

FINAL PLAT DOLAN REPLAT

A REPLAT OF LOT ONE, BLOCK FOUR OF KING'S VIEW ESTATES FILING NO. TWO SE 1/4 SE 1/4 SECTION 19, T.1N.,R.2W.,UTE MERIDIAN CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that David H. Dolan is the owner of that real property situate in the SE 1/4 SE 1/4 Section 19, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated at Book 3951 at Page 336 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of DOLAN REPLAT, and being more particularly described as follows:

Lot One, Block Four of King's View Estates Filing No. Two, recorded in Plat Book 12 at Pages 244 and 245, Reception No. 1218875 of the Mesa County records.

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

The 14' multipurpose easement and public access and emergency services easement across Tract A are dedicated for the use of the public, and 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 sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures; and to permit police and other emergency services providers to access the lots.

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

I hereby accept the responsibility for the completion of required public improvements for DOLAN REPLAT and 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 WITNESS WHEREOF, said owner, David H. Dolan, has caused his name to be hereunto subscribed this 26th day of December, A.D., 2008.⁽⁵³⁾

David H. Dolan
David H. Dolan

STATE OF COLORADO)
)ss
COUNTY OF MESA)

On this 26th day of December, A.D., 2008, before me the undersigned officer, David H. Dolan, personally appeared and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

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

My commission expires: 10/11/2008
Shauna M. Jacquez
Notary Public



SUBORDINATION BY LIENHOLDERS

Grand Valley National Bank, being the holder of a promissory note secured by a Deed of Trust dated 12-21-2007, recorded at Book Page 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.

Grand Valley National Bank
By: Cathy Davis President
Lienholder

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing was acknowledged before me this 26th day of December, 2008, by Cathy Davis as President of

Grand Valley National Bank.

Witness my hand and official seal.

My commission expires: 10/11/2008

Shauna M. Jacquez
Notary Public



CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 3rd day of January, A.D., 2008, for the filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of 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 public except as specifically agreed to by the City Council 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 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 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 other improvements that may be required shall be the responsibility of the owner designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

By: [Signature]
Mayor



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

ATTEST:
[Signature]
City Clerk

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 8th day of January, A.D., 2008.

[Signature]
Chairman

TITLE CERTIFICATE

Abstract & Title Co. of Mesa County, Inc. 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 David H. Dolan free and clear of all liens, taxes and encumbrances, except as follows.

EXECUTED this 26 day of December, A.D., 2008.

BY: [Signature]

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 10:38 A.M., on this 2nd day of February, A.D., 2008, in Book No. 4607, Page (s) 998-999, Reception No. 2425240, Drawer VV-68, Fees 20+1

[Signature]
Deputy
Clerk & Recorder

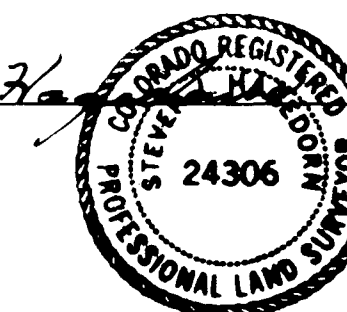
[Signature]
Mesa County Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, 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 DOLAN REPLAT, 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 20th day of December, 2007.

[Signature]
Steven L. Hagedorn
P.L.S. 24306



PLAT NOTES

Tract A is granted by separate instrument to the owners of Lots 1, 2, and 3 of Dolan Replat as undivided interest, for ownership and maintenance of ingress/egress to the lots platted hereon, subject to the public easements dedicated hereon. The City of Fruita shall have no obligation or responsibility for the maintenance or repair of the private road within Tract A.

