

COTTON WOODS FILING THREE P.U.D.

NE 1/4 NW 1/4 SW 1/4, SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST
CITY OF FRUITA, MESA COUNTY, COLORADO

CITY OF FRUITA PLANNING COMMISSION

This plat approved by the City of Fruita Planning Commission this 17th day of SEPTEMBER, 2004.

Chairman

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council, Colorado, this 6th day of SEPTEMBER, 2004 for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements to the public except as specifically agreed to by the Fruita City Council. 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 building permit, development 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, road lighting, road signs, flood protection devices, drainage structures, and all other 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 Fruita City Council. The City of Fruita has no opinion in regards to any conflicting boundary shown on this plat.

CITY OF FRUITA, COLORADO

By: James Colwell Mayor

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

Attest: Margaret Eubank City Clerk



TITLE CERTIFICATE

First American Heritage Title Company, does hereby certify that it has examined the title to all lands shown on this plat (Commitment No. 159246) and that title to such lands is vested in Fruita Cotton Woods Homes, LLC, free and clear of all liens, taxes, and encumbrances, except as follows:

Deed of Trust to Wells Fargo Bank West N.A.: Book 3521 Page 764 et seq;

Executed this 17th day of SEPTEMBER, 2004.

FIRST AMERICAN HERITAGE TITLE COMPANY

By: Michelle Lewis
Title Officer

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this plat are paid in full.

Dated this _____ day of _____, A.D. 20____.

Treasurer of Mesa County, Colorado

SURVEYOR'S STATEMENT

I, K. Scott Thompson, do hereby state that I am a registered land surveyor licensed under the laws of the State of Colorado, that to the best of my knowledge, information, and belief this plat of Cotton Woods Filing Three P.U.D., as laid out, platted, dedicated and shown hereon was made from a 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 C.R.S. 38-51, as amended. This plat contains all the information required by Section 38-33.3-209, C.R.S., as amended. This statement is not a guaranty, either expressed or implied.

K. Scott Thompson
Colorado PLS 18480



CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 4:05 o'clock at P.M., on this 17th day of SEPTEMBER, 2004, and is duly recorded at Reception No. 2214343

