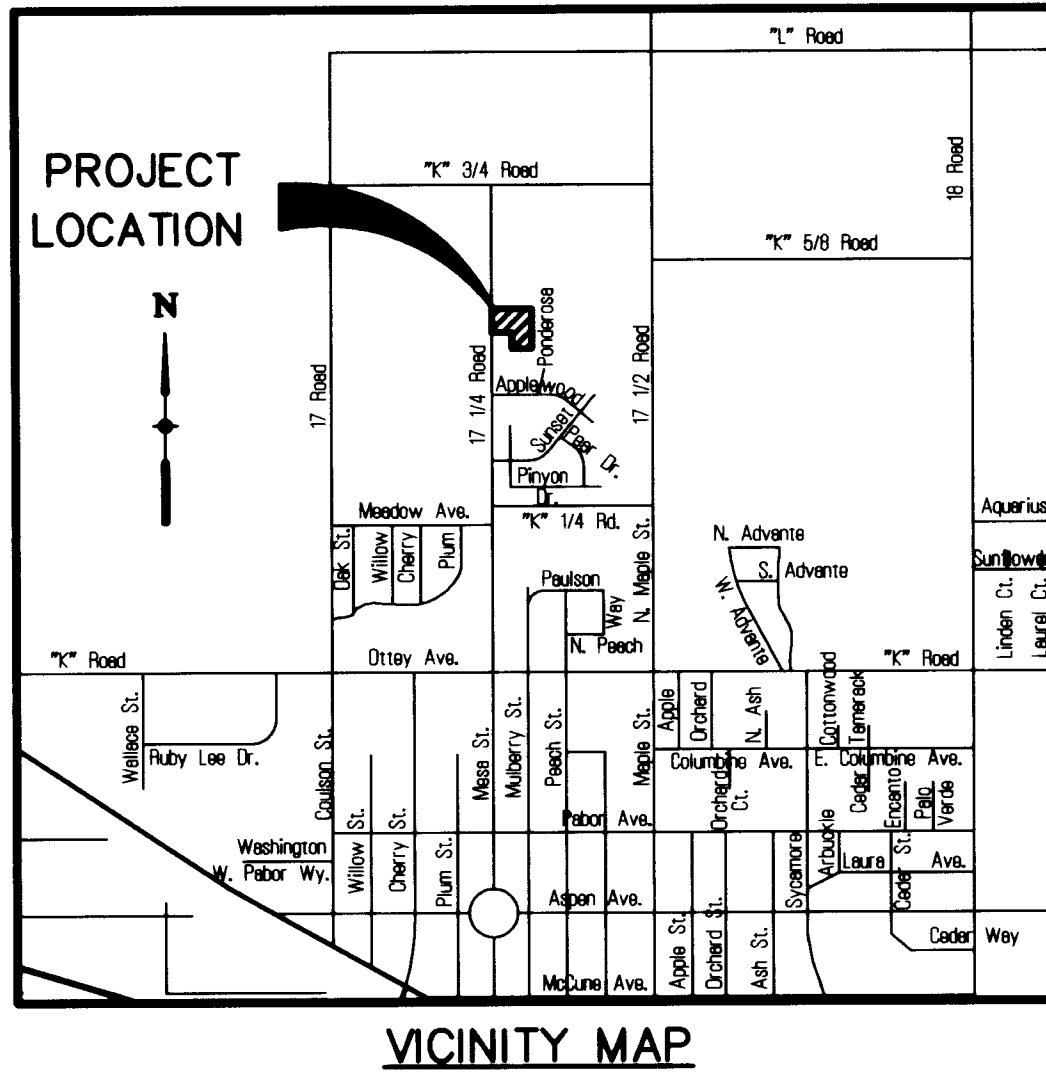


ELMWOOD HEIGHTS SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO



AREA SUMMARY

LOTS	4.775 ACRES±	59.7%
TRACT A	0.927 ACRES±	11.6%
ROADS	2.301 ACRES±	28.7%
TOTAL	8.003 ACRES±	100%

CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	46°25'25"	13.50'	10.94'	5.79'	10.64'	N23°03'55"W
2	65°08'19"	38.00'	43.20'	24.27'	40.91'	S13°42'28"E
3	71°17'06"	38.00'	47.28'	27.25'	44.29'	S54°30'15"W
4	71°17'06"	38.00'	47.28'	27.25'	44.29'	N54°12'39"W
5	65°08'19"	38.00'	43.20'	24.27'	40.91'	N14°00'03"E
6	46°25'25"	13.50'	10.94'	5.79'	10.64'	S23°21'30"W
7	272°50'50"	180.96'	180.96'	36.16'	52.39'	N89°51'12"W
8	67°45'02"	13.50'	15.96'	9.06'	15.05'	N33°43'43"W
9	86°34'05"	38.00'	57.41'	35.79'	52.11'	S24°19'12"E
10	83°21'58"	38.00'	55.29'	33.84'	50.54'	S60°38'49"W
11	51°03'44"	38.00'	33.87'	18.15'	32.76'	N52°08'20"W
12	26°47'31"	38.00'	17.77'	9.05'	17.61'	N13°12'43"W
13	24°47'17"	38.00'	16.43'	8.66'	16.39'	S56°17'24"W
14	26°57'23"	38.00'	17.88'	9.11'	17.71'	S13°35'14"W
15	50°32'11"	38.00'	33.52'	17.94'	32.44'	S52°20'01"W
16	90°55'51"	38.00'	60.31'	38.62'	54.18'	N56°56'00"W
17	79°21'49"	38.00'	52.64'	31.53'	48.53'	N28°12'53"E
18	67°45'02"	13.50'	15.96'	9.06'	15.05'	S34°01'19"W
19	24°47'17"	38.00'	16.43'	8.66'	16.39'	N55°59'49"W

LINE INFORMATION

LINE	BEARING	DISTANCE
L1	N45°08'48"E	33.46'
L2	S44°51'12"E	33.46'
L3	N45°08'48"E	25.18'
L4	N44°51'12"W	25.18'
L5	N45°08'48"E	25.18'
L6	N44°51'12"W	25.18'
