

FINAL PLAT

BRANDON ESTATES

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 Robert W. Jones, Phyllis L. Jones, Allan E. Ledebur, Lola M. Ledebur and Elvert E. Oest 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, the ownership of which is demonstrated at Book 1819, Page 599 and Book 3824, Page 66, of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby plat said real property under the name and stlye of Brandon Estates and being more particularly described as follows:

Parcel 1 and Parcel 2, Oest Simple Land Division and

The west 13 acres of the SE 1/4 SE 1/4 of said Section 9, EXCEPT the west 103 feet of the south 422.99 feet thereof; AND EXCEPT the south 30 feet thereof for road. 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:

Morrison Drive, Elmout Court, Powis Lane, Lola Court, Brandon Drive and South Fork Road 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, 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.

Said owners hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interest of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Robert W. Jones, Phyllis L. Jones, Allan E. Ledebur, Lola M. Ledebur and Elvert E. Oest have caused their names to be hereunto subscribed this 9th day of October, A.D., 2006.

Robert W. Jones

Phyllis L. Jones

Allan E. Ledebur

Lola M. Ledebur

Elvert E. Oest

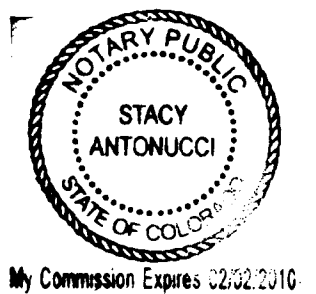
STATE OF COLORADO) ss. COUNTY OF MESA)

On this 9th day of October, A.D., 2006, 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: 02-10

Notary Public



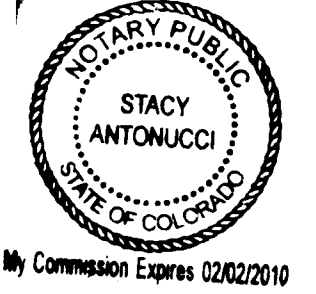
STATE OF COLORADO) ss. COUNTY OF MESA)

On this 9th day of October, A.D., 2006, before me the undersigned, personally appeared Elvert E. Oest, 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: 02-02-10

Notary Public



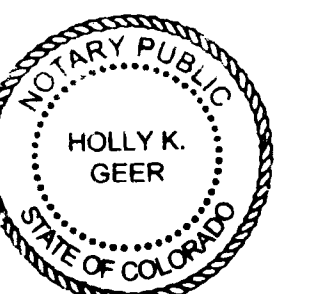
STATE OF COLORADO) ss. COUNTY OF MESA)

On this 29th day of September, A.D., 2006, 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.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires: 11-8-08

Notary Public



Declarations of Protective Covenants are filed in Book 4358 at Pages 338-362 Reception No. 3365064

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 5th day of July, A.D., 2006, 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

James Adams Mayor

Margaret Suban City Clerk



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

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 9th day of May, A.D., 2006.

Chairman

TITLE CERTIFICATE

First American Heritage Title 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, Allan E. Ledebur, Lola M. Ledebur and Elvert E. Oest is free and clear of all liens, taxes and encumbrances, except as follows:

Book 3450 Page 863 Book 3841 Page 340

EXECUTED this 16th day of October, A.D., 2006.

Jonathan Berrie title examiner

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss. COUNTY OF MESA)