Drawer PP-115 Fees 20th 1st BOOK 3740 PAGE 516-517

MESA COUNTY CLERK & RECORDER

By: Juanice Wale by Juanice Wale Deputy

**COTTON WOODS
FILING THREE P.U.D.**
Fruita Cotton Woods Homes, LLC

NE 1/4 NW 1/4 SW 1/4 Section 16, Township 1 North, Range 2 West, Ute Meridian

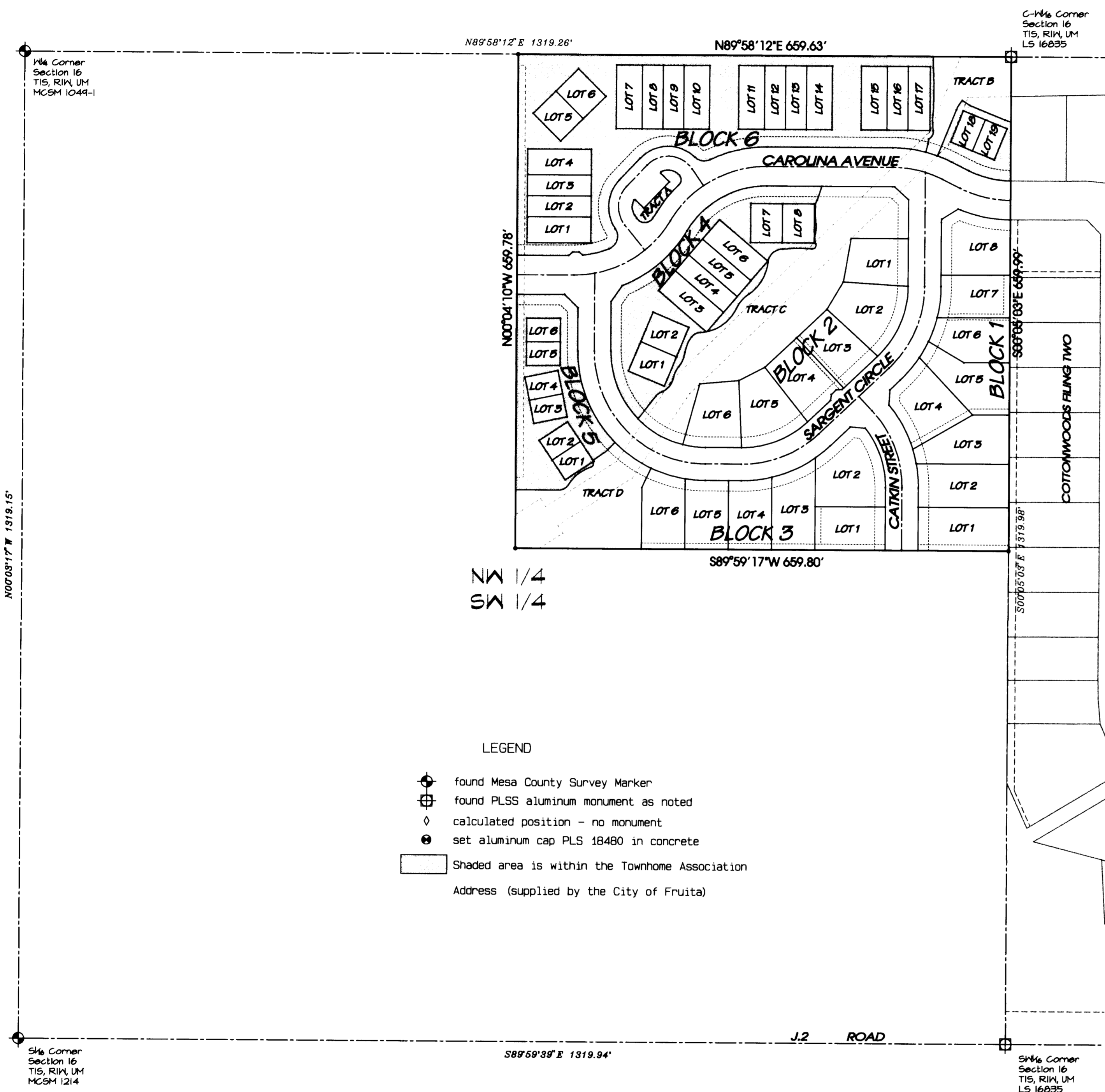
THOMPSON-LANGFORD CORPORATION

829 25 1/2 ROAD - B-210 (970) 243-8067

Grand Junction CO 81805 tlc@tlowest.com

S:\Survey\0187 Constructa West\037 CW 3\plot-nw-pro Job No. 0187-03703

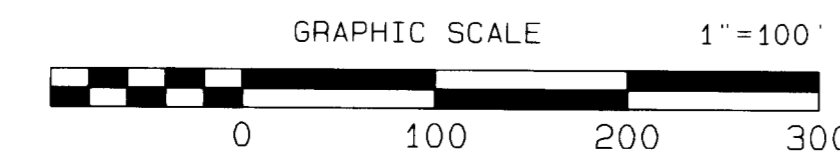
Drawn: blb Checked: lat Date: Sep 2, 2004 Sheet 1 of 2



NW 1/4
SW 1/4

- LEGEND
- ⊕ found Mesa County Survey Marker
 - ⊕ found PLSS aluminum monument as noted
 - ◇ calculated position - no monument
 - ⊙ set aluminum cap PLS 18480 in concrete
 - ▭ Shaded area is within the Townhome Association
 - Address (supplied by the City of Fruita)

J.2 ROAD



LAND USE SUMMARY		
SINGLE FAMILY LOTS	2.844 ACRES	28.5%
TOWNHOME LOTS	1.720 ACRES	17.2%
TOWNHOME ASSOCIATION TRACT	0.035 ACRES	0.4%
STREETS	2.089 ACRES	20.9%
OPEN SPACE TRACTS	1.377 ACRES	13.8%
GENERAL COMMON ELEMENT	1.929 ACRES	19.3%
TOTAL	9.994 ACRES	100%

Irrigation easements are to be granted by separate instrument by reference to this plat to a duly formed association of the owners of the Lots and Tracts hereby platted, or to the adjoining property, as noted.

