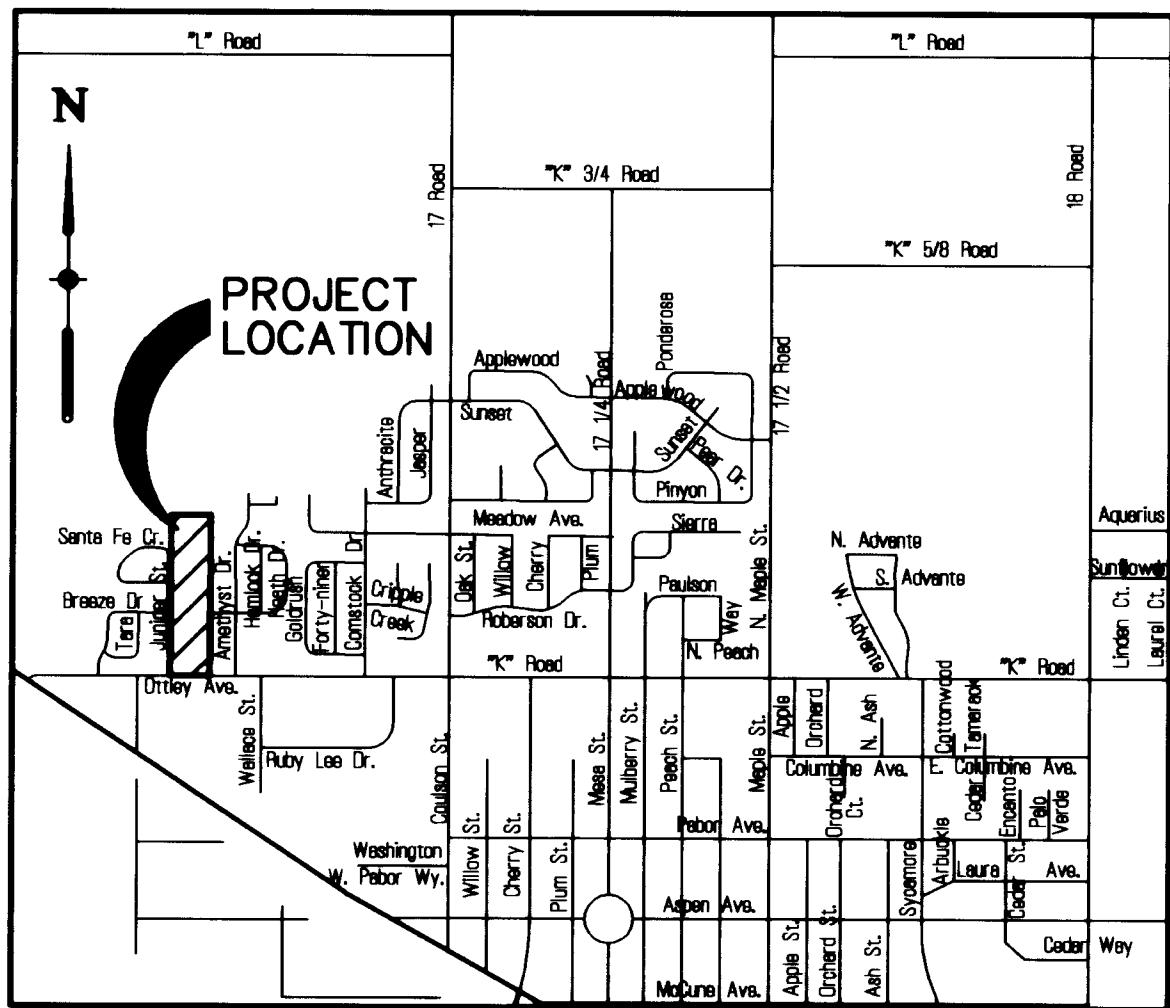


FINAL PLAT
HOLLOW CREEK SUBDIVISION

SITUATED IN THE E1/2 OF THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO.



