

FINAL PLAT

ELMWOOD HORIZON SUBDIVISION II

A RE-PLAT OF LOTS 1,2,4,5 AND TRACT A, ELMWOOD HORIZON SUBDIVISION
W 1/2 NW 1/4, SEC. 8, T1N, R2W, U.M.

SUBORDINATION BY LIENHOLDERS

American National Bank being the holder of a promissory note secured by a Deed of Trust dated January 5, 2007 recorded January 16, 2007 at Book 4334, Page 427, 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.

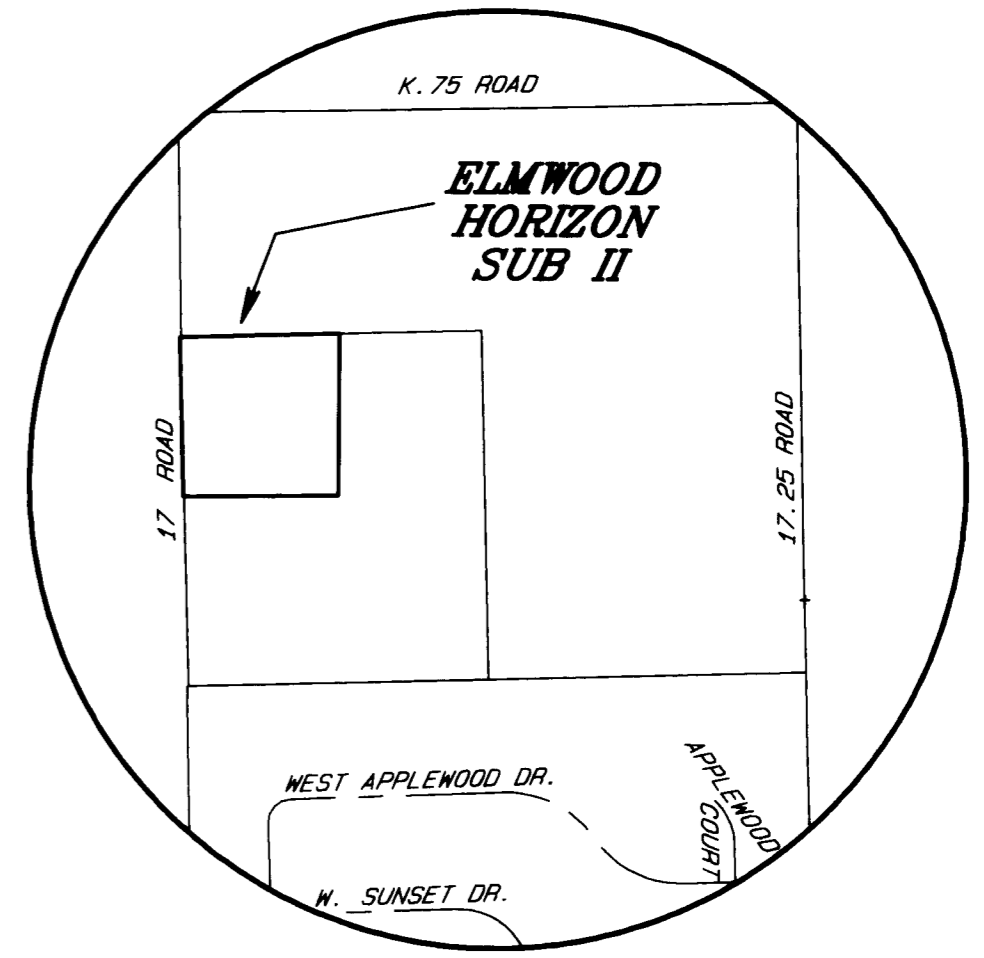
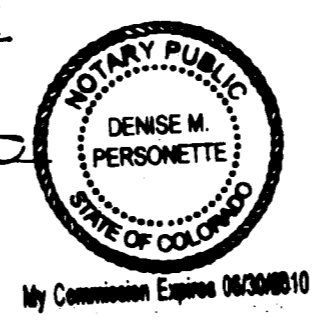
By: American National Bank:

Tami Beard, Patterson President
Lienholder

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing was acknowledged before me this 10th day of August, A.D., 2007, by Tami L. Beard as Patterson President of American National Bank. My commission expires 6/30/2010.

Witness my hand and official seal Denise M. Bestmitt
Notary Public



VICINITY MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS That 1160 17 Road, LLC, a Colorado limited liability company is the owner of record of that real property situate in the W 1/2 NW 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, State of Colorado, the ownership of which is demonstrated at Book 4334, Page 425 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 ELMWOOD HORIZON SUBDIVISION II and being more particularly described as follows:

Lots 1, 2, 4, 5 and Tract A, Elmwood Horizon Subdivision,
City of Fruita, Mesa County, Colorado
Said parcel contains 2.24 acres more or less.

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

Elmwood Court is dedicated for the use of the public forever.

The 14' 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.

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 interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, New Elmwood Cemetery District has caused its name to be hereunto subscribed this 8th day of August, A.D., 2007.