L7	N45°08'48"E	25.18'
L8	N44°51'12"W	25.18'
L9	N89°51'12"W	16.00'
L10	N44°51'12"W	25.18'
L11	N45°08'48"E	25.18'
L12	S89°51'12"E	16.00'
L13	N44°51'12"W	25.18'
L14	N45°08'48"E	25.18'
L15	N44°51'12"W	25.18'
L16	N45°08'48"E	25.18'

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Darren Davidson, is the owner of record of that real property situated in SE 1/4 of the NW 1/4 of Section 8, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3733, Page 392 of the records in the office of the Mesa County Clerk and Recorder. Said owner do hereby Plat said real property under the name and style of ELMWOOD HEIGHTS SUBDIVISION and being more particularly described as follows:

A tract of land located in the SE 1/4 of the NW 1/4 of Section 8, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the southwesterly corner of a tract of land, which bears N 00°08'48" E, 330.00 feet from the C-W 1/16 corner of Section 8, Township 1 North, Range 2 West, Ute Meridian and considering the west line of the SE 1/4 of the NW 1/4 of Section 8 to bear N 00°08'48" E, with all other bearings contained herein relative thereto;

- Thence N 00°08'48" E, 329.94 feet;
- Thence S 89°52'07" E, 660.38 feet;
- Thence S 00°09'55" W, 659.91 feet;
- Thence N 89°52'18" W, 396.16 feet;
- Thence N 00°08'48" E, 330.00 feet;
- Thence N 89°52'18" W, 264.00 feet to the point of beginning.

Elmwood Heights Subdivision, as described above contains 8.003 acres more or less.