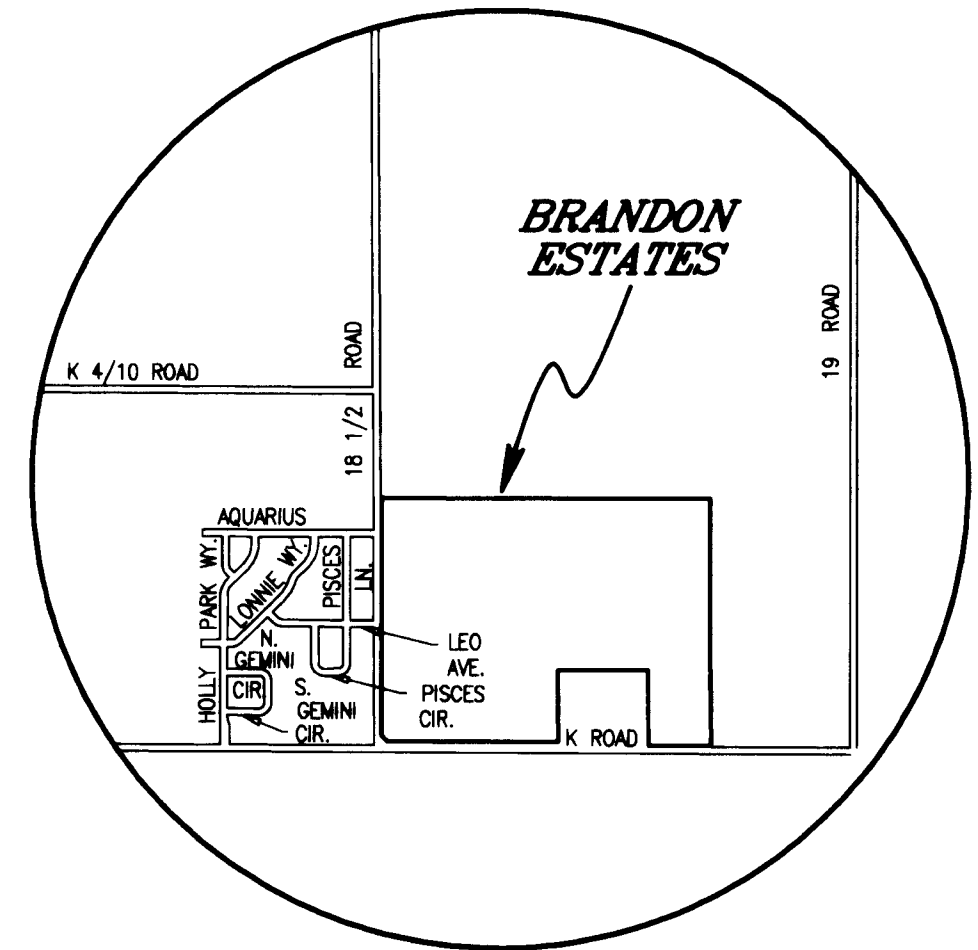
This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 11:33 A.M., on this 20th day of FEBRUARY, A.D., 2006 in Book No. 4358 Page No. 276-277 Reception No. 2365057 Drawer TT-32 Fees 20.00

Janice Rich Mesa County Clerk and Recorder

Lucia McElroy Deputy

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 any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



VICINITY MAP N.T.S.

SUBORDINATION BY LIENHOLDERS

First National Bank of the Rockies, being the holder of a promissory note secured by a Deed of Trust dated September 14, 2006 recorded at Book 4248, Page 1, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents 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.

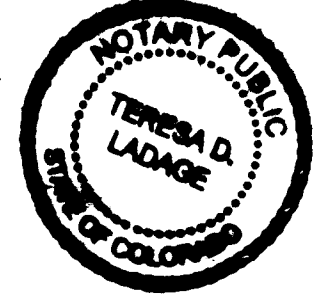
By: First National Bank of the Rockies

Notary Public

STATE OF COLORADO) ss. COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2nd day of October, A.D., 2006, by Ken Stewart as of commercial lender My commission expires 9/13/2010

Witness my hand and official seal



SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of BRANDON ESTATES, 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 20th day of February, 2006

