

CASA VISTA SUBDIVISION

A PART THE E1/2 NW1/4 NW1/4 OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

CITY OF FRUITA PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY OF FRUITA PLANNING COMMISSION THE 12th DAY OF June, 2001

David Fausing
Chairperson

CITY COUNCIL CERTIFICATE

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO, THIS 28th DAY OF August, 2001, FOR FILING WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AND FOR CONVEYANCE OR DEDICATION TO THE CITY OF PUBLIC DEDICATIONS SHOWN HEREON...

CITY OF FRUITA, COLORADO.

BY: [Signature]
MAYOR - PRO TEM

WITNESS MY HAND AND SEAL OF THE CITY OF FRUITA, COLORADO

ATTEST:

[Signature]
CITY CLERK

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN

BOOK 3037, PAGE 32-50 AT THE MESA COUNTY CLERK AND RECORDERS OFFICE.

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss
COUNTY OF MESA

I hereby certify that this plat of CASA VISTA SUBDIVISION, was filed for record in the office of the County

Clerk and Recorder of Mesa County at 4:11 P.M. on the 7th March, 2002

in Plat Book 18, Page 361-362, Reception Number 2044506, Drawer 11-113, Fee 20⁰⁰

[Signature]
Mesa County Clerk and Recorder

[Signature]
Deputy

SUBORDINATION BY LIEN HOLDER

ALPINE BANK, BEING THE HOLDER OF A PROMISSORY NOTE SECURED BY A DEED OF TRUST DATED 2-27-02 AND RECORDED ON [RECEPTION NO.] 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...

LIEN HOLDER: ALPINE BANK

STREET NUMBER AND NAME, SUITE #: 2424 F ROAD, GRAND JUNCTION, COLORADO. 81505

BY: CLAY TUFLY, BR. V.P. FOR ALPINE BANK.

NOTARY PUBLIC CERTIFICATE

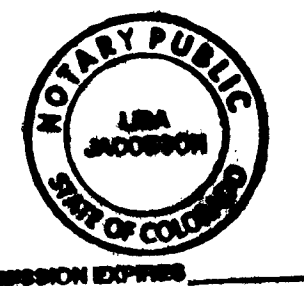
STATE OF COLORADO)ss
COUNTY OF MESA

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March, 2002, BY CLAY TUFLY, SR. V.P.

AS Manager OF ALPINE BANK (LIEN HOLDER)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 4-12-2003



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT CASA VISTA DEVELOPERS, LLC IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, CITY OF FRUITA, STATE OF COLORADO, AS RECORDED AT THE MESA COUNTY CLERK AND RECORDERS OFFICE IN BOOK 3016, PAGE 765.

COMMENCING AT THE W1/16 CORNER OF SECTION 9, T1N, R2W, U.M. WHENCE THE NW CORNER OF SAID SECTION 9 BEARS N89°55'08"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S00°04'23"W ALONG THE EAST LINE OF THE NW1/4 NW1/4 OF SAID SECTION 9, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED; THENCE S00°04'23"W ALONG THE EAST LINE OF THE NW1/4 NW1/4 OF SAID SECTION 9, A DISTANCE OF 921.74 FEET TO THE NORTHERLY LINE OF THE GRAND VALLEY CANAL; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY LINE OF THE GRAND VALLEY CANAL ALONG THE FOLLOWING 8 COURSES:

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS CASA VISTA SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF FRUITA, MESA COUNTY, COLORADO. THAT SAID OWNER DOES HEREBY DEDICATE TO THE CITY OF FRUITA ALL STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON. THAT SAID OWNER DOES HEREBY DEDICATE TO THE CITY OF FRUITA THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES, STORM AND SEWER MAINS, GAS PIPELINES.

ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENT, THE RIGHT TO DREDGE; PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

IN WITNESS THEREOF said owner Casa Vista Developers, LLC has caused his name to be hereunto subscribed this 7th day of March, A.D., 2002

[Signature]

AS Manager FOR CASA VISTA DEVELOPERS, LLC

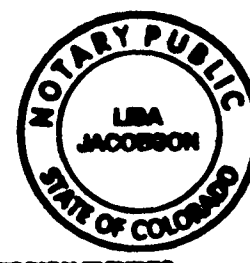
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Ray Robidoux, AS Manager FOR CASA VISTA DEVELOPERS, LLC, this 7th day of March, A.D., 2002

Witness my hand and official seal [Signature]

My commission expires: 4-12-2003



TITLE CERTIFICATE

LAWRENCE D. VENT/HERITAGE LAND TITLE DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN CASA VISTA DEVELOPERS, LLC FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

(NONE OF RECORD)
NAME OF LIEN HOLDER

Meridian Land Title
BUSINESS

531 Grand Ave, Suite B, Grand Junction, Co 81501
ADDRESS

PHONE 245-0550

AMOUNT \$439,950.00 DATE AND TYPE OF LIEN 2-27-02 First Deed of Trust

EXECUTED THIS 7th DAY OF MARCH, 2002

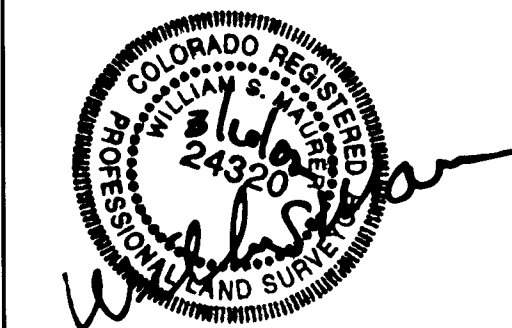
BY [Signature]
TITLE EXAMINER'S SIGNATURE

SURVEYOR'S CERTIFICATE

I, WILLIAM S. MAURER, 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 THE CASA VISTA SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, STAKED UPON THE GROUND IN COMPLIANCE WITH THE TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND ALL OTHER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

