

FINAL PLAT ECHO CANYON ESTATES

E1/2 NE1/4 NE1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN CITY OF FRUITA, MESA COUNTY, COLORADO

TITLE CERTIFICATE

Abstract & Title Company of Mesa County hereby certifies that I have examined the title to all lands shown on this plat and that title to such lands is vested in Ridmore Enterprises, Inc., free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 6th day of June, 2006.

Debra J. Blanchette

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 13th day of June, 2006.

Susan J. Carter
Chairman

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 4th day of April, 2006, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita 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 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 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 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: [Signature]
Mayor

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

ATTEST:
[Signature]
City Clerk

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss.
This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 10:30 o'clock A. M., on this 19th day of June, 2006, A.D., and was recorded at Reception No. 2323120, Book 4182, Page 843-844 Drawer No. 55-31 Fees 2.20 1.50

By: [Signature] [Signature]
Mesa County Clerk and Recorder

DECLARATION OF COVENANTS

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 4182 at Page 843-844 of the Mesa County records.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ridmore Enterprises, Inc., a Colorado corporation, is the owner of record of that real property situated in the E1/2 NE1/4 NE1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4144 at Page 602 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 ECHO CANYON ESTATES, and being more particularly described as follows:

All that part of the E1/2 NE1/4 NE1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian lying south of the Mainline Canal of the Grand Valley Irrigation Company. That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

- All drives, places and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
- All multi-purpose easements are dedicated to the City of Fruita for the use of City approved utilities and public providers 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.
- Outlot B is dedicated in fee simple to the City of Fruita, subject to easements created by reference to this plat and subject to any historical and recorded rights and usage of the Grand Valley Irrigation Company.
- Public Pedestrian Easements across Outlots A, C, D and E are dedicated to the City of Fruita as perpetual, non-exclusive blanket easements across said Outlots, for use by the general public. Under the terms of said easement, members of the public shall be entitled to use such property, and any improvements constructed thereon, for the purposes of walking, running, wheelchairs (motorized and non-motorized), bicycling and other non-motorized forms of transportation for commuting and recreational purposes with or without pets accompanying them, on an equal basis with residents of Echo Canyon Estates, subject to non-discriminatory rules and regulations promulgated by the Echo Canyon Estates Homeowners' Association.
- A Stormwater Detention Easement over the entirety of Outlot A is dedicated to the City of Fruita as a perpetual easement for the operation, maintenance and repair of stormwater detention facilities. The Echo Canyon Estates Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All easements are non-exclusive and 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 interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Ridmore Enterprises, Inc., has caused its name to be hereunto subscribed this 22 day of June, A.D., 2006.

Ridmore Enterprises, Inc., a Colorado corporation

By: [Signature]

STATE OF COLORADO)
COUNTY OF MESA) ss.

On this 2nd day of June, A.D., 2006, before me the undersigned officer, Joel A. Mahle, Pres. 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: 11/13/2009
[Signature]
Notary Public

SUBORDINATION BY LIENHOLDERS

American National Bank, being the holder of a promissory note secured by a Deed of Trust dated May 3, 2006 recorded May 4, 2006 at Book 4144 at Pages 603-604, 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: [Signature]

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing was acknowledged before me this 09th day of June, 2006, by Scott Holzschuh as Vice President of American National Bank.

Witness my hand and official seal.

My commission expires: April 09, 2008
[Signature]
Notary Public

SUBORDINATION BY LIENHOLDERS

John O. Huff, Ben E. Carnes and Jerry J. Alvir, being the holders of promissory notes secured by Deeds of Trust dated May 3, 2006 recorded May 4, 2006 at Book 4144 at Pages 610-615, and in Book 4144 at Pages 616-621 in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consent 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: [Signature]
John O. Huff