Drainage easements are to be granted by separate instrument to a duly formed association of the owners of the Lots and Tracts hereby platted.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy prepared by Stewart Title of Grand Junction, Inc., No. 03004480K, dated March 11, 2003.

BASIS OF BEARINGS STATEMENT: Bearings are based on the assumed bearing of North 84°56'12" East between the Mesa County Survey marker for the West Quarter corner and the aluminum cap monument marked "PLS 16835" for the Center-West Sixteenth corner of Section 16.

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fruita Cotton Woods Homes, LLC, a Colorado limited liability company, is the owner of that real property in the County of Mesa, State of Colorado, described in Book 3728 at Page 188 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat; said property being more particularly described as follows:

The Northeast quarter of the Northwest quarter of Section 16, Township 1 North, Range 2 West, Ute Meridian, City of Fruita, Mesa County, Colorado.

That said owner has by these presents laid out, platted, and subdivided the same into lots and blocks as shown on this plat and designate the same as COTTON WOODS FILING THREE P.U.D., a subdivision of the City of Fruita, Mesa County, Colorado; and do hereby make the following dedications and grants:

* All streets shown hereon, being Carolina Avenue, Sargent Circle, and Calkin Street and, to the full width of their platted rights-of-way are hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements are hereby dedicated to the City of Fruita for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

Easements for recreation purposes are hereby granted to the City of Fruita for public use over the entirety of Tracts B, C, and D.

Tract A, shown hereon shall be granted by separate instrument, to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for Open Space purposes, subject to the various easements dedicated and granted on this Final Plat.

Tracts B, C, and D, shown hereon shall be granted by separate instrument, to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for Open Space purposes, subject to the various easements dedicated and granted on this Final Plat.

Said owner hereby accepts the responsibility for the completion of required public improvements for Cotton Woods Filing Three P.U.D. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, in Book 3740 at Page 544-564.

That said owner certifies that all lienholders are represented hereon.

IN WITNESS WHEREOF said owner have caused its name to be hereunto subscribed this 17th day of September, A.D., 2004.

FRUITA COTTON WOODS HOMES, LLC

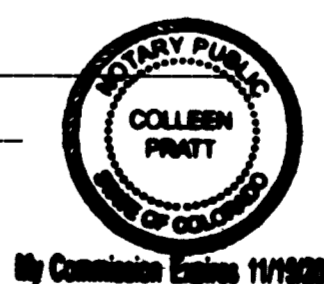
By: Kenneth B. Milyard, Jr.
Kenneth B. Milyard, Jr., Manager

State of Colorado }
County of Mesa }

The foregoing Certificate of Ownership and Dedication was acknowledged before me by Kenneth B. Milyard, Jr. as Manager of Fruita Cotton Woods Homes, LLC on this 17th day of September, A.D., 2004, for the aforementioned purposes.

Notary Public C. Pratt

My Commission expires: _____



SUBORDINATION BY LIENHOLDER

Wells Fargo Bank West N.A., being the holder of a promissory note secured by a Deed of Trust dated October 27, 2003 and recorded on November 4, 2003, at Reception No. 2157238 in the office of the Clerk and Recorder of Mesa County, Colorado hereby consents to the subdivision of the lands shown hereon, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown hereon and relative covenants, conditions and restrictions.

EXECUTED this 2nd day of September, 2004.

WELLS FARGO BANK WEST N.A.

By: Thomas R. Benton V.P.

