESTATES FILING III
A REPLAT OF LOTS 1-38, TRACTS E,F,H and a portion of D & G, of BRANDON ESTATES FILING 1
A part of the S 1/2 SE 1/4, SEC. 9, T1N, R2W, U.M., CITY OF FRUITA, MESA COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That ALLAN E. LEDEBUR, LOLA M. LEDEBUR and the Brandon Estates Homeowners Association, Inc. 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.

A REPLAT OF LOTS 1-38, TRACTS E, F, G & H, and a portion of D & G, of BRANDON ESTATES FILING 1, CITY OF FRUITA, MESA COUNTY, COLORADO

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

An additional 6.5 foot strip of right-of-way in the cul-de-sacs on ELMONT COURT and DERRY COURT (as shown on this Plat) are dedicated to the City of Fruita for the use of the public forever.

All multipurpose 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, 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.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 18th day of March A.D., 2015.

Signatures of Allan E. Ledebur and Lola M. Ledebur

Signature of Brandon Estates Homeowners Association, Inc. Director

STATE OF COLORADO) ss. COUNTY OF MESA

On this 18th day of March A.D., 2015, before me the undersigned, personally appeared Allan E. Ledebur and Lola M. Ledebur, and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for purposes therein contained.

My commission expires: 07/14/2018. Notary Public signature and seal.

STATE OF COLORADO) ss. COUNTY OF MESA

On this 18th day of March A.D., 2015, before me the undersigned, personally appeared Tyler Simonson as President of Brandon Estates HOA, Tyler Simonson Inc. and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for purposes therein contained.

My commission expires: 04/14/2018. Notary Public signature and seal.

SUBORDINATION BY LIENHOLDERS

N/A being the holder of a promissory note secured by a Deed of Trust dated recorded at Book at Page in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consent to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat

BY: Lienholder

STATE OF COLORADO) ss. COUNTY OF MESA

The foregoing instrument was acknowledged before me this day of A.D., 2015 by

Witness my hand and official seal: Notary Public

My commission expires:

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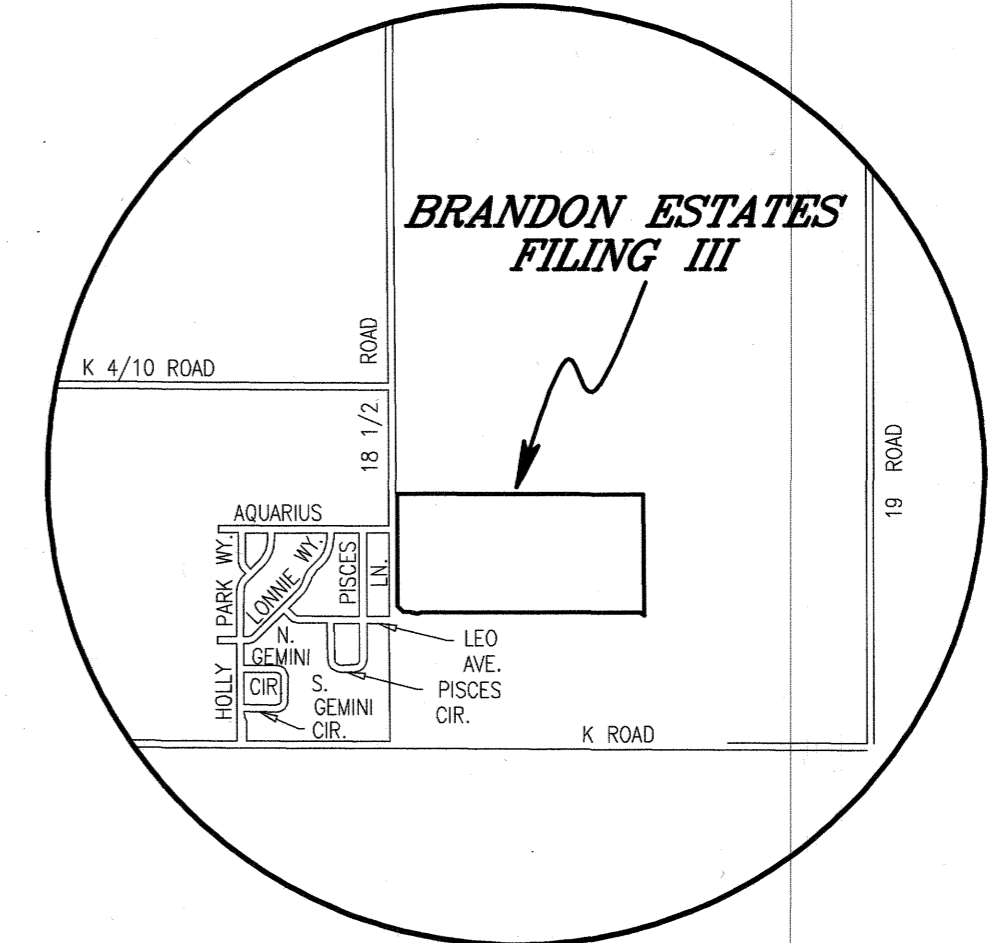
CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 22 day of June A.D., 2015, 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.