By: [Signature]
Ben E. Carnes

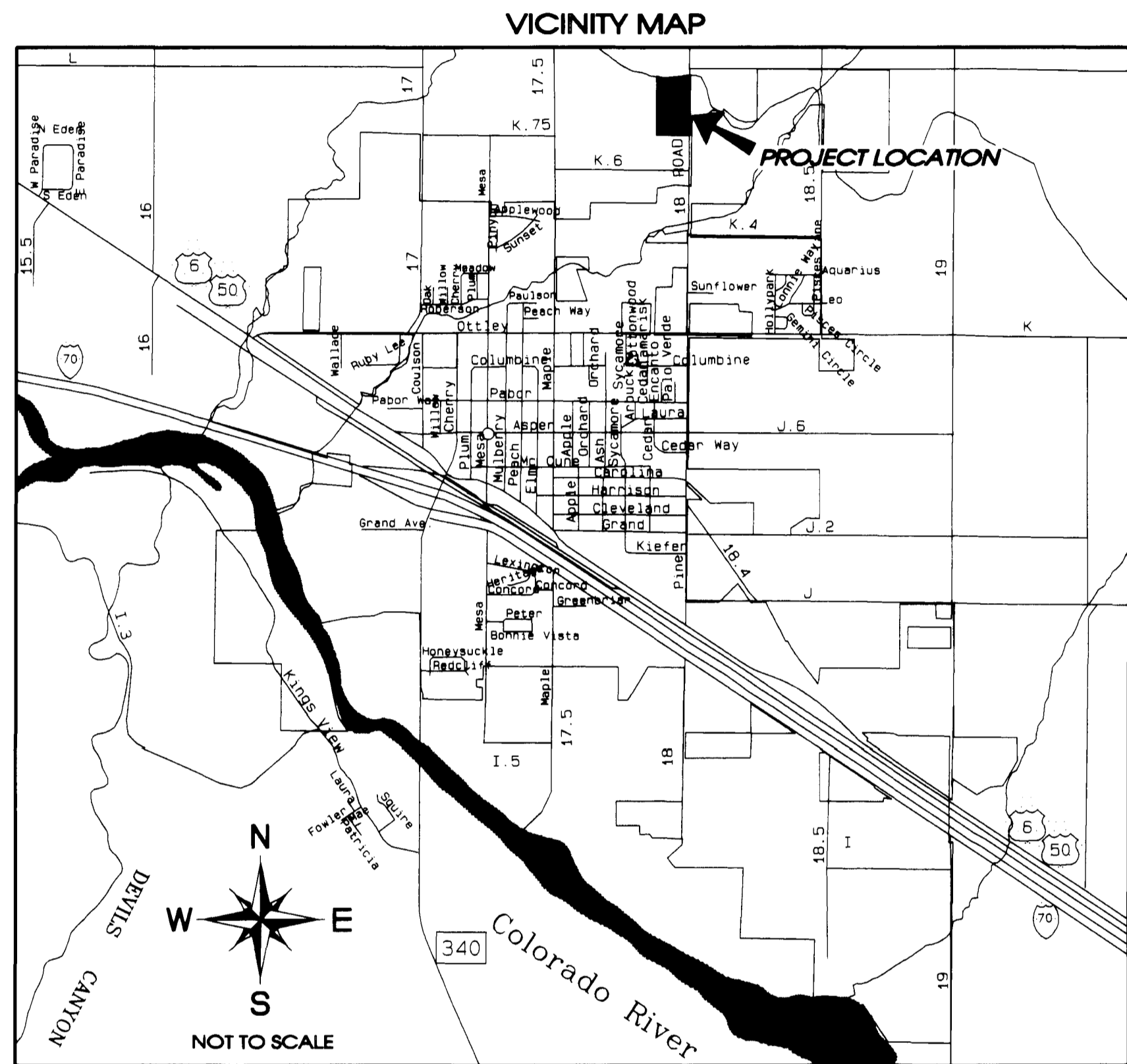
By: [Signature]
Jerry J. Alvir

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing was acknowledged before me this 2nd day of June, 2006, by John O. Huff, Ben E. Carnes and Jerry J. Alvir.

Witness my hand and official seal.