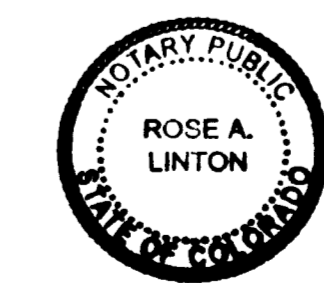
Title: Vice President

State of Colorado }
County of Mesa }

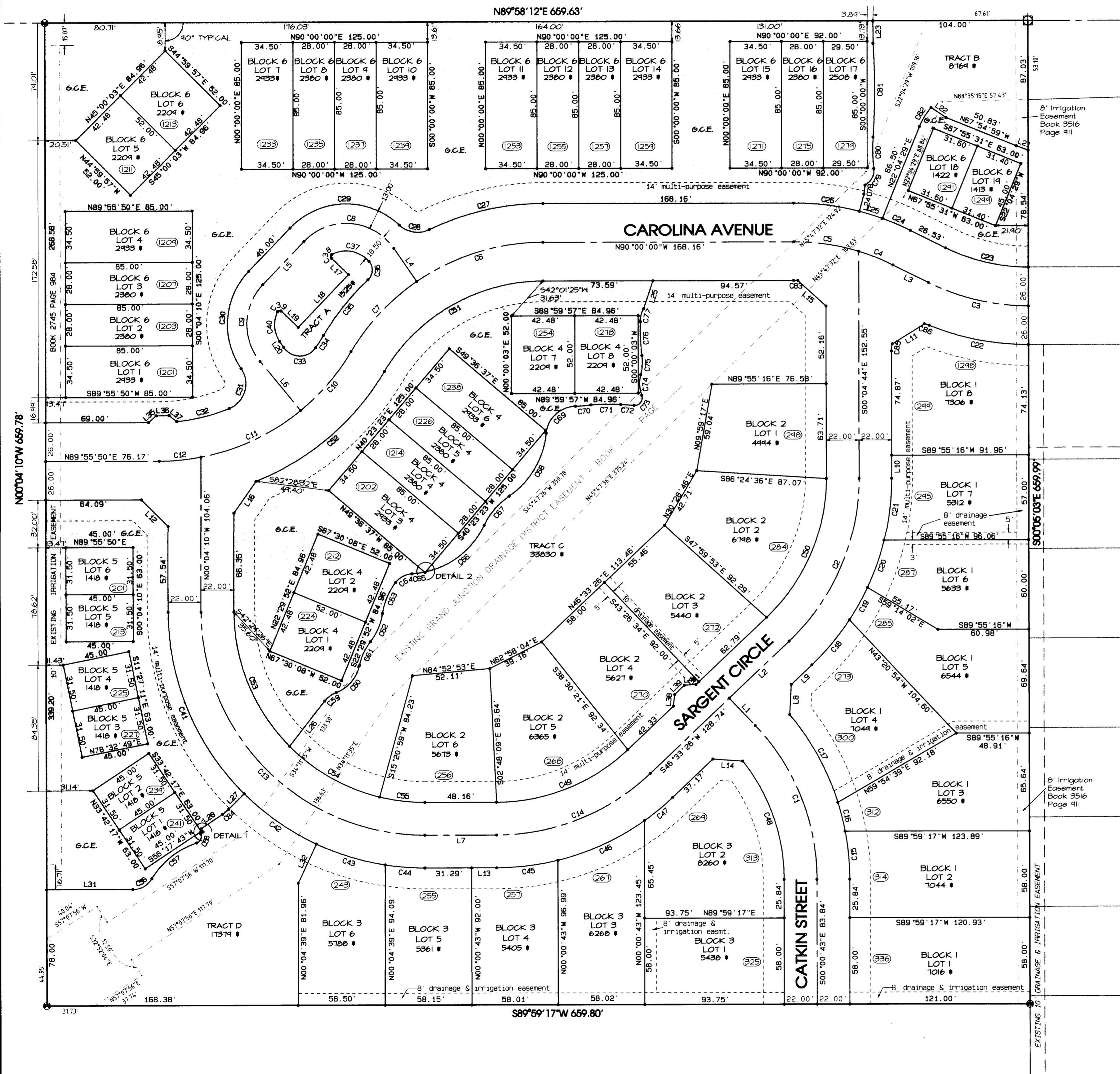
The foregoing Lienholder's Certificate was acknowledged before me by Thomas R. Benton as Vice President of Wells Fargo Bank West N.A. on this 2nd day of September, A.D., 2004 for the aforementioned purposes.

Notary Public Rose A. Linton

My Commission expires: 4-19-2005



COTTON WOODS FILING THREE P.U.D.