Michael W. Drissel PLS

FINAL PLAT BRANDON ESTATES LOCATED IN THE S 1/2 SE 1/4, SEC. 9, T1N, R2W, U.M. CITY OF FRUITA, MESA COUNTY, COLORADO

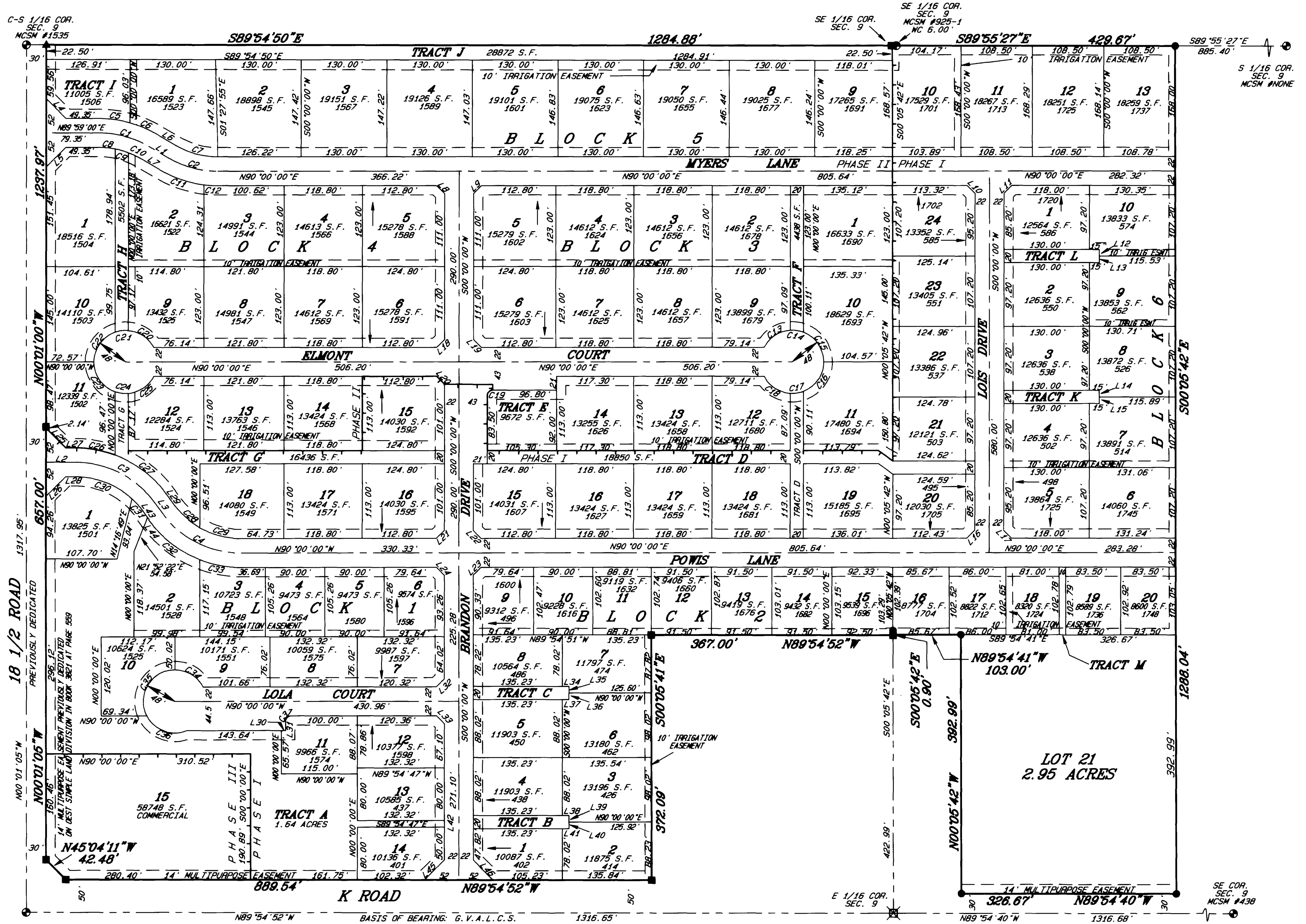
D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749

Table with 3 columns: Designed By (M.W.D.), Checked By (S.L.H.), Job No. (81905-07), Drawn By (TMODEL), Date (SEPT. 2006), Sheet (1 OF 2)