My commission expires: 08-21-09
[Signature]
Notary Public



PLAT NOTES

- Irrigation easements are granted by separate instrument to the Echo Canyon Homeowners' Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems on the property platted.
- Drainage easements across Blocks 3 and 4 are granted by separate instrument to the Echo Canyon Stormwater Detention Easement across the entirety of Outlot A is granted by separate instrument to the Echo Canyon Estates Homeowners' Association.
- Outlots A, C, D, E and F are granted by separate instrument to the Echo Canyon Estates Homeowners' Association, subject to the terms of said grant and subject to the public easements dedicated hereon.
- Grand Valley Mainline Canal easement shall be granted by separate legal instrument over the entirety of Outlot B to the Grand Valley Irrigation Company as a perpetual easement for the installation, operation, maintenance and repair of irrigation water and water transmission and distribution facilities, subject to any historical and recorded rights and usage of the Grand Valley Irrigation Company.

SURVEYOR'S CERTIFICATE

I, Dennis R. Shelton, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ECHO CANYON 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.

EXECUTED this 2nd day of June, 2006.

[Signature]
Dennis R. Shelton, P.L.S.

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 commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00914363 C, dated November 10, 2004.

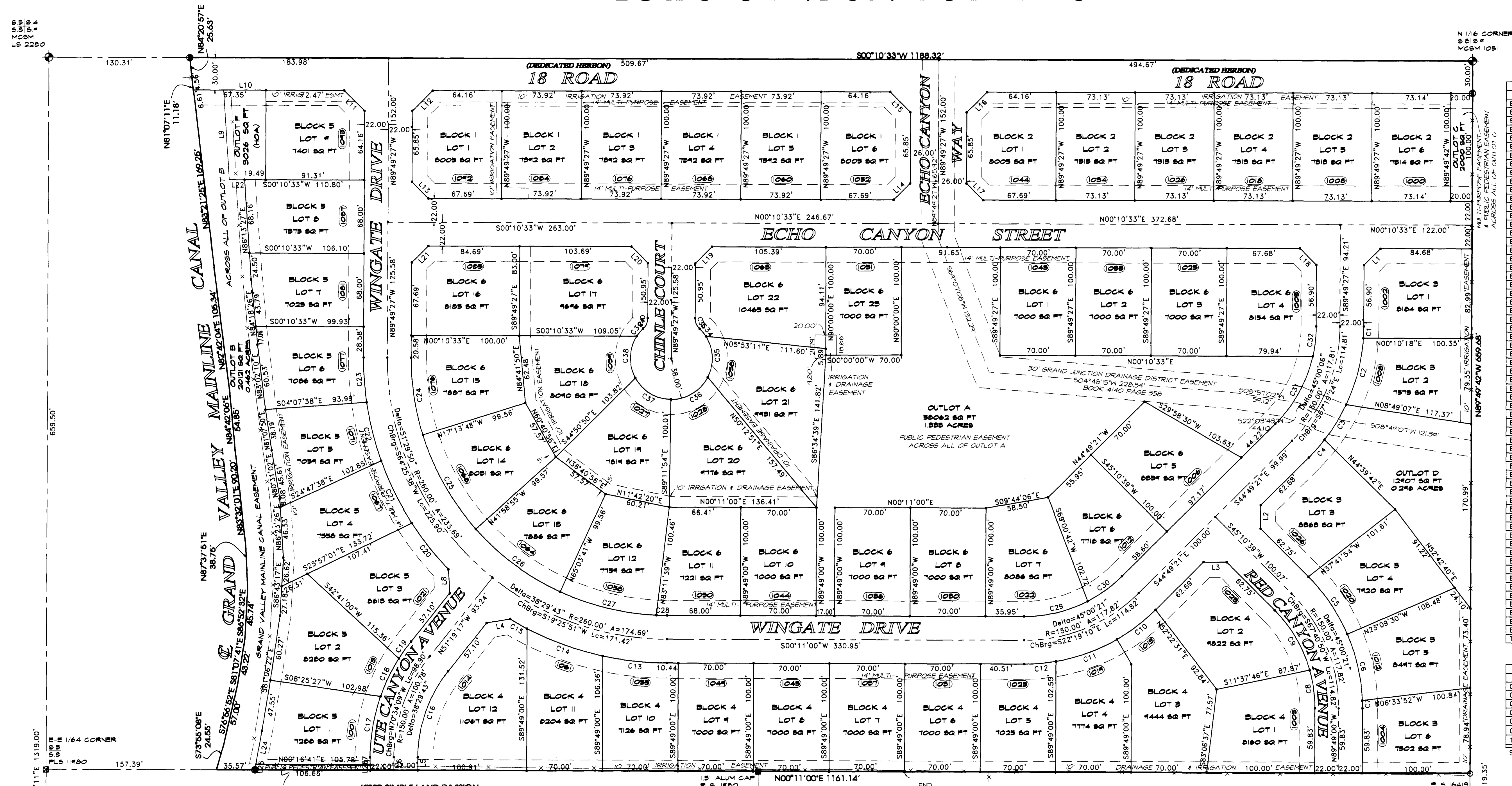
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

