

**LAND USE SUMMARY**

LOT 1	=	3.07 Acres	1 Single Family Residence	1223 Mimosa Court
LOT 2	=	3.50 Acres	1 Single Family Residence	1255 Mimosa Court
LOT 3	=	4.39 Acres	1 Single Family Residence	1277 Mimosa Court
LOT 4	=	3.38 Acres	1 Single Family Residence	1299 Mimosa Court
TRACT A	=	0.65 Acres	Private Drive	
TOTAL	=	14.99 Acres		

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
  - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

**NOTICE:** 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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Five Star Properties, LLC, is the owner of record of that real property situated in the West half of the Southeast Quarter Southwest Quarter of Section 4, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4091, Page 46, 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 FIVE STAR CROSSING SUBDIVISION and being more particularly described as follows:

Lot 2, Ward Minor Subdivision, as shown on Plat recorded in Plat Book 18, Page 375 of the Mesa County records.

Said parcel containing 14.99 acres, more or less, as described.

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

Tract A and all drainage, irrigation and utility easements granted to the Homeowners Association. 10' electrical easements granted to Grand Valley Power.

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 lien holders or encumbrancers, if any, associated with the interests of this Plat have been represented herein.

IN WITNESS WHEREOF, said owner, Five Star Properties, LLC, a Colorado Limited Liability Company, has caused its name to be hereunto subscribed this 17th day of September, A.D., 2006.

By: Mary E. Kiam (title)  
for: Five Star Properties, LLC

**NOTARY PUBLIC CERTIFICATION**

State of Colorado } ss  
County of Mesa

On this 17th day of September, A.D., 2006, before me the undersigned officer, Samela Spelta personally appeared for Five Star Properties, LLC, 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.

Samela Spelta  
Notary Public  
My Commission Expires 09-09-07

**GENERAL NOTES**

The Declaration of Covenants and Restrictions are recorded at Book 4289 Page 670-686 Mesa County Records.

Basis of bearings is the South line of the SE1/4 SW1/4 of Section 4 which bears South 89 degrees 55 minutes 13 seconds East, a distance of 1309.58 feet, established by observation of the MCGPS control network. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this Plat.

Note: Property corners located during this survey that were within ±0.25 feet of the calculated point were accepted as being "in position."

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Policy No. A52-0113874, dated Feb. 8, 2006.

**SUBORDINATION BY LIENHOLDER**

WestStar Bank (Lien holder) being the holder of a promissory note secured by a deed of trust dated Feb 7 2006 and recorded on Feb 8 2006 at Reception No. 2347837 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 and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

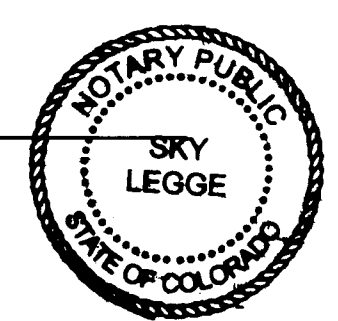
WestStar Bank  
Lien holder  
455 Kokeguli Blvd Ste. D  
Street number and name, suit. #  
Fruita CO 81521  
City, State, and Zip  
By: M. J. Mendenhall  
Lien holder signature

State of COLORADO } ss  
County of MESA

The foregoing was acknowledged before me this 20th day of September, 2006 by Michael MacFarlane As Vice President Of West Star Bank (Lien holder).

Witness my hand and official seal.

My commission expires: 6/3/2009 Notary Public Shy Legge



**FINAL PLAT**  
**FIVE STAR CROSSING SUBDIVISION**  
A REPLAT OF  
**LOT 2, WARD MINOR SUBDIVISION**  
**SE1/4 SW1/4 SECTION 4**  
**T1N, R2W, UTE MERIDIAN**  
**CITY OF FRUITA, MESA COUNTY, COLORADO**

**PLANNING COMMISSION CERTIFICATE**

This Plat approved by the City of Fruita Planning Commission this 14th day of August, 2006.

Jessamyn Carter  
Chairman

**CITY COUNCIL CERTIFICATE**

This Plat approved by the City Council of the City of Fruita, Colorado, this 1st day of August, 2006 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 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: Stephen Adams  
Mayor

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

ATTEST:  
Margaret Subman  
City Clerk



**TITLE CERTIFICATE:**

Abstract Title Co. of Mesa hereby certifies that I have examined the title to all lands shown on this Plat and that title to such lands is vested in Five Star Properties, LLC free and clear of all liens, taxes, and encumbrances, except as follows:

Deed of Trust recorded also for Bk 4091 Pg. 47 Receipt: 2300720

Executed this 11th day of September, 2006

By: Debra V. Blanchette  
Title Examiner's Signature

**CLERK AND RECORDER'S CERTIFICATE:**

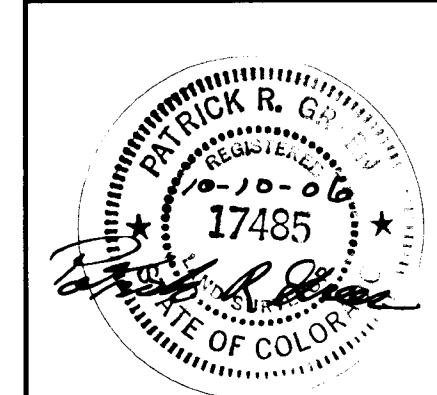
STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:29 o'clock A.M., on this 8th day of November, A.D., 2006, and was duly recorded in Book No. 4289 Page No. 696-697 Reception No. 2347837 Drawer No. SS-112