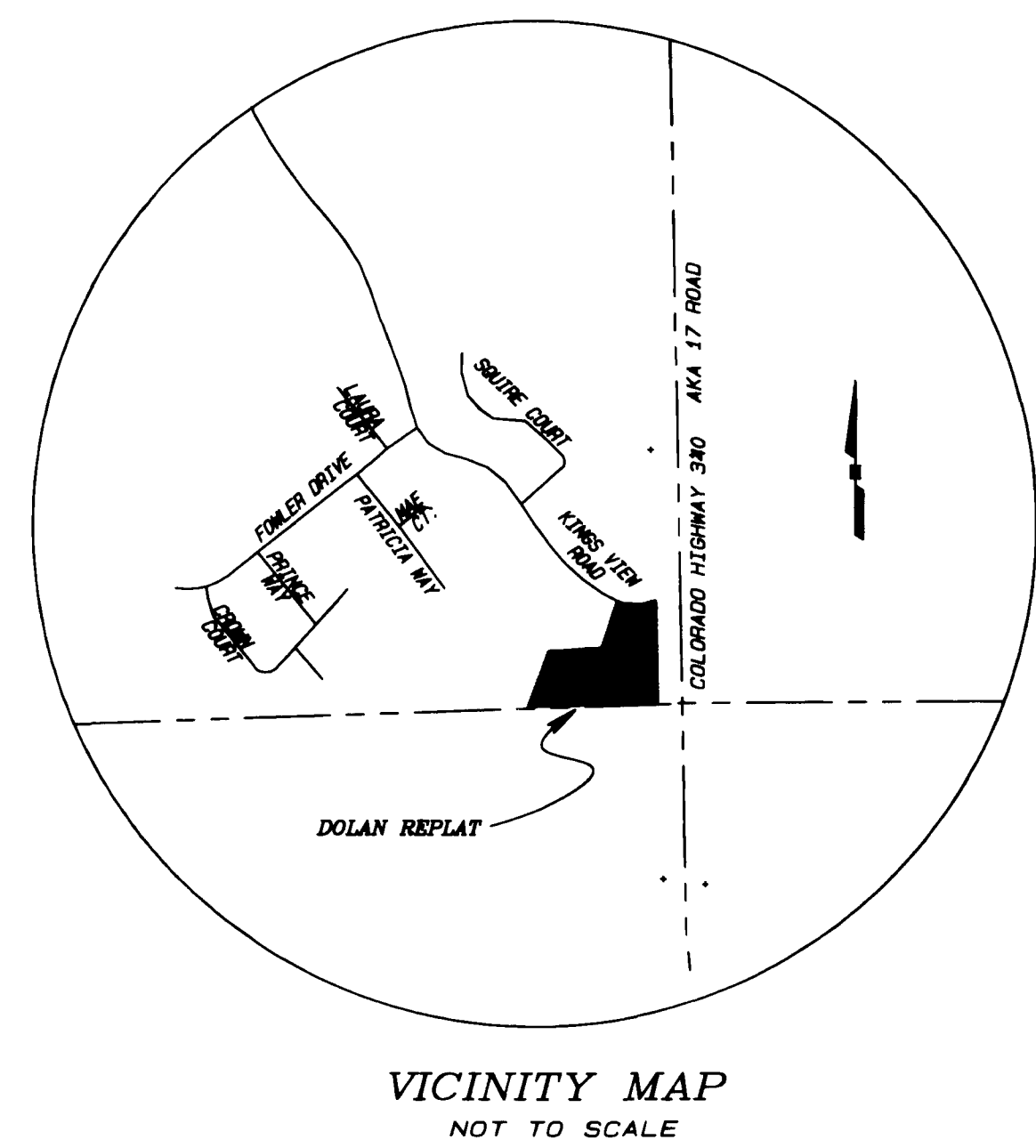
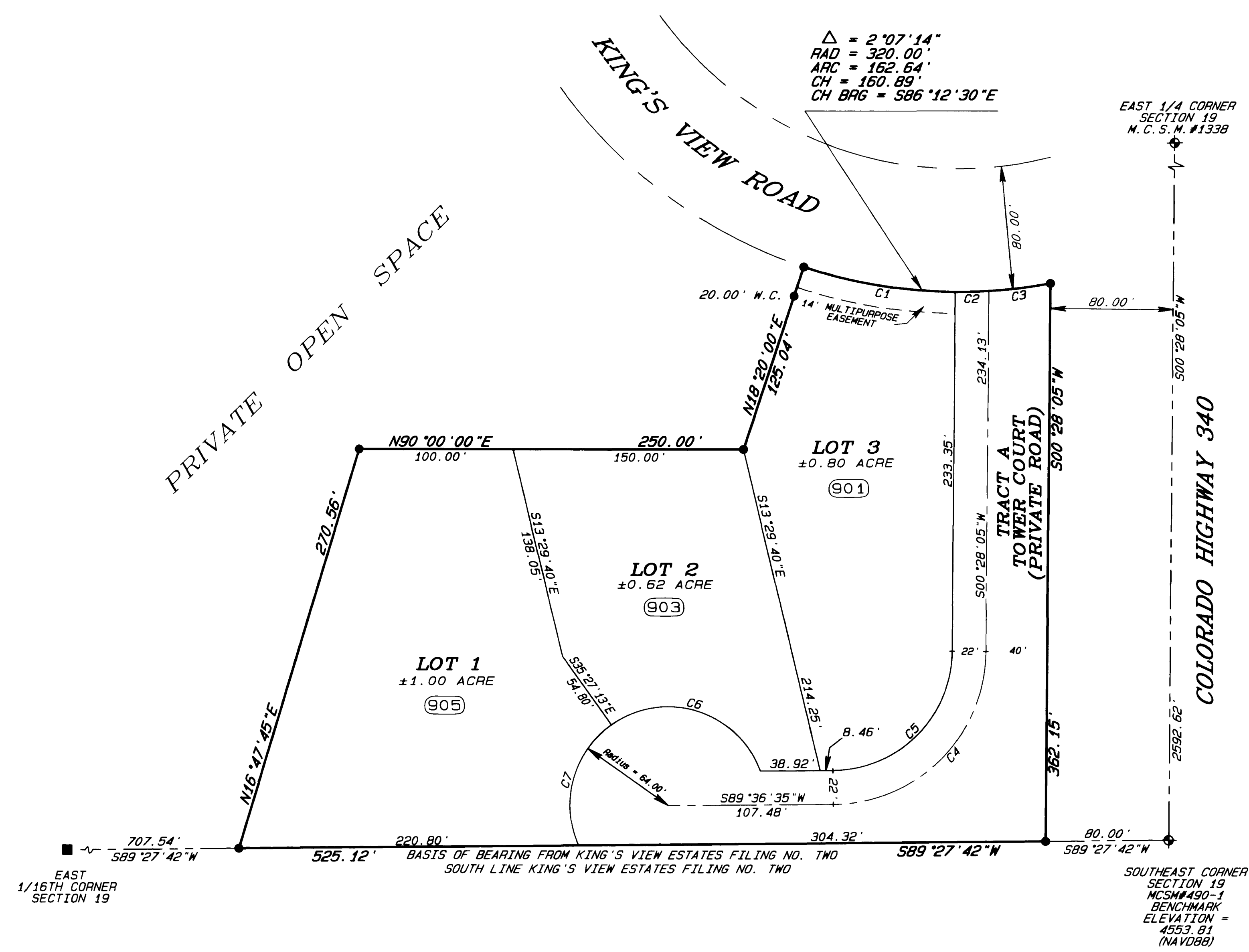
"RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq."