FINAL PLAT

ECHO CANYON ESTATES
E1/2 NE1/4 NE1/4 S.8 T.1 N., R.2 W., UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION: NE1/4 NE1/4 S.8	TWN: 1 North	RNG: 2 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6057			
Grand Junction CO 81505 tl@tlwest.com			
Date of Survey:	Field Surveyor: DGF	Revision Date: Jun 2, 2006	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0668-012
S:\Survey\0668 Anson\012\ECHO CANYON.pro			Sheet 1 of 2

FINAL PLAT ECHO CANYON ESTATES



LOT SUMMARY TABLE

BLOCK	LOT	AREA (SQ. FT.)	STREET ADDRESS	PROPOSED USE
BLOCK 1	1	8005	1092 ECHO CANYON ST.	RESIDENTIAL
BLOCK 1	2	7392	1084 ECHO CANYON ST.	RESIDENTIAL
BLOCK 1	3	7392	1076 ECHO CANYON ST.	RESIDENTIAL
BLOCK 1	4	7392	1068 ECHO CANYON ST.	RESIDENTIAL
BLOCK 1	5	7392	1060 ECHO CANYON ST.	RESIDENTIAL
BLOCK 1	6	8005	1052 ECHO CANYON ST.	RESIDENTIAL
BLOCK 2	1	8005	1044 ECHO CANYON ST.	RESIDENTIAL
BLOCK 2	2	7313	1036 ECHO CANYON ST.	RESIDENTIAL
BLOCK 2	3	7313	1028 ECHO CANYON ST.	RESIDENTIAL
BLOCK 2	4	7313	1020 ECHO CANYON ST.	RESIDENTIAL
BLOCK 2	5	7313	1012 ECHO CANYON ST.	RESIDENTIAL
BLOCK 2	6	7314	1004 ECHO CANYON ST.	RESIDENTIAL
BLOCK 3	1	8184	1002 WINGATE DRIVE	RESIDENTIAL
BLOCK 3	2	7573	1000 WINGATE DRIVE	RESIDENTIAL
BLOCK 3	3	8363	1026 RED CANYON AVE	RESIDENTIAL
BLOCK 3	4	7920	1020 RED CANYON AVE	RESIDENTIAL
BLOCK 3	5	8487	1012 RED CANYON AVE	RESIDENTIAL
BLOCK 3	6	7302	1004 RED CANYON AVE	RESIDENTIAL
BLOCK 4	1	8160	1005 RED CANYON AVE	RESIDENTIAL
BLOCK 4	2	9822	1029 RED CANYON AVE	RESIDENTIAL
BLOCK 4	3	8444	1019 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	4	7774	1014 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	5	7025	1025 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	6	7000	1031 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	7	7000	1037 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	8	7000	1043 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	9	7000	1049 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	10	7126	1055 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	11	8204	1061 WINGATE DRIVE	RESIDENTIAL
BLOCK 4	12	11087	1014 UTE CANYON AVE	RESIDENTIAL
BLOCK 5	1	7288	1001 UTE CANYON AVE	RESIDENTIAL
BLOCK 5	2	8280	1019 UTE CANYON AVE	RESIDENTIAL
BLOCK 5	3	8613	1021 UTE CANYON AVE	RESIDENTIAL
BLOCK 5	4	7958	1067 WINGATE DRIVE	RESIDENTIAL
BLOCK 5	5	7058	1071 WINGATE DRIVE	RESIDENTIAL
BLOCK 5	6	7086	1077 WINGATE DRIVE	RESIDENTIAL
BLOCK 5	7	7023	1081 WINGATE DRIVE	RESIDENTIAL
BLOCK 5	8	7375	1087 WINGATE DRIVE	RESIDENTIAL
BLOCK 5	9	7401	1089 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	1	7000	1043 ECHO CANYON ST.	RESIDENTIAL
BLOCK 6	2	7000	1039 ECHO CANYON ST.	RESIDENTIAL
BLOCK 6	3	7000	1035 ECHO CANYON ST.	RESIDENTIAL
BLOCK 6	4	8154	1039 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	5	8389	1025 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	6	7718	1012 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	7	8086	1022 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	8	7000	1030 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	9	7000	1036 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	10	7000	1044 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	11	7221	1050 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	12	7759	1058 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	13	7886	1064 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	14	8031	1068 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	15	7887	1076 WINGATE DRIVE	RESIDENTIAL
BLOCK 6	16	8183	1085 ECHO CANYON ST.	RESIDENTIAL
BLOCK 6	17	9696	1074 ECHO CANYON ST.	RESIDENTIAL
BLOCK 6	18	8090	1054 CHINLE COURT	RESIDENTIAL
BLOCK 6	19	7819	1027 CHINLE COURT	RESIDENTIAL
BLOCK 6	20	9776	1028 CHINLE COURT	RESIDENTIAL
BLOCK 6	21	9931	1036 CHINLE COURT	RESIDENTIAL
BLOCK 6	22	10465	1063 ECHO CANYON ST.	RESIDENTIAL
BLOCK 6	23	7000	1051 ECHO CANYON ST.	RESIDENTIAL
TOTAL OF LOTS 486395 11,185 ACRES (63.8% OF TOTAL AREA)				