1160 17 Road, LLC

[Signature]
Manager

STATE OF COLORADO)
) ss
COUNTY OF MESA)

On this 8th day of August, A.D. 2007, before me the undersigned officer, personally appeared Mary F. Burns and acknowledged that they 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: 3/20/2010

Mary F. Burns
Notary Public



CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 19th day of June, A.D., 2007, 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 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 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 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 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, Colorado
ATTEST:

[Signature]
City Clerk



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 12:24 P. M., on this 9th day of October, A.D., 2007 in Book 4531, Page 5914592, Reception No. 2406592.
Drawer VV-8 Fees 20⁰⁰ 1⁰⁰

Janice Rich
Mesa County Clerk and Recorder

[Signature]
Deputy

Declarations of Protective Covenants are filed in Book 4313 at Page 771, Reception No. 2353329.

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a complete Plat of ELMWOOD HORIZON SUBDIVISION II as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, in compliance with Title 38, Article 51, C.R.S., as amended. I further certify that this Plat contains all applicable information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act.

Executed this 3RD day of August, 2007.
Michael W. Drissel PLS



SUBORDINATION BY LIENHOLDERS

New Elmwood Cemetery District being the holder of a promissory note secured by a Deed of Trust dated January 5, 2007 recorded January 16, 2007 at Book 4334, Page 435, 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.

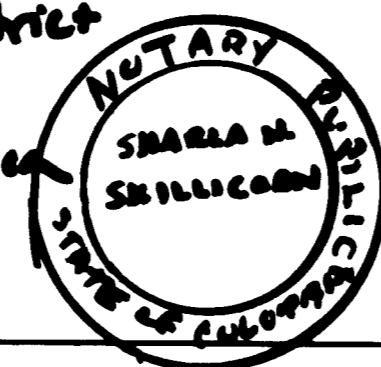
By: New Elmwood Cemetery District:

H. Kenneth Henry, President
Lienholder

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing was acknowledged before me this 8th day of August, A.D., 2007, by H. Kenneth Henry as President of New Elmwood Cemetery District. My commission expires 8/16/08.

Witness my hand and official seal Sharon N. Shillican
Notary Public



PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 4th day of SEPT, A.D., 2007.

[Signature]
Chairman

TITLE CERTIFICATE

First American Title Insurance Company 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 1160 17 Road, LLC, a Colorado limited liability company and is free and clear of all liens, taxes and encumbrances, except as follows.

EXECUTED this 22nd day of August, A.D., 2007.