City of Fruita, Colorado
By: Mayor

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

Signature of City Clerk



VICINITY MAP N.T.S.

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 15th day of June A.D., 2015.

Signature of Planning Commission Director

PLAT NOTES

All Irrigation Easements and Tracts K, L, M, N, P, Q & R will be granted to the Brandon Estates Homeowner's Association 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.

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 ALLAN E. LEDEBUR, LOLA M. LEDEBUR and is free and clear of all liens, taxes and encumbrances. *2015 TAXES NOT YET DUE AND PAYABLE.

EXECUTED this 7 day of APRIL A.D., 2015.

BY: Title Examiner: LAMO TITLE & GUARANTEE Co.

CLERK AND RECORDER'S CERTIFICATE

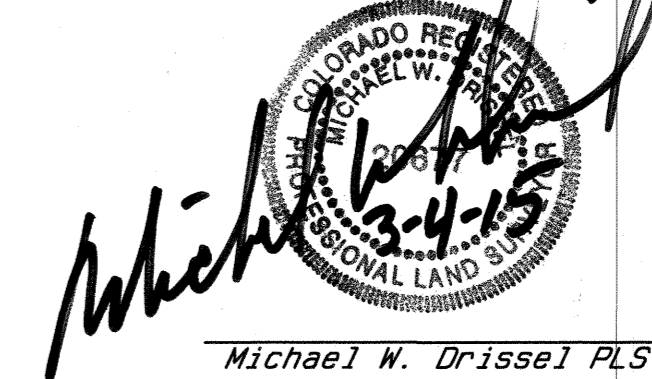
This plat was filed for record in the office of the Clerk and Recorder of Mesa County, Colorado at 1:01 o'clock P.M. on this 23rd day of June A.D. 2015, and was recorded at Reception No. 2728203, Book 5740 and Page 369-370 Drawer No. A3-81 and Fees \$20.00 + 1.00

Signature of Sheila Reiner, Mesa County Clerk and Recorder

Signature of Deputy

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 III, 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.



