

FINAL PLAT
ELMWOOD ESTATES
 SE 1/4 NW 1/4, SEC. 8, T1N, R2W, U.M.
 CITY OF FRUITA, MESA COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Richard B. Godbey and Kathy L. Godbey are the owners of record of that real property situate in the SE 1/4 NW 1/4 Section 8, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated at Book 2688, Page 929 of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby plat said real property under the name and style of Elmwood Estates Subdivision and being more particularly described as follows: The E 1/2 S 1/2 of said SE 1/4 NW 1/4:

EXCEPT: Beginning at the C 1/4 corner of said Section 8, being a found Mesa County survey marker, the basis of bearing being N00°10'56"E to the C-N 1/16 corner of said Section 8, being another found Mesa County survey marker; thence N00°10'56"E a distance of 279.00 feet; thence N89°52'14"W a distance of 316.00 feet; thence S00°10'56"E a distance of 279.00 feet; thence S89°52'14"E a distance of 316.00 feet to the Point of Beginning; Said parcel contains 7.98 acres more or less.

That said owners do 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 multipurpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual, non-exclusive 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.

"Tract B is dedicated as a perpetual, non-exclusive blanket easement for the 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 residents of the Subdivision, subject to non-discriminatory rules and regulations promulgated by the Elmwood Estates Homeowners Association, Inc."

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 owners hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Richard B. Godbey, Kathy L. Godbey, have caused its names to be hereunto subscribed this 5th day of July, A.D., 2006.

Richard B. Godbey
Richard B. Godbey

Kathy L. Godbey
Kathy L. Godbey

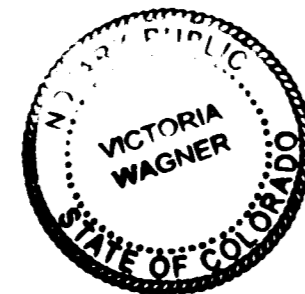
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

On this 05 day of July, A.D., 2006, before me the undersigned officer, personally appeared Richard B. Godbey and Kathy L. Godbey, and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for purposes therein contained.

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

My commission expires: 9-17-2009

Victoria Wagner
Notary Public



PLAT NOTES

Outlot A and Tract B is reserved for conveyance to the Elmwood Estates Homeowner's Association by separate legal instrument.

"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.

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 2nd day of May, A.D., 2006, for the 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 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 involved require improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, street lighting, street signs, 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

[Signature]
Mayor



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

ATTEST:

Margaret Eubank
City Clerk

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 7th day of July, A.D., 2006.

Juan Carter
Chairman

TITLE CERTIFICATE

First American Heritage Title Company 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 Richard B. Godbey and Kathy L. Godbey free and clear of all liens, taxes and encumbrances, except as follows:
 2005 TAXES NOT PAID AS OF 7/5/06

EXECUTED this 5th day of July, A.D., 2006.

[Signature] - Title Manager

CLERK AND RECORDER'S CERTIFICATE

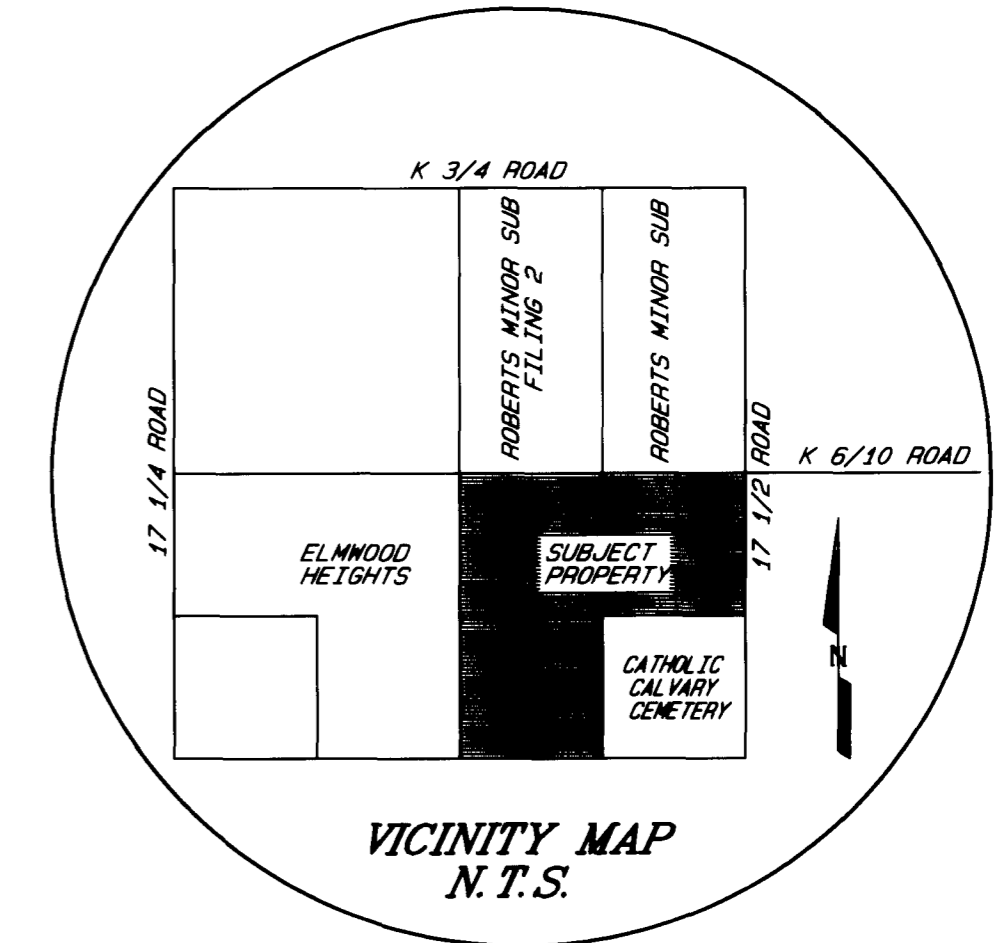
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 12:58 P.M., on this 13th day of July, A.D., 2006, in Book No. 4202, Page No. 130-131, Reception No. 2327301.
 Drawer SS-50, Fees 20⁰⁰ / 1⁰⁰ SS