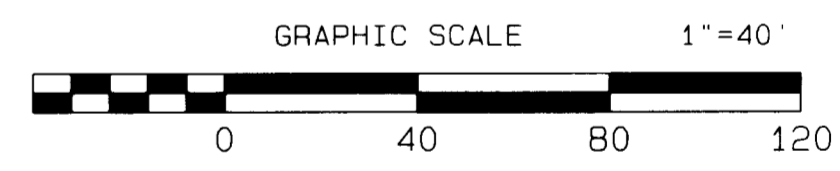
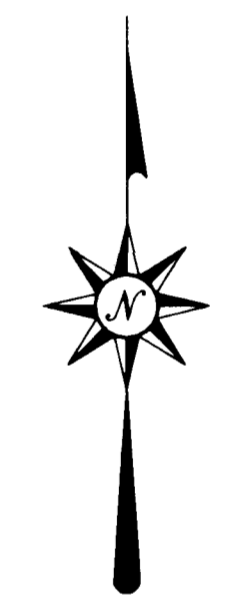


CURVE TABLE

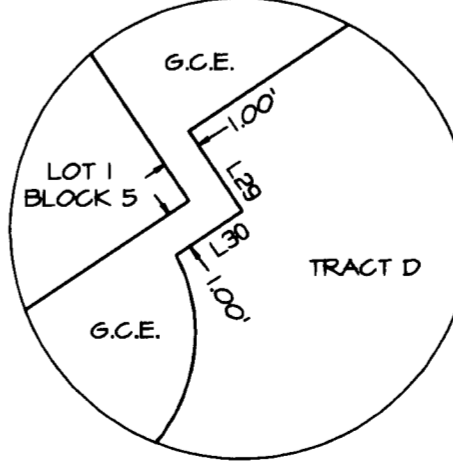
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	113.70'	150.00'	43°25'51"	N21°43'39"W	111.00'
C2	122.09'	150.00'	46°38'10"	N23°14'21"E	118.75'
C3	69.46'	150.00'	26°31'52"	N76°47'46"W	68.84'
C4	25.04'	150.00'	9°33'47"	S68°18'44"E	25.01'
C5	44.26'	150.00'	16°54'23"	S81°32'49"E	44.10'
C6	90.13'	150.00'	34°25'42"	S72°47'09"W	88.78'
C7	64.94'	150.00'	24°48'18"	N43°10'09"E	64.43'
C8	69.39'	39.00'	101°56'37"	S85°24'01"E	60.59'
C9	56.36'	39.00'	82°48'00"	N02°13'41"E	51.58'
C10	52.52'	150.00'	20°03'41"	S40°47'51"W	52.25'
C11	74.38'	150.00'	28°24'36"	N65°01'59"E	73.82'
C12	27.99'	150.00'	10°41'33"	N84°35'04"E	27.95'
C13	235.47'	150.00'	89°58'33"	N45°02'27"W	212.03'
C14	113.70'	150.00'	43°25'51"	N68°16'21"E	111.00'
C15	32.35'	172.00'	10°46'40"	S05°24'03"E	32.31'
C16	20.00'	172.00'	6°39'44"	S14°07'15"E	19.99'
C17	67.53'	172.00'	22°29'48"	S28°42'01"E	67.10'
C18	39.34'	172.00'	13°06'22"	S40°00'15"W	39.26'
C19	25.00'	172.00'	8°19'40"	S29°17'14"W	24.98'
C20	33.71'	172.00'	11°13'49"	S19°30'29"W	33.66'
C21	41.94'	172.00'	13°58'19"	S06°54'25"W	41.84'
C22	68.16'	176.00'	22°11'21"	N78°58'13"W	67.74'
C23	57.41'	124.00'	26°31'35"	S76°47'38"E	56.90'
C24	20.44'	176.00'	6°39'12"	S66°51'26"E	20.43'
C25	16.21'	176.00'	5°16'39"	S72°49'22"E	16.21'
C26	44.66'	176.00'	14°32'18"	S83°43'51"E	44.54'
C27	78.94'	176.00'	25°41'58"	N77°08'01"E	78.28'
C28	21.73'	18.00'	69°09'33"	N81°07'11"E	20.43'
C29	81.53'	52.00'	89°49'55"	N88°32'36"E	73.43'
C30	70.92'	52.00'	78°08'14"	N04°33'34"E	65.55'
C31	32.11'	18.00'	102°12'40"	N16°35'47"E	28.02'
C32	36.40'	124.00'	16°49'17"	N76°06'46"E	36.27'
C33	25.14'	13.00'	110°47'13"	N89°23'52"W	21.40'
C34	9.96'	128.50'	4°26'32"	S32°59'16"W	9.96'
C35	47.94'	171.50'	16°01'02"	S38°46'31"W	47.79'
C36	13.79'	9.00'	87°46'52"	S02°53'36"W	12.48'
C37	27.54'	20.50'	76°57'59"	S79°28'49"E	25.51'
C38	2.84'	1.50'	109°24'31"	N07°49'56"E	2.43'
C39	2.84'	1.50'	108°24'31"	N79°25'26"E	2.43'
C40	21.19'	20.50'	59°13'26"	N04°23'33"W	20.26'
C41	135.31'	172.00'	45°04'25"	N22°36'23"W	131.85'