Michael W. Drissel PLS

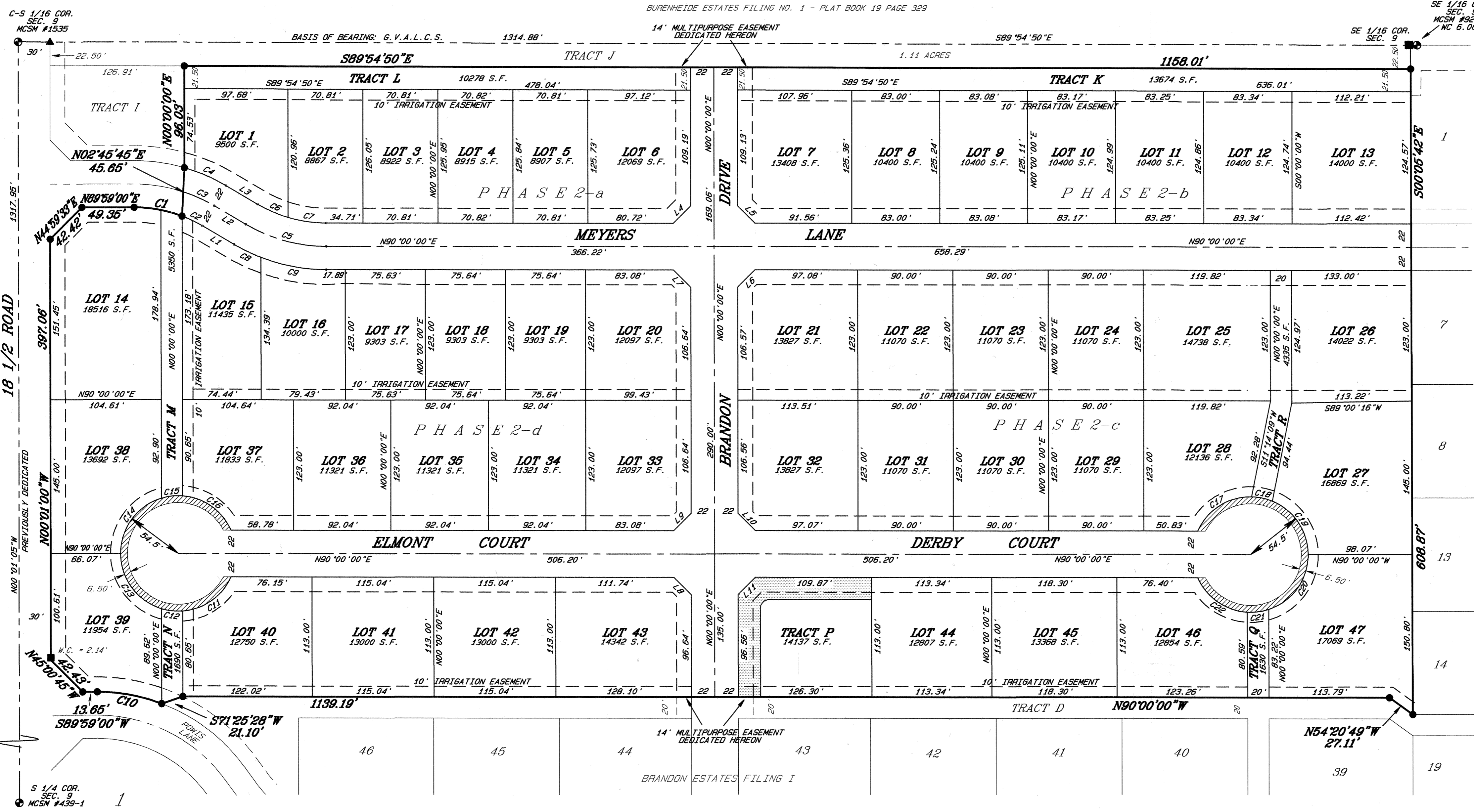
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CITY OF FRUITA, MESA COUNTY, COLORADO

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

Table with 3 columns: Designed By, Checked By, Job No. and 3 columns: Drawn By, Date, Sheet.

FINAL PLAT BRANDON ESTATES FILING III

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L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	20°44'00"	46.32'	128.00'	46.07'	S79°39'00"E
C2	9°35'39"	21.43'	128.00'	21.41'	S64°29'11"E
C3	12°17'51"	32.19'	180.00'	32.13'	S65°50'17"E
C4	14°17'12"	42.89'	172.00'	42.78'	S66°49'58"E
L1		34.58'			S89°41'32"E
L2		34.58'			S89°41'22"E
L3		34.58'			S89°41'22"E
C5	30°18'38"	79.35'	180.00'	78.43'	S74°50'41"E
C6	13°55'46"	31.12'	128.00'	31.04'	S66°39'15"E
C7	16°22'53"	36.60'	128.00'	36.47'	S81°48'34"E
C8	9°22'48"	29.08'	172.00'	28.03'	S64°21'46"E
C9	20°57'50"	62.93'	172.00'	62.88'	S79°31'05"E
L4		23.19'			N45°00'00"E
L5		23.19'			S45°00'20"E
L6		23.24'			S45°00'00"W
L7		23.14'			N45°00'00"W
C10	20°43'47"	62.23'	172.00'	61.89'	N79°39'07"W
C11	61°59'00"	58.96'	54.50'	56.19'	S54°47'58"W
C12	21°16'53"	20.24'	54.50'	20.13'	N83°34'06"W
C13	72°55'40"	69.37'	54.50'	64.78'	N36°27'50"W
C14	72°55'40"	69.37'	54.50'	64.78'	N36°27'50"E
C15	21°16'53"	20.24'	54.50'	20.13'	N83°34'06"W
C16	61°59'00"	58.96'	54.50'	56.13'	S54°47'58"E
L8		23.14'			N45°00'00"W
L9		23.19'			N45°00'00"E
L10		23.24'			S45°00'00"E
L11		23.24'			S45°00'00"W
C17	67°23'51"	64.11'	54.50'	60.48'	N87°30'24"E
C18	21°08'48"	20.11'	54.50'	20.00'	S78°13'17"E
C19	67°38'53"	64.35'	54.50'	60.67'	S33°49'26"E
C20	71°49'29"	68.32'	54.50'	63.93'	S35°54'44"W
C21	21°12'50"	20.41'	54.50'	20.29'	S82°33'09"W
C22	62°54'43"	69.64'	54.50'	66.88'	N55°15'50"W



This Final Plat of Brandon Estates, Filing III shall contain a restriction prohibiting the conveyance of any lots within this Subdivision until final approval by the City for the public and other required subdivision improvements described in this Agreement occurs and Owner or Developer has delivered to the City the warranty performance guarantee.