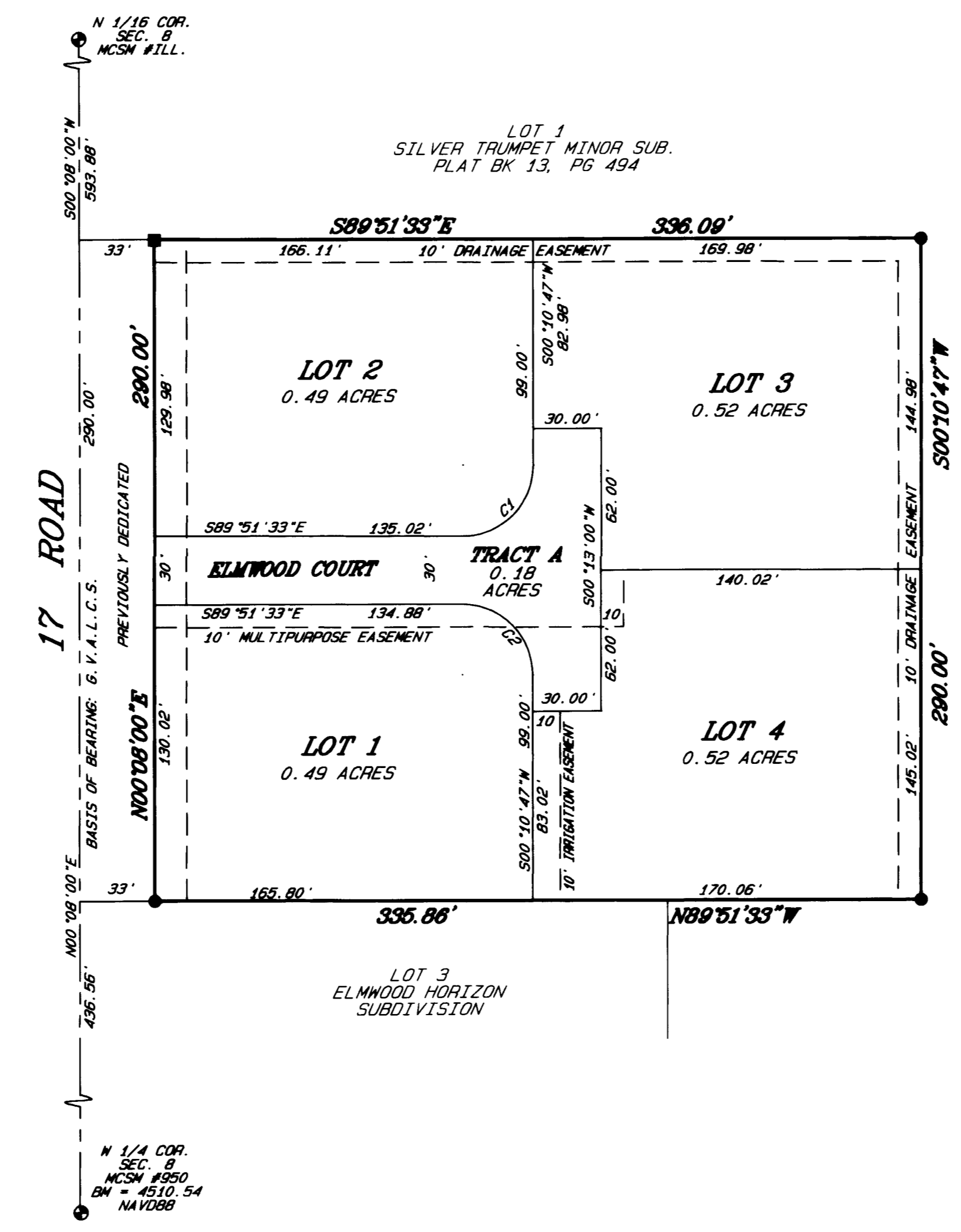
By: Janatha V. Berrie, Examiner

FINAL PLAT		
ELMWOOD HORIZON SUBDIVISION II		
W 1/2 NW 1/4, SEC. 8, T1N, R2W, U.M.		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By	M.W.D.	Checked By S.L.H. Job No. 813-06-16
Drawn By	TMODEL	Date AUGUST 2007 Sheet 1 OF 2

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ELMWOOD HORIZON SUBDIVISION II

A RE-PLAT OF LOTS 1,2,4,5 AND TRACT A, ELMWOOD HORIZON SUBDIVISION
W 1/2 NW 1/4, SEC. 8, T1N, R2W, U.M.



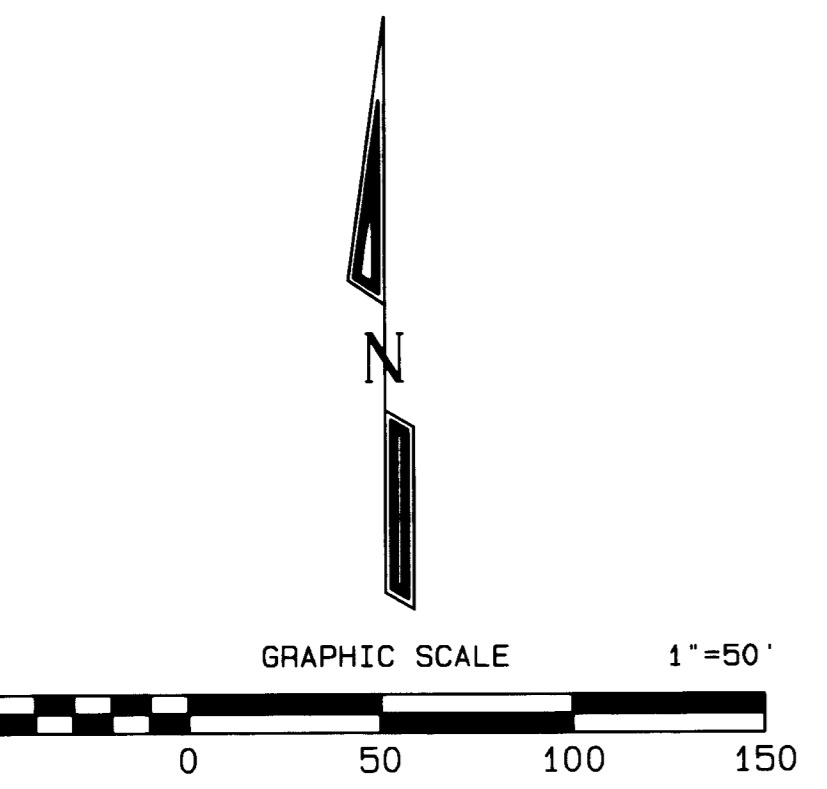
C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	89°57'40"	48.67'	31.00'	43.83'	N45°09'37"E
C2	90°02'20"	48.72'	31.00'	43.86'	N44°50'23"W

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED LS 24953
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- BM = BENCHMARK
- NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988

LAND USE SUMMARY

1. Total Area: 97,431 square feet (2.24 acres)
2. Acreage of developable land: 97,431 square feet (2.24 acres)
3. Proposed use of each lot: Single family dwelling units
4. Number of units: Residential units = 4
5. Residential dwelling units = single family.
6. Gross and net residential density:
Gross = 0.56 units per acre, Net = 0.50 units per acre
7. All lots will be serviced by individual 2" stub-ups for irrigation
8. Fruita Zoning will be Community Residential



PLAT NOTES

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.



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

Designed By	M. N. D.	Checked By	S. L. H.	Job No.	813-06-16
Drawn By	TMODEL	Date	AUGUST 2007	Sheet	2 OF 2