Janice Ward
Mesa County Clerk and Recorder
Carol Zink Rose
Deputy

DECLARATIONS

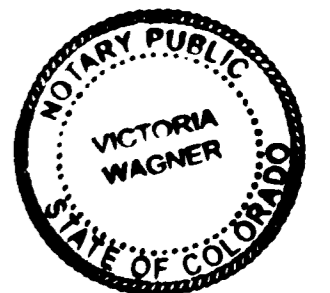
Declarations of Protective Covenants are filed in Book 4202 at Pages 172-206 through 206 as Document No. 2327304.



SUBORDINATION BY LIENHOLDERS

Grand Valley National Bank, being the holder of a promissory note secured by a Deed of Trust dated June 30, 2005 recorded July 15, 2005 at Book 3941, Page 957, 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: [Signature] Pros.
Lienholder



STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing was acknowledged before me this 05 day of July, 2006, by John W. Stevenson as President of Grand Valley National Bank.

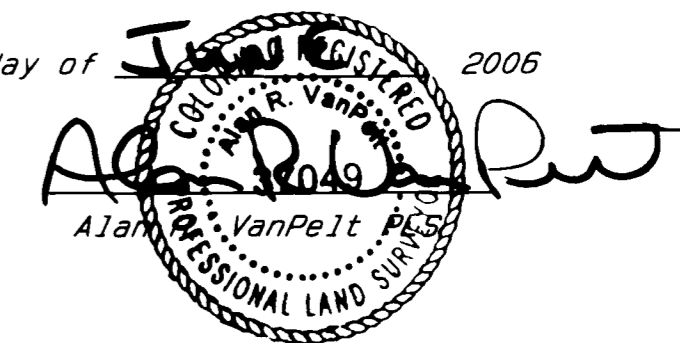
Witness my hand and official seal.
My commission expires: 9-17-2009

Victoria Wagner
Notary Public

SURVEYOR'S CERTIFICATE

I, Alan H. VanPelt, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of **ELMWOOD 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 30th day of July, 2006



FINAL PLAT
ELMWOOD ESTATES
 LOCATED IN THE
 SE 1/4 NW 1/4 SEC. 8, T1N, R2W, U.M.
 CITY OF FRUITA
 MESA COUNTY, COLORADO

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

Designed By A.VP.	Checked By M.W.D.	Job No. 690-05-06
Drawn By T-model	Date JUNE, 2006	Sheet 1 OF 2