C42	59.38'	172.00'	19°46'46"	N55°01'58"W	59.08'
C43	48.50'	172.00'	16°09'16"	N72°59'59"W	48.33'
C44	26.82'	172.00'	8°56'06"	N85°32'40"W	26.80'
C45	41.53'	172.00'	13°50'07"	S83°04'13"W	41.43'
C46	64.14'	172.00'	21°21'57"	S65°28'11"W	63.77'
C47	24.71'	172.00'	8°13'47"	S50°40'19"W	24.68'
C48	85.62'	128.00'	38°19'32"	N19°10'29"W	84.03'
C49	97.03'	128.00'	43°25'51"	N23°14'21"E	94.72'
C50	104.19'	128.00'	46°38'10"	N23°14'21"E	103.33'
C51	128.19'	124.00'	59°14'00"	S60°23'00"W	122.56'
C52	115.52'	176.00'	37°36'30"	S49°34'15"W	113.46'
C53	99.80'	128.00'	44°40'22"	S22°24'21"E	97.29'
C54	70.42'	128.00'	31°31'19"	S60°30'12"E	69.54'
C55	30.71'	128.00'	13°44'52"	S83°08'17"E	30.64'
C56	15.41'	15.00'	58°52'00"	N60°33'17"E	14.74'
C57	39.16'	54.95'	40°49'58"	S51°32'16"W	38.34'
C58	7.74'	4.48'	99°05'53"	S22°24'19"W	6.81'
C59	9.76'	18.00'	31°03'43"	S53°49'23"W	9.84'
C60	24.74'	24.82'	57°06'31"	S40°47'59"W	23.73'
C61	17.83'	40.00'	25°36'05"	S25°00'47"W	17.88'
C62	20.99'	41.25'	29°00'42"	S23°16'28"W	20.87'
C63	22.68'	45.00'	28°52'54"	S23°12'35"W	22.44'
C64	12.85'	15.00'	49°05'10"	S62°11'37"W	12.46'
C65	8.56'	57.27'	8°34'09"	S82°27'07"W	8.56'
C66	51.99'	57.27'	52°00'37"	S51°36'32"W	50.22'
C67	26.11'	50.00'	29°55'12"	S40°33'50"W	25.81'
C68	50.65'	57.98'	50°03'05"	S30°29'54"W	49.06'
C69	29.34'	20.00'	84°02'23"	S47°29'32"W	26.78'
C70	10.29'	66.25'	8°53'59"	S85°03'44"W	10.28'
C71	19.97'	189.24'	6°02'46"	S89°31'49"W	19.96'
C72	9.00'	189.24'	2°43'26"	N66°05'05"W	9.00'
C73	10.12'	5.00'	115°58'33"	S37°17'22"W	8.48'
C74	14.23'	22.94'	35°33'44"	S02°56'38"E	14.00'
C75	12.84'	32.79'	22°28'25"	S03°37'27"W	12.76'
C76	22.84'	126.65'	10°20'04"	S02°25'44"E	22.81'
C77	9.20'	14.57'	36°11'39"	S14°15'15"W	9.05'
C78	6.31'	26.68'	13°33'07"	S07°32'05"W	6.30'
C79	13.41'	10.91'	70°26'11"	S28°21'40"W	12.58'
C80	21.15'	111.98'	10°49'27"	S01°26'43"E	21.12'
C81	62.95'	455.56'	7°55'04"	S00°00'29"W	62.90'
C82	15.00'	45.00'	19°06'01"	N31°37'29"E	14.93'
C83	2.82'	124.00'	1°18'18"	N89°20'51"W	2.82'
C84	4.99'	25.00'	11°26'18"	S50°34'34"W	4.98'
C85	4.87'	18.50'	15°04'40"	S07°27'36"W	4.85'
C86	3.47'	18.50'	10°45'10"	N73°15'08"W	3.47'