MISC. AREA SUMMARY TABLE

PARCEL	AREA (SQ. FT.)	PROPOSED USE
OUTLOT A	58062	HOA OPEN SPACE/STORMWATER DETENTION
OUTLOT B	20121	CITY OF FRUITA OPEN SPACE
OUTLOT C	2000	HOA OPEN SPACE/PUBLIC PEDESTRIAN ACCESS
OUTLOT D	12907	HOA OPEN SPACE/DRAINAGE
OUTLOT E	540	HOA OPEN SPACE/PUBLIC PEDESTRIAN ACCESS
OUTLOT F	3026	HOA OPEN SPACE/IRRIGATION
TOTAL	96653	2.219 ACRES (12.7% OF TOTAL AREA)

17,488 ACRES

LINE TABLE

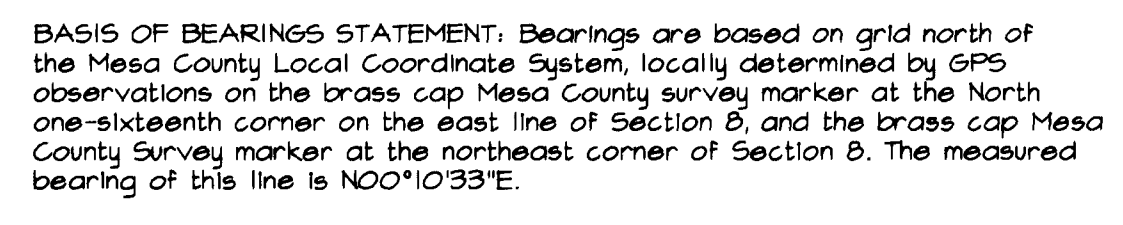
LINE	BEARING	DISTANCE
L1	N44°49'27"W	21.66'
L2	N89°49'21"W	21.66'
L3	N00°10'39"E	21.66'
L4	N09°46'17"W	22.08'
L5	N89°49'00"W	12.17'
L6	N89°49'00"W	12.17'
L7	S89°49'00"E	7.17'
L8	N87°07'43"E	22.08'
L9	N86°15'16"E	83.19'
L10	S00°10'33"W	39.30'
L11	N45°10'33"E	26.64'
L12	N44°49'27"W	26.64'
L13	S45°10'33"W	21.66'
L14	S44°49'27"E	21.66'
L15	N45°10'33"E	26.64'
L16	N44°49'27"W	26.64'
L17	S45°10'33"W	21.66'
L18	N45°10'33"E	21.66'
L19	N44°49'27"W	21.66'
L20	N45°10'33"E	21.66'
L21	N44°49'27"W	21.66'
L22	N00°10'33"E	14.12'
L23	S89°49'00"E	5.00'
L24	N79°32'56"W	31.55'
L25	N80°09'58"W	5.25'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	10.80'	172.00'	3°35'48"	N88°01'33"W	10.80'
C2	64.04'	172.00'	21°19'54"	N75°33'42"W	63.67'
C3	38.19'	172.00'	12°43'18"	N58°32'06"W	38.11'
C4	22.07'	172.00'	7°21'06"	N48°29'54"W	22.05'
C5	64.49'	172.00'	21°28'52"	S55°55'05"W	64.11'
C6	63.36'	172.00'	21°08'28"	S77°12'45"W	63.01'
C7	7.26'	172.00'	2°25'01"	S88°58'30"W	7.25'
C8	35.65'	128.00'	15°57'28"	N82°12'16"E	35.53'
C9	64.89'	128.00'	29°02'53"	N59°42'06"E	64.20'
C10	44.91'	172.00'	14°57'33"	N37°20'34"W	44.78'
C11	60.56'	172.00'	20°10'26"	N19°46'35"W	60.25'
C12	29.64'	172.00'	9°52'22"	N04°45'11"W	29.60'
C13	60.01'	282.00'	12°11'34"	N06°16'47"E	59.90'
C14	74.60'	282.00'	15°09'27"	N19°57'17"E	74.39'