EXECUTED THIS 6th DAY OF MARCH, 2002

[Signature]
WILLIAM S. MAURER RLS 24320



WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. 24320

CASA VISTA SUBDIVISION

A PART THE E1/2 NW1/4 NW1/4 SEC 9, T1N, R2W, U.M. MESA COUNTY, COLORADO



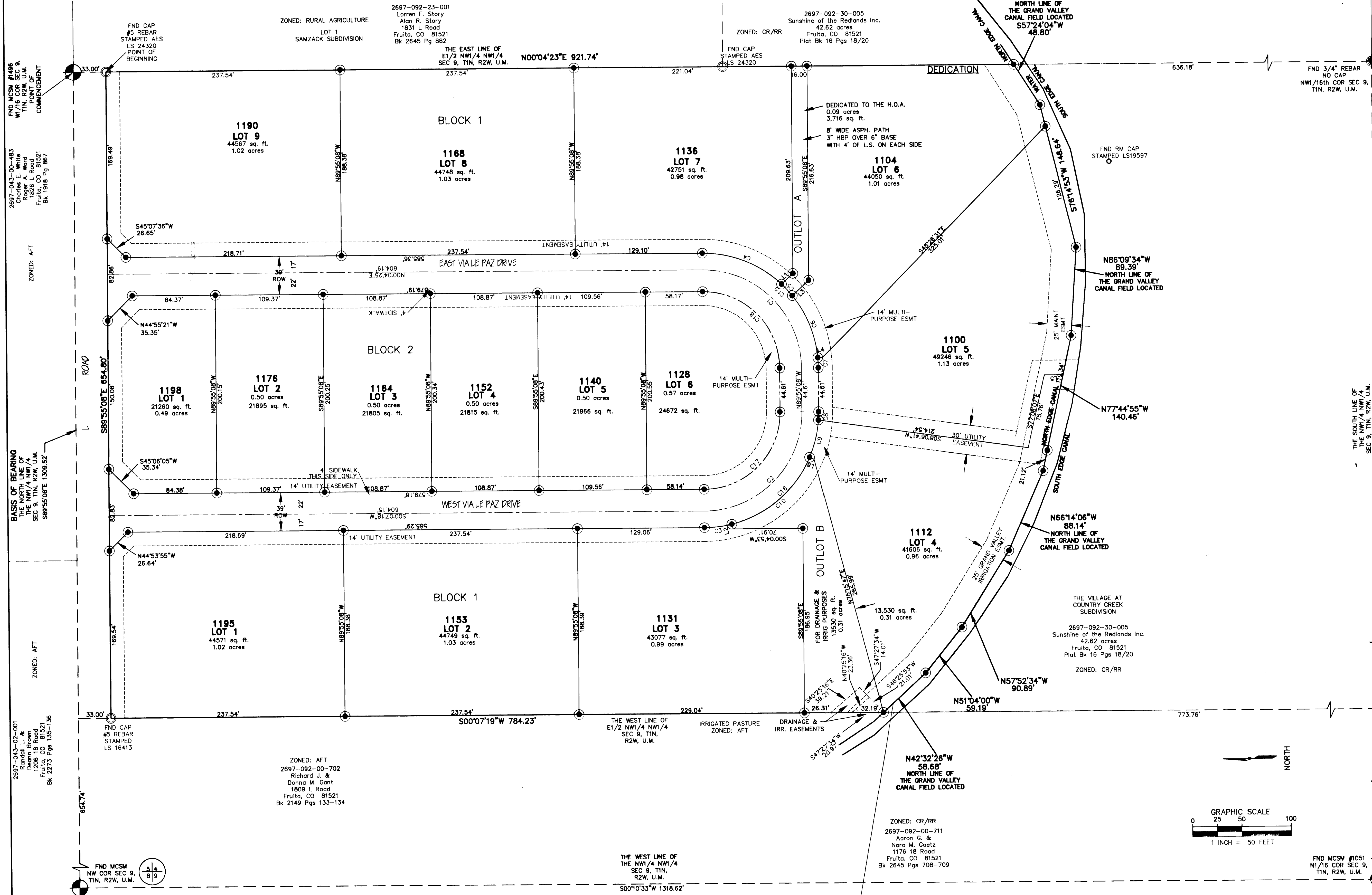
1227 N 23rd Street
Grand Junction, CO. 81501
Ph: (970) 248-3559
Fax: (970) 248-9069

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 CERTIFICATION SHOWN HEREON.

Table with 4 columns: DATE, SURVEYED BY, CHECKED BY, REVISION, JOB NO., SCALE, SHEET. Includes values like DATE: 10/00, SURVEYED BY: [Signature], CHECKED BY: WSM, REVISION: [Blank], JOB NO.: 20024, SCALE: 1"=50', SHEET 1 OF 2.

CASA VISTA SUBDIVISION

A PART THE E1/2 NW1/4 NW1/4 OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO



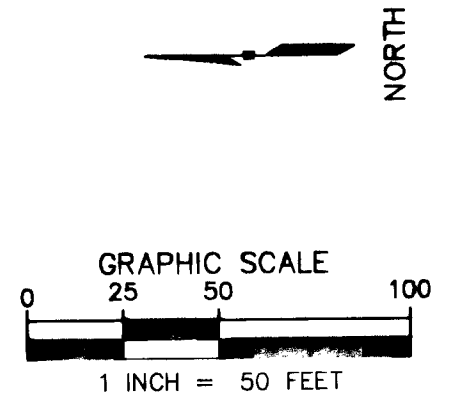
LINE	LENGTH	BEARING
L1	16.00	N00°04'52"E
L2	15.77	S42°38'11"E
L3	5.00	S76°19'33"W
L4	22.78	S42°38'11"E
L5	19.06	S04°57'38"E
L6	5.00	S23°26'33"W