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

- All avenues, courts, and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
- All multi-purpose 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 sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- Tract A (Open Space) shown hereon is dedicated to the City of Fruita for a perpetual, non-exclusive blanket easement over and across Tract A, for use by the general public for park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with the residents of this subdivision, subject to non-discriminatory rules and regulations promulgated by the Elmwood Heights Home Owners Association.

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, and in Drainage and Detention/Retention easements, the right to dredge, provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden for overburden easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plot have been represented hereon.

IN WITNESS WHEREOF, said owner, Darren Davidson, has caused his name to be hereunto subscribed this 29 day of September, A.D. 2004.

Darren Davidson
Darren Davidson, Owner

ACKNOWLEDGMENT OF OWNER

State of Colorado }
County of Mesa } ss

On this 29th day of Sept, A.D. 2004, before me the undersigned officer, personally appeared Darren Davidson, and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

My commission expires 2-09-2008

Janice Ward
Notary Public

LIEN HOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedications of the land described in said dedication by the owner thereof and agree that its security interest which is recorded in Book 3733, Page 392 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these present to be signed by its Manager, with the authority of its board of directors, this 29th day of September, A.M., 2004.

Charles Reams
Charles Reams, Manager
Reams Investments LLC

Notes:

- 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.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
- Basis/Origin of bearings: The basis of bearings for this plat is the line between the C-W 1/16 corner of Section 8 and N-W 1/16 corner of section 8, Township 1 North, Range 2 West of the Ute Meridian, as described hereon, having a grid bearing of N 00°08'48" E. The origin for this basis of bearing hereon are based on the grid bearings of the Mesa County SIMS/LCS determined by observations of a Mesa County Survey Marker for the C 1/4 corner of Section 8 and a Mesa County Survey Marker for the W 1/4 corner of Section 8, Township 1 North, Range 2 West of the Ute Meridian, having a grid bearing of N 89°52'59" W.
- Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., File No. 00912777 C 4, dated June 22, 2004.
- This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.
- Tract A shall be conveyed to the Elmwood Heights Home Owners Association, per City of Fruita requirements, by separate legal instrument.
- Irrigation, drainage, and landscaping easements shown on the Plat are reserved and will be conveyed to the Elmwood Heights Home Owners Association by separate legal instrument.
- Soils in the area exhibit relatively low bearing strength and high potential for ground water. Engineered foundations consistent with the recommendations of the Geotechnical Report for this subdivision are required.

TITLE CERTIFICATE

Abstract & Title Co. of Mesa County 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 Darren Davidson, free and clear of all liens, taxes, and encumbrances, except as follows:

Executed this 24th day of September, A.D., 2004.

Dorise J. Blanchette
Title examiner

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 6th day of ~~October~~ September, 2004, for 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 provisions that approval in no way obligates the City of Fruita for financing or constructing improvements on said lands, streets, or easements dedicated to the public, 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 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, subsurface 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 City Council.

City of Fruita, Colorado.

By: *D. James Adams*
Mayor

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

Attest: *Margaret Embury*
City Clerk



CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 6th day of ~~October~~ September, A.D., 2004.

John J. Adams
Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa } ss

I hereby certify that this instrument was filed in my office at 4:10 P.M.,

on this 8th day of October, A.D., 2004, in Plat Book No. 3756

Page(s) No. 445, Reception Number 22181685

Drawer PP-125, Fees 10.00 1.00

Janice Ward
Mesa County Clerk and Recorder

Ginny Daughman
Deputy

DECLARATIONS

Declarations or Protective Covenants are filed in Book 3756 at Pages 475 through 501 as Document No. 22181688.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Elmwood Heights Subdivision shown hereon was prepared under my direct supervision and is in compliance with Title 38, Article 51, C.R.S., as amended. I further state that information required by Section 38-53.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth on this Plat and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 27 day of September, A.D., 2004.

Dean E. Ficklin
Dean E. Ficklin
P.L.S., 19597



FINAL PLAT OF
ELMWOOD HEIGHTS SUBDIVISION
LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50'
JOB NO: 4145-01-01
DATE: 9-27-04
SHEET NO: 1 of 1