PLAT NOTES
All lots have a 14' Multipurpose Easement along the street frontage.
Existing road rights-of-way, 14' Multipurpose easements and 10' Irrigation Easements were dedicated or granted by the plat of Brandon Estates, Filing I, at Reception No. 2441484.

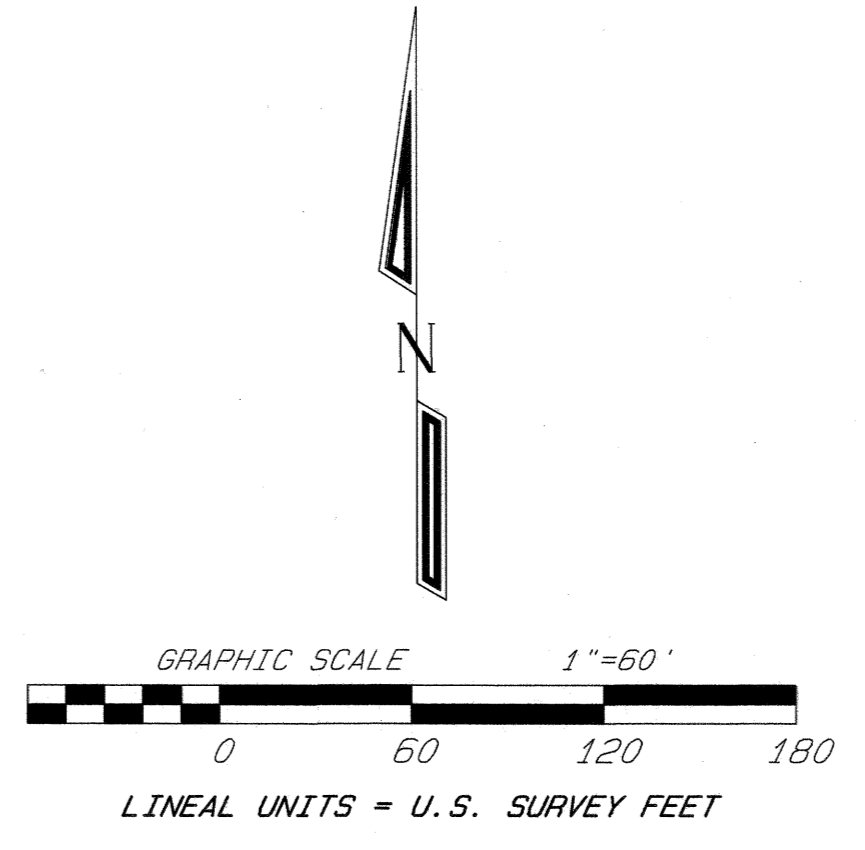
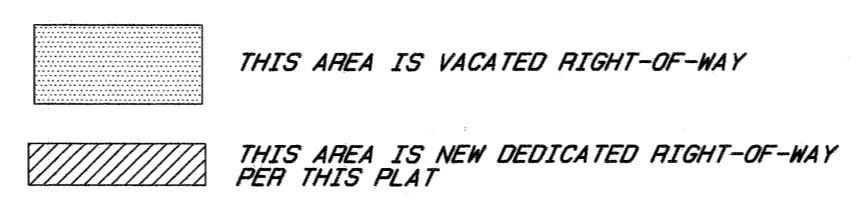
TRACT DESCRIPTIONS
TRACTS K & L designated as GV Drainage District maintenance area.

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
- 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

AREA SUMMARY

DED. ROADS	= 3.06 AC. / 15%
LOTS	= 12.89 AC. / 75%
TRACTS	= 1.17 AC. / 07%
TOTAL	= 17.12 AC. / 100%



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 shown hereon.

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Designed By	M. W. D.	Checked By	S. L. H.	Job No.	198-12-78
Drawn By	TMODEL	Date	MARCH 2015	Sheet	2 OF 2