VICINITY MAP

LOT SUMMARY TABLE (RESIDENTIAL LOTS = 40)

Table with 5 columns: BLOCK, LOT, AREA, STREET ADDRESS, PROPOSED LAND USE. Lists 40 residential lots with their respective details.

MISCELLANEOUS SUMMARY TABLE

Table with 3 columns: PARCEL, AREA, STREET ADDRESS / PROPOSED LAND USE. Lists 3 parcels: Outlot A, B, and C.

ROAD SUMMARY TABLE

Table with 3 columns: ROAD, AREA, PROPOSED LAND USE. Lists road summary for City of Fruita.

NOTES:

- 1. 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.
2. BASIS OF BEARINGS: The south line of the SW1/4 of the SE1/4 Section 4, Township 1 North, Range 2 West, Ute Principal Meridian, having a bearing of S 89° 50' 46" W is based on observations relative to Mesa County Local Coordinate System.
3. Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
4. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. 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 policy issued by First American Heritage Title Company, Commitment No. 911-H0132323-097-TBE, Amendment No. B, dated August 15, 2006.
5. Irrigation and Drainage easements as shown hereon are reserved and will be conveyed to the homeowners' association by separate legal instrument.
6. Outlot A (Open Space) as shown hereon shall be conveyed to the homeowners' association by separate legal instrument, for: (a) ingress and egress use by the general public as a pedestrian trail and recreational purposes, (b) usage, landscaping and aesthetic purposes as determined appropriate by said owners.
7. Outlot C (Open Space) as shown hereon shall be conveyed to the homeowners' association by separate legal instrument, for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man made facilities above or below ground; (b) ingress and egress use by the general public pedestrian and recreational purposes; (c) usage, landscaping and aesthetic purposes as determined appropriate by said owners.

CLERK AND RECORDER'S CERTIFICATE

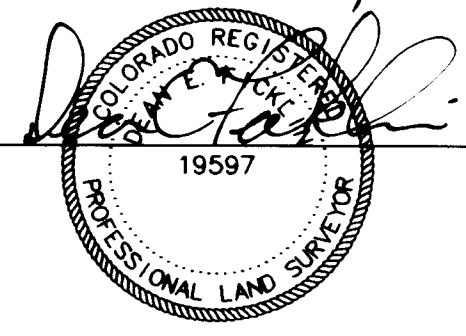
STATE OF COLORADO)
COUNTY OF MESA) ss
This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 11:41 A.M., on this 9th day of October, A.D. 2007 in Book No. 4531.
Page(s) No. 405 & 406, Reception No. 2406495.
Drawer VV-6, Fees 20.00 / 1.00.
Janice Rich, Mesa County Clerk and Recorder.
Ginny Baughman, Deputy.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, do hereby state 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 Hollow Creek Subdivision, as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me and/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, and other regulations governing the subdivision of land. I further state that this Plat contains the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act.

EXECUTED this 25 day of July, A.D., 2007.

Dean E. Ficklin, P.L.S., 19597



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ruckman, Inc., a Colorado corporation is the owner of record of that real property situated in E1/2 of the W1/2 of the SW1/4 of the SE1/4 of Section 7, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4252, Page 904, 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 HOLLOW CREEK SUBDIVISION and being more particularly described as follows:

Beginning at the southwest corner of a tract of land which bears N 89°50'46" E, 330.46 feet from the S1/4 corner of Section 7, Township 1 North, Range 2 West, Ute Meridian, and considering the south line of the SW1/4 of the SE1/4 to bear N 89°50'46" E, with all other bearings contained herein relative thereto;

- 1. Thence N 89°50'46" E, 330.46 feet;
2. Thence N 00°08'33" E, 1318.06 feet;
3. Thence S 89°44'36" W, 327.03 feet;
4. Thence S 00°17'30" W, 1317.50 feet to the point of beginning.