LINE/CURVE TABLE

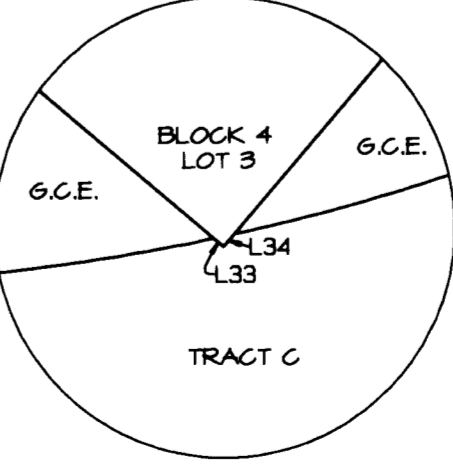
LINE	BEARING	DISTANCE
L1	N43°26'34"W	25.45'
L2	N46°33'26"E	55.47'
L3	S63°31'50"E	26.53'
L4	N34°25'42"W	27.07'
L5	N43°37'41"E	40.00'
L6	N39°10'19"W	42.87'
L7	N89°59'17"E	46.15'
L8	N03°06'34"E	20.26'
L9	N46°33'26"E	19.07'
L10	N00°04'44"W	15.47'
L11	N58°11'06"E	25.32'
L12	S45°04'10"E	25.33'
L13	N89°59'17"E	16.88'
L14	S85°55'33"E	20.13'
L15	S47°40'22"E	25.49'
L16	N34°38'48"E	26.04'
L17	S46°22'19"E	16.03'
L18	S43°37'41"W	49.00'
L19	N46°22'19"W	16.03'
L20	S34°00'16"E	4.80'
L21	N69°46'45"W	8.35'
L22	N56°29'15"W	12.05'
L23	N00°16'27"W	15.14'
L24	N14°32'18"E	11.78'
L25	N17°54'39"E	19.70'
L26	N38°17'31"E	36.44'
L27	S44°51'25"W	14.98'
L28	S56°17'43"W	17.50'
L29	N00°00'53"W	1.80'
L30	N13°03'39"E	1.46'
L31	S89°59'17"W	57.70'
L32	S25°04'39"W	29.00'
L33	S49°36'37"E	0.34'
L34	N40°23'23"E	0.44'
L35	S49°01'56"W	6.82'
L36	S88°50'16"W	8.62'
L37	N51°21'24"W	6.52'
L38	S06°45'06"W	7.81'
L39	S46°33'26"W	8.98'
L40	S86°21'46"W	7.81'
L41	S46°33'26"W	2.64'



BASIS OF BEARINGS STATEMENT: Bearings are based on the assumed bearing of North 84°50'12" East between the Mesa County Survey marker for the Nest Quarter corner and the aluminum cap monument marked "PLS 16835" for the Center-Nest Sixteenth corner of Section 16.



DETAIL 1



DETAIL 2

SET #6 REBAR IN CONCRETE W/ALUM CAP THOMPSON-LANGFORD CORP PLS 16480

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.

SEE SHEET 1 FOR SURVEYOR'S STATEMENT

COTTON WOODS FILING THREE P.U.D.
 Fruita Cotton Woods Homes, LLC

NE1/4 NW1/4 SW1/4 Section 16, Township 1 North, Range 2 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
 828 28 1/2 ROAD - B-210 (970) 243-8087
 Grand Junction CO 81508 tlc@tlcwest.com

S:\Survey\0187 Constructors West\037 CW 3\plot-rev.pro Job No. 0187-03703
 Drawn: btb Checked: lat Date: Sep 2, 2004 Sheet 2 of 2