FINAL PLAT

ELMWOOD ESTATES

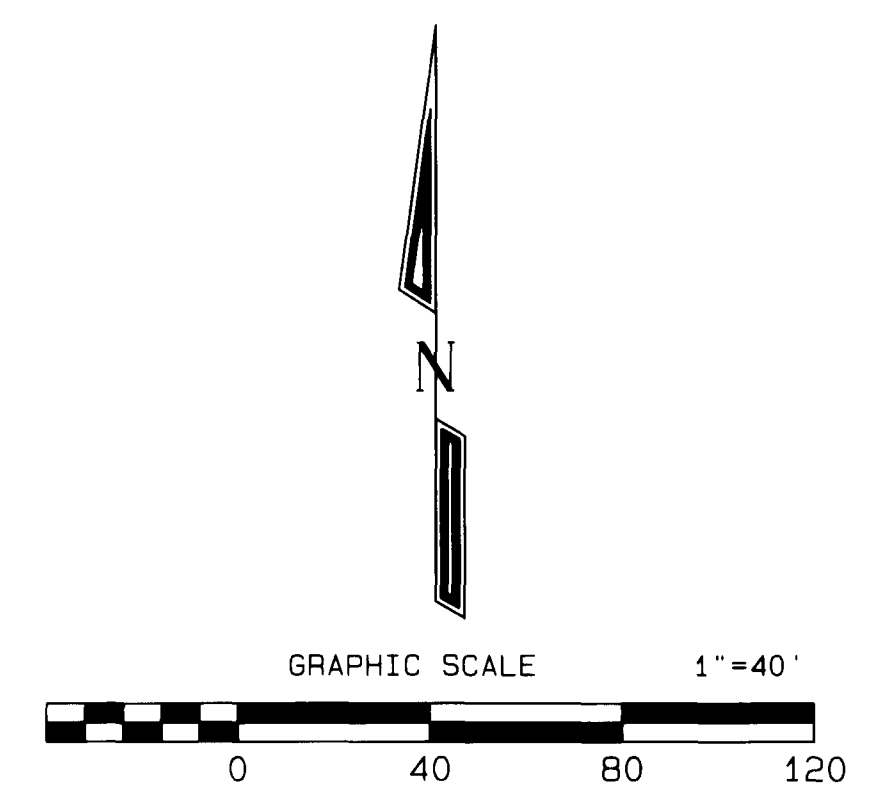
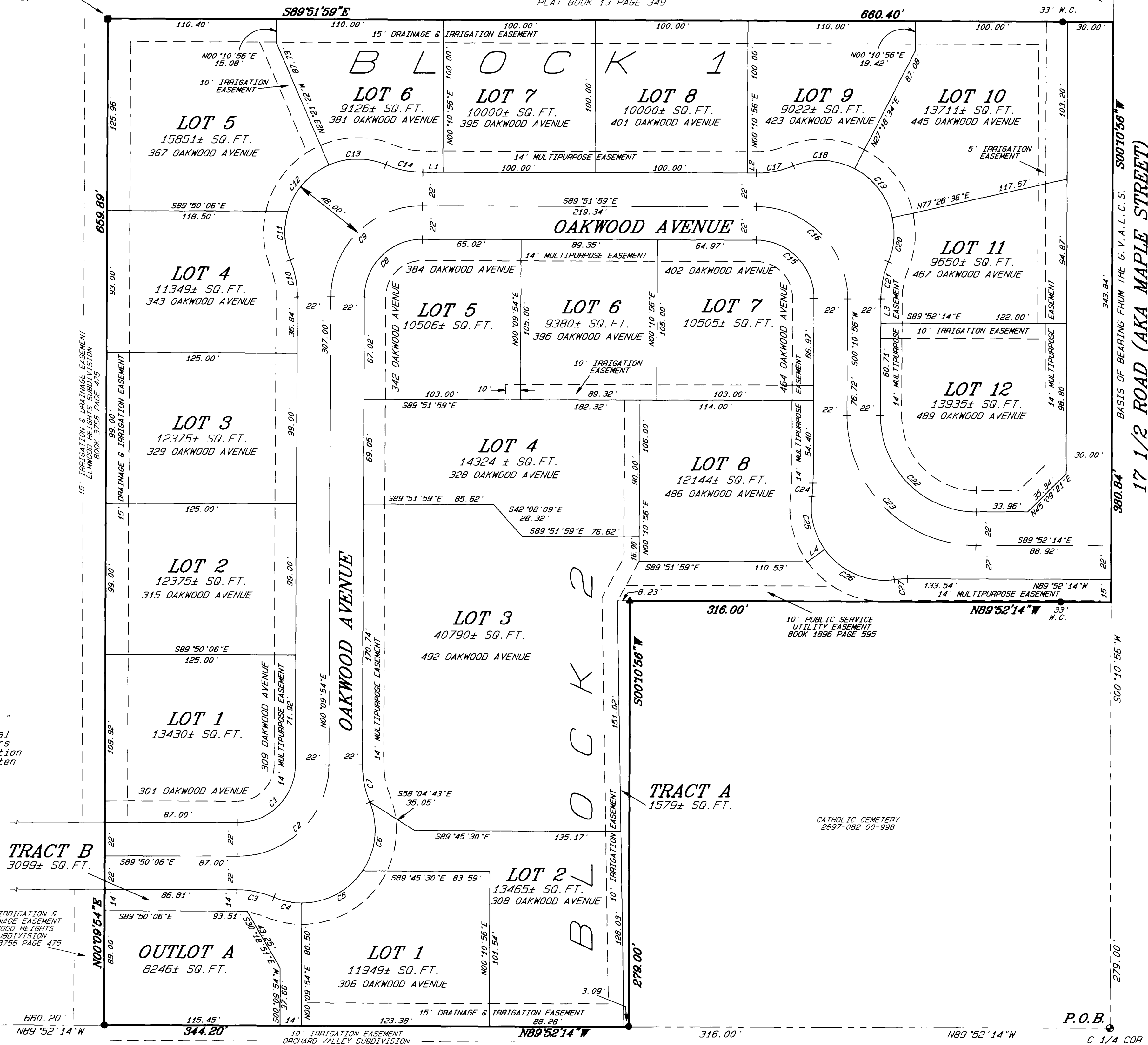
SE 1/4 NW 1/4, SEC. 8, T1N, R2W, U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO

C-N 1/16 COR
SEC 8
MCSM #886

PROJECT BENCHMARK
TOP OF SURVEY CAP
ELEVATION = 4529.08'
(NAVD88)

ROBERTS MINOR SUBDIVISION
PLAT BOOK 13 PAGE 349

LINE/CURVE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1	13.18				N89°51'59"W
L2	5.80				N89°51'59"W
L3	15.87				N00°10'56"E
L4	14.00				S54°33'12"W
C1	90°00'00"	59.69	38.00	53.74	S45°09'54"W
C2	90°00'00"	94.25	60.00	84.85	N45°09'54"E
C3	22°22'02"	24.98	64.00	24.83	S78°39'05"E
C4	22°22'41"	18.76	48.00	18.64	S78°39'05"E
C5	56°04'29"	46.98	48.00	45.12	N62°06'01"E
C6	56°15'54"	47.14	48.00	45.27	S05°55'49"W
C7	22°22'02"	24.98	64.00	24.83	S11°01'07"E
C8	89°58'07"	59.67	38.00	53.73	N45°08'57"E
C9	89°58'07"	59.67	38.00	53.73	N45°08'57"E
C10	22°22'58"	25.00	64.00	24.84	S11°01'35"E
C11	38°43'40"	32.44	48.00	31.83	N02°51'14"W
C12	50°08'02"	42.00	48.00	40.67	N41°34'37"E
C13	45°52'21"	38.43	48.00	37.41	N89°34'48"E
C14	22°22'58"	25.00	64.00	24.84	S78°40'30"E
C15	90°02'55"	59.72	38.00	53.76	N44°50'31"W
C16	90°02'55"	59.72	38.00	53.76	N44°50'31"W
C17	22°22'34"	24.96	64.00	24.80	S78°57'44"W
C18	49°31'07"	41.48	48.00	40.21	S87°27'00"E
C19	50°08'02"	42.00	48.00	40.67	S37°37'25"E
C20	35°04'55"	29.39	48.00	28.93	S04°59'03"W
C21	22°20'34"	24.96	64.00	24.80	S11°21'14"W
C22	90°03'11"	59.02	63.00	58.14	N44°50'39"W
C23	90°03'11"	59.02	63.00	58.14	N44°50'39"W
C24	7°56'58"	8.88	64.00	8.87	S04°09'25"W
C25	43°34'43"	36.51	48.00	35.63	S13°39'27"E
C26	62°22'24"	52.25	48.00	49.71	S66°38'00"E
C27	7°56'58"	8.88	64.00	8.87	S86°09'17"W



- ### LEGEND & ABBREVIATIONS
- FOUND MESA COUNTY SURVEY MARKER
 - ⊗ FOUND 2.5" ALUMINUM CAP ON #6 REBAR STAMPED LS 17485
 - FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEY LS 20677
 - ▲ SET 2" ALUMINUM CAP STAMPED D H SURVEY LS 37049 ON FOUND #5 REBAR
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
W. C. = WITNESS CORNER
P. O. B. = POINT OF BEGINNING

PLAT NOTES

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LAND USE SUMMARY

Category	Area	Percentage
LOTS (20 TOTAL)	6.06 ACRES	75.9%
OUTLOT A	0.19 ACRES	2.4%
TRACT A	0.04 ACRES	0.5%
TRACT B	0.07 ACRES	0.9%
DEDICATED ROADS	1.62 ACRES	20.3%
TOTAL AREA	7.98 ACRES	100.0%

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Designed By A. VP.	Checked By M. W. D.	Job No. 690-05-06
Drawn By T-mode1	Date JUNE, 2006	Sheet 2 OF 2