Hollow Creek Subdivision, as described above contains 9.945 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:

- 1. Cassia Drive, Cliffrose Avenue, Birchwood Street, Birchwood Court, Ottley Avenue and Juniper Street are dedicated to the City of Fruita for the use of the public forever.
2. The 14' multi-purpose easements to the City of Fruita for the use of City 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.
3. Outlot B to the City of Fruita for ingress and egress for the use of the public and by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.
4. Public pedestrian easement across Outlot A is dedicated to the City of Fruita as perpetual, non-exclusive blanket easement over and across Outlot A. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, for the purpose 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 the Subdivision, subject to non-discriminatory rules and regulations promulgated by the Hollow Creek Homeowners Association.
5. Outlot C is dedicated to the City of Fruita as a perpetual, non-exclusive blanket easement over and across Outlot C for 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 Hollow Creek Homeowners Association.

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 said 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, Ruckman, Inc., has caused its name to be hereunto subscribed this 26th day of July, A.D., 2007.

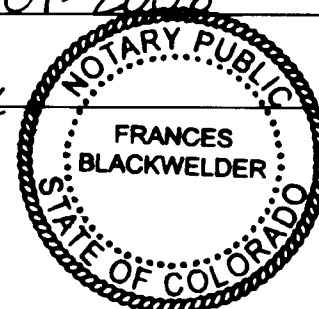
Terry M. Ruckman, President

STATE OF COLORADO)
COUNTY OF MESA) ss

On this 26th day of July, A.D., 2007, before me the undersigned officer, personally appeared Terry M. Ruckman as President of Ruckman, Inc., 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 2-09-2008.
Notary Public



SUBORDINATION BY LIENHOLDER

The First National Bank of the Rockies, being the holder of a promissory note secured by a Deed of Trust dated September 8, 2006, recorded September 21, 2006 at Book 4252, Page 905, 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]
Lienholder

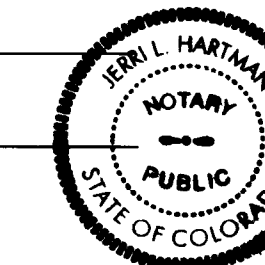
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing was acknowledged before me this 27th day of July, 2007, by [Signature] as [Signature] of First National Bank of the Rockies.

Witness my hand and official seal.

My commission expires 2-09-07

[Signature]
Notary Public



CITY COUNCIL CERTIFICATE

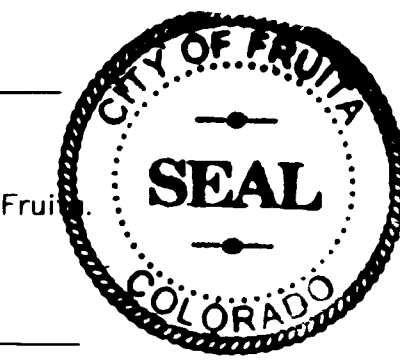
This Plat approved by the City Council of the City of Fruita, Colorado, this 7th day of August, 2007, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon, subject to the provision that approval in no way 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 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



PLANNING COMMISSION CERTIFICATE

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

By: [Signature]
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 Ruckman, Inc., free and clear of all liens, taxes, and encumbrances, except as follows:

Executed this 23rd day of August, A.D., 2007.

By: [Signature]
Title examiner

DECLARATIONS

Declarations or Protective Covenants are filed in Book 4531 at Pages 446 through 475 as Reception No. 2406499.