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG	Delta
C1	157.09	100.00	141.43	N45°04'39"E	90°00'22"
C2	157.09	100.00	141.43	S44°53'29"E	90°00'22"
C3	28.15	117.00	28.08	S06°46'52"E	13°47'10"
C4	88.56	117.00	86.46	N21°45'30"E	43°22'08"
C5	16.01	117.00	16.00	N47°21'49"E	07°50'29"
C6	68.93	117.00	67.94	N88°09'43"E	33°45'19"
C7	10.30	117.00	10.29	N87°33'37"E	05°02'31"
C8	8.56	117.00	8.56	S87°47'58"E	04°11'28"
C9	39.10	117.00	38.92	S76°07'50"E	19°08'47"
C10	107.99	117.00	104.20	S40°06'57"E	52°53'00"
C15	183.80	117.00	165.47	N45°04'39"E	90°00'22"
C16	183.80	117.00	165.47	S44°53'29"E	90°00'22"
C17	122.52	78.00	110.31	S44°53'17"E	90°00'00"
C18	122.53	78.00	110.32	N45°04'39"E	90°00'22"

- LEGEND**
- DENOTES FOUND MCSM AS NOTED
 - DENOTES FOUND REBAR AS NOTED
 - DENOTES #5 REBAR STAMPED AES 24320 SET IN CONCRETE

LOT SUMMARY

Block	Lot	Area (Acres)	Percentage
BLOCK 1	LOT 1	1.02	7.26%
	LOT 2	1.03	7.33%
	LOT 3	0.98	7.05%
	LOT 4	0.96	6.83%
	LOT 5	1.13	8.04%
	LOT 6	1.01	7.19%
	LOT 7	0.98	6.98%
	LOT 8	1.03	7.33%
	LOT 9	1.02	7.26%
BLOCK 2	LOT 1	0.49	3.49%
	LOT 2	0.50	3.57%
	LOT 3	0.50	3.57%
	LOT 4	0.50	3.57%
	LOT 5	0.50	3.57%
	LOT 6	0.57	4.01%
DRAINAGE & IRRIG ESMT		0.31	2.21%
DEDICATED O.S.		0.09	0.64%
ROW		1.42	10.10%
TOTAL		14.05	100%

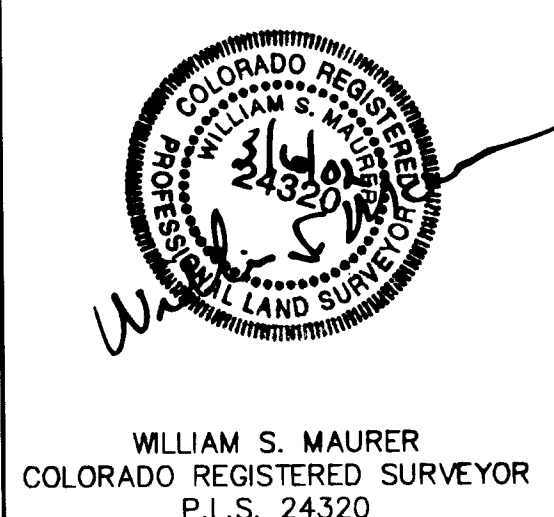


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EXECUTED THIS 6th DAY OF MARCH, 2002

William S. Maurer
WILLIAM S. MAURER RLS 24320



CASA VISTA SUBDIVISION

A PART THE E1/2 NW1/4 NW1/4 SEC 9, T1N, R2W, U.M.
MESA COUNTY, COLORADO

Applied Earth Sciences, Inc.
1227 N 23rd Street
Grand Junction, CO. 81501
Ph: (970) 248-3559
Fax: (970) 248-9059

DATE: 10/00	SURVEYED BY:	CHECKED BY: WSM
REVISION:	JOB NO.: 20024	SCALE: 1"=50' SHEET 2 OF 2

BASIS OF BEARING:
ASSUME THE NORTH LINE OF THE NW1/4 NW1/4 SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE UTE MERIDIAN TO BEAR S89°55'08"E.

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