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.

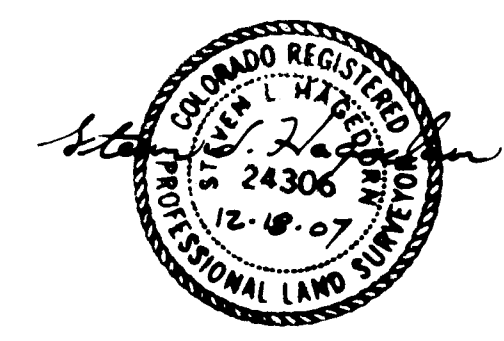
FINAL PLAT DOLAN REPLAT A REPLAT OF LOT ONE, BLOCK FOUR KINGS VIEW ESTATES FILING NO. TWO SE1/4 SE1/4 SECTION 19, T.1N.,R.2W.,UTE M. City of Fruita, County of Mesa, State of Colorado		
D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749		
Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>813-05-13</u>
Drawn By <u>TERRAMODEL</u>	Date <u>DECEMBER 2007</u>	Sheet <u>1 OF 2</u>

FINAL PLAT DOLAN REPLAT

A REPLAT OF LOT ONE, BLOCK FOUR OF KING'S VIEW ESTATES FILING NO. TWO
SE 1/4 SE 1/4 SECTION 19, T.1N.,R.2W.,UTE MERIDIAN
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO



- LEGEND & ABBREVIATIONS**
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - FOUND 2" ALUMINUM CAP EMBEDDED IN STONE OUTCROPPING STAMPED LS 18480
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
- W.C. = WITNESS CORNER
M.C.S.M. = MESA COUNTY SURVEY MARKER
NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988



PLAT NOTES

"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 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/statement shown hereon.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	17°56'51"	320.00'	100.24'	S80°37'18"E	99.83'
C2	3°56'32"	320.00'	22.02'	N88°26'00"E	22.01'
C3	7°13'50"	320.00'	40.38'	N82°50'49"E	40.36'
C4	89°08'31"	100.00'	155.58'	S45°02'20"W	140.36'
C5	89°08'31"	78.00'	121.35'	S45°02'20"W	109.48'
C6	104°57'29"	64.00'	117.24'	N72°58'29"W	101.52'
C7	78°26'57"	64.00'	87.63'	S15°19'18"W	80.94'

LAND USE SUMMARY

LOT	LAND USE	TOWER COURT	ACRES	PERCENT
LOT 1	SINGLE FAMILY RESIDENTIAL	905 TOWER COURT	1.00 ACRES	30.2%
LOT 2	SINGLE FAMILY RESIDENTIAL	903 TOWER COURT	0.62 ACRES	18.7%
LOT 3	SINGLE FAMILY RESIDENTIAL	901 TOWER COURT	0.80 ACRES	24.2%
TRACT A	PRIVATE ROAD (TOWER ROAD)		0.89 ACRES	26.9%
TOTAL AREA			3.31 ACRES	100%

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SE1/4 SE1/4 SECTION 19, T.1N.,R.2W.,UTE M.
City of Fruita, County of Mesa, State of Colorado

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

Designed By S.L.H.	Checked By M.W.D.	Job No. 813-05-13
Drawn By TERRAMODEL	Date DECEMBER 2007	Sheet 2 OF 2