Fees: 20 + 1

Danica Ward  
Clerk and Recorder

By: Sharon Bridgeman  
Deputy



**FINAL PLAT**  
**FIVE STAR CROSSING SUBDIVISION**  
A REPLAT OF LOT 2, WARD MINOR SUBDIVISION  
SE1/4 SW1/4 SEC. 4, T1N, R2W, UM  
CITY OF FRUITA, MESA COUNTY, COLORADO

**LANDesign**

CONSULTING ENGINEERS  
326 Main Street, Suite 100  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ NO	2005-33	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	A. J., 2006	SLB	PRG	1	2	

PATRICK R. GREEN  
COLORADO REGISTERED SURVEYOR  
P.L.S. No. 17485

**SURVEYOR'S CERTIFICATE**

I, Patrick R. Green, 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 FIVE STAR CROSSING SUBDIVISION, 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 direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

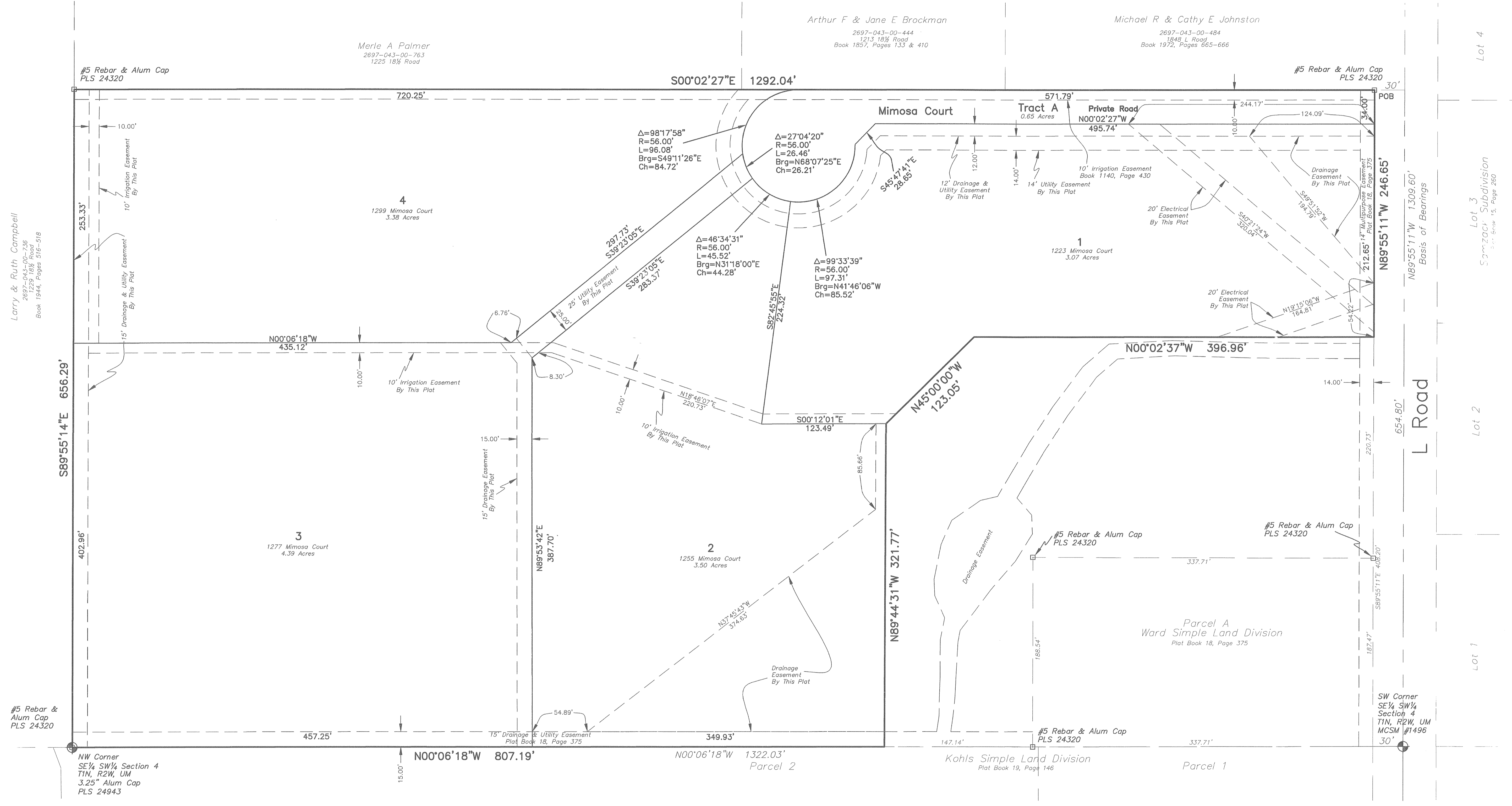
EXECUTED this 10 day of OCT, 2006

By: Patrick R. Green  
Registered Land Surveyor

# FINAL PLAT

## FIVE STAR CROSSING SUBDIVISION

### A REPLAT OF LOT 2, WARD MINOR SUBDIVISION SE1/4 SW1/4 SECTION 4, T1N, R2W, UTE MERIDIAN CITY OF FRUITA, MESA COUNTY, COLORADO



**LEGEND**

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

**SCALE:** 1"=50'

0 25 50

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 CERTIFICATION SHOWN HEREON.

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**FINAL PLAT**

**FIVE STAR CROSSING SUBDIVISION**

A REPLAT OF LOT 2, WARD MINOR SUBDIVISION  
SE1/4 SW1/4 SECTION 4, T1N, R2W, UM  
CITY OF FRUITA, MESA COUNTY, COLORADO

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GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN  
COLORADO REGISTERED SURVEYOR  
P.L.S. No. 17485

PROJ. NO. 2005-331	DATE: Aug., 2006	DESIGNED	DRAWN	CHECKED	SHEET	OF
		RAD/CCR	SLB	PRG	2	2