FINAL PLAT

BRANDON ESTATES

S 1/2 SE 1/4, SEC. 9, T1N, R2W, U.M.
 CITY OF FRUITA, MESA COUNTY, COLORADO



L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	30°18'38"	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			N69°59'00"E
C3	53°57'41"	141.23	150.00	136.11	S63°02'10"E
L3		17.28			N36°03'19"W
C4	53°56'41"	141.23	150.00	136.07	S63°01'40"E
L4		42.42			N45°01'09"W
L5		42.42			N44°59'33"E
C5	16°02'27"	48.15	172.00	48.00	S81°59'47"E
C6	14°17'12"	42.89	172.00	42.78	S86°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
L10		16.97			N45°00'00"W
L11		16.97			S45°00'00"W
L12		10.00			S00°00'00"W
L13		10.00			N90°00'00"E
L14		10.00			S00°00'00"W
L15		10.00			N00°00'00"E
L16		16.97			N45°00'00"E
L17		16.97			S45°00'00"E
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"W
C17	24°19'33"	20.38	48.00	20.23	N81°25'14"W
C18	59°08'13"	49.54	48.00	47.37	N56°50'53"E
L18		16.97			N45°00'00"E
L19		16.97			S45°00'00"W
L20		16.97			N45°00'00"W
C19	90°00'00"	13.35	8.50	12.02	S45°00'00"W
L21		16.97			N45°00'00"E
L22		16.97			S45°00'00"W
L23		16.97			S45°00'00"W
L24		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"W
C22	70°51'44"	59.09	48.00	55.43	N35°15'52"E
C23	70°51'44"	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
L25		42.43			N45°00'45"W
L26		42.46			N44°58'47"E
L27		13.65			N89°59'00"E
L28		13.65			N89°59'00"E
C26	20°43'47"	62.23	172.00	61.89	S79°39'07"E
C27	33°13'54"	59.76	172.00	58.37	S52°40'17"E
L29		17.28			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°35'53"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°18'45"W
C33	21°25'50"	64.33	172.00	63.96	S79°17'05"E
C34	62°31'22"	52.38	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
L30		6.50			N90°00'00"E
L31		6.50			N00°00'00"E
C37	90°00'00"	13.35	8.50	12.02	N45°00'00"E
L32		16.97			N45°00'00"E
L33		16.92			N45°00'00"W
L34		9.77			N90°00'00"E
L35		10.00			N00°00'00"E
L36		10.00			S00°00'00"W
L37		9.77			N90°00'00"E
L38		9.77			N90°00'00"W
L39		10.00			S00°00'00"E
L40		10.00			S00°00'00"W
L41		9.77			N90°00'00"E
L42		10.00			N00°00'00"E
L43		11.44			S36°03'19"E
L44		5.83			S36°03'19"E
L45		42.39			N45°02'37"E
L46		42.46			N44°57'23"W

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

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 I, 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.

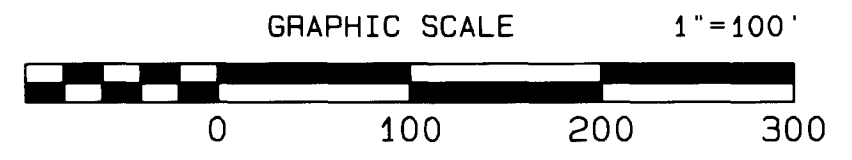
LAND USE SUMMARY

1. Total Area: 2,006,173 square feet (46.06 acres)
2. Acreage of developable land: 2,006,173 square feet (46.06 acres)
3. Proposed use of each lot: Single family dwelling units
4. Number of units: Residential units = 100, Non-residential units = 1
5. Residential dwelling units = single family.
6. Gross and net residential density:
 Gross = 2.12 units per acre, Net = 2.56 units per acre
7. Area on Non-residential: 56,748 square feet (1.35 acres)
8. All lots will be serviced by individual 1" stub-ups for irrigation.

TRACT DESCRIPTIONS

TRACTS A & E, designated as Open Space.
 TRACTS B, C, K & L, 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.
 TRACT M, designated for sewer lines.

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



FINAL PLAT
BRANDON ESTATES
 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	TMOEL	Date	SEPT. 2006	Sheet	2 OF 2