C15	18.10'	282.00'	3°40'41"	N29°22'21"E	18.10'
C16	86.00'	128.00'	38°29'43"	N70°34'09"W	84.39'
C17	57.27'	172.00'	19°04'40"	S80°16'40"E	57.01'
C18	39.12'	172.00'	13°01'50"	S64°13'25"E	39.03'
C19	19.17'	172.00'	6°23'13"	S54°30'54"E	19.16'
C20	54.83'	282.00'	11°08'26"	N51°42'57"E	54.75'
C21	64.15'	282.00'	13°02'02"	N63°48'11"E	64.01'
C22	56.17'	282.00'	11°24'45"	N76°01'34"E	56.08'
C23	41.56'	282.00'	8°26'36"	N85°57'15"E	41.52'
C24	72.51'	238.00'	17°27'25"	S81°26'51"W	72.23'
C25	101.00'	238.00'	24°18'52"	S60°33'42"W	100.24'
C26	98.09'	238.00'	23°36'54"	S36°35'49"W	97.40'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C27	92.21'	238.00'	22°11'53"	S13°41'26"W	91.63'
C28	10.00'	238.00'	2°24'29"	S01°23'15"W	10.00'
C29	61.06'	128.00'	27°19'58"	S13°28'59"E	60.48'
C30	39.48'	128.00'	17°40'23"	S35°59'09"E	39.33'
C31	72.52'	128.00'	32°27'47"	S61°03'14"E	71.56'
C32	28.01'	128.00'	12°32'19"	S83°33'18"E	27.96'
C33	10.94'	13.50'	46°25'25"	S66°57'50"W	10.64'
C34	9.04'	38.00'	13°38'09"	S50°34'12"W	9.02'
C35	39.71'	38.00'	59°52'52"	S87°19'43"W	37.93'
C36	41.72'	38.00'	62°54'24"	N31°16'39"W	39.66'
C37	40.62'	38.00'	61°14'38"	N30°47'52"E	38.71'
C38	40.82'	38.00'	61°32'38"	S87°48'30"E	38.88'
C39	9.04'	38.00'	13°38'09"	S50°13'07"E	9.02'
C40	10.94'	13.50'	46°25'25"	S66°56'44"E	10.64'



FINAL PLAT ECHO CANYON ESTATES

E1/2 NE1/4 NE1/4 S.8 T.1 N., R.2 W., UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION: NE1/4/NE1/4 S.8 T.1 N., R.2 W. TOWNSHIP: 1 North RANGE: 2 West MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

Date of Survey: _____ Field Surveyor: DGF Revision Date: Jun 2, 2006
 Drawn: DR6 Checked: KST Approved: DR6 Job No. 0668-012
 S:\Survey\10668 Anson\012\ECHO CANYON EST. Sheet 2 of 2

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.