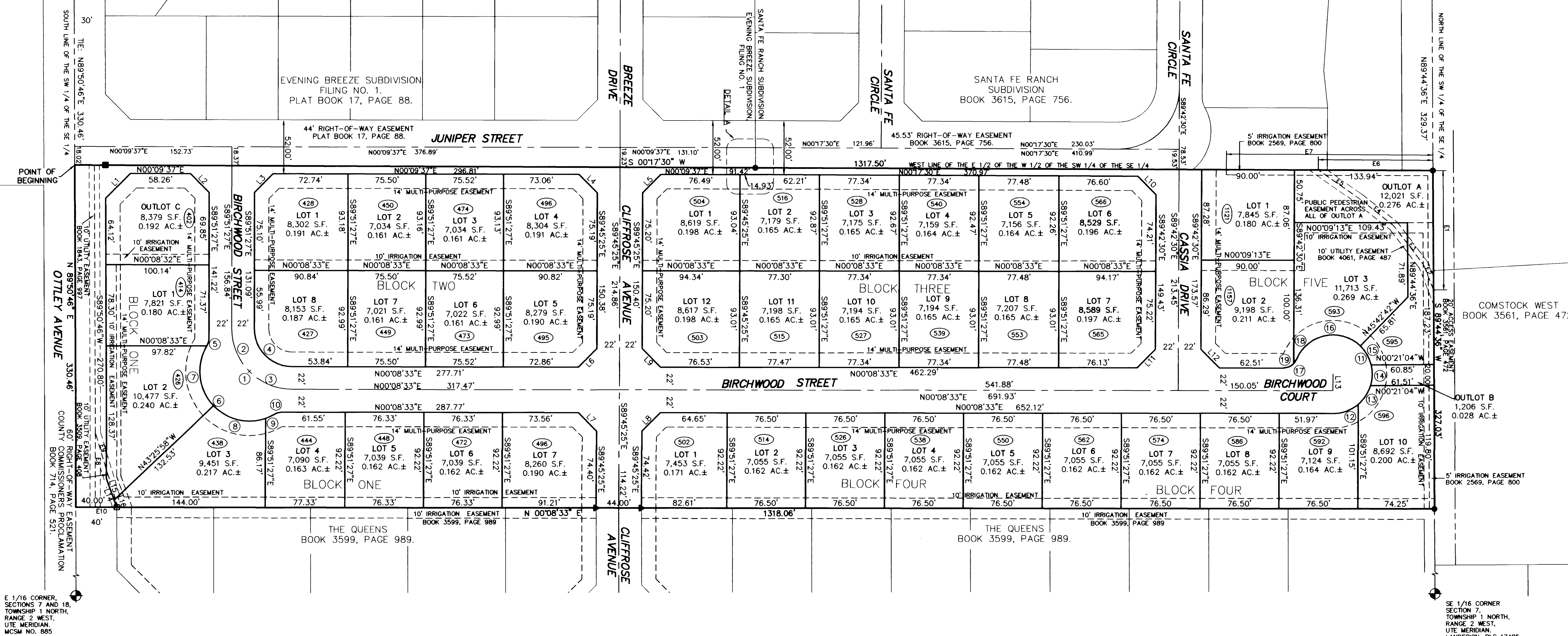
FINAL PLAT
HOLLOW CREEK SUBDIVISION
SITUATED IN THE E1/2 OF THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO.
VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO
SCALE: N/A JOB NO: 4260.01-01 DATE: 7-04-07 SHEET NO: 1 of 2

FINAL PLAT
HOLLOW CREEK SUBDIVISION

SITUATED IN THE E1/2 OF THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO.

S 1/4 CORNER, SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, PLS 24953

C-S 1/16 CORNER, SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, PLS 24331

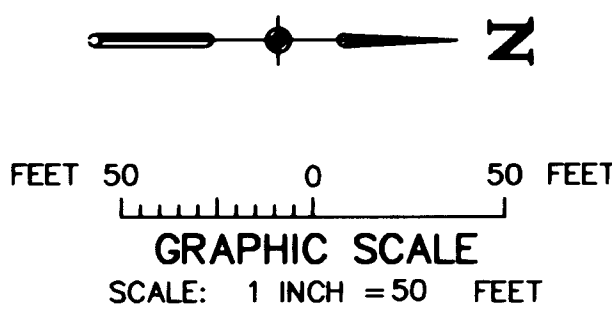


E 1/16 CORNER, SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MCSM NO. 885

SE 1/16 CORNER, SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, LANDESIGN, PLS 17485

LEGEND

- FOUND/SET THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR, NO CAP. SET CAP MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 16413
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 24943.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 20677.
- ⊙ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- S.F. SQUARE FEET.
- AC. ACRES.
- ⓪ STREET ADDRESS.



INTERIOR LOT MONUMENTATION TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105.

BOUNDARY CORNERS SET IN CONCRETE PER CRS-38-51-105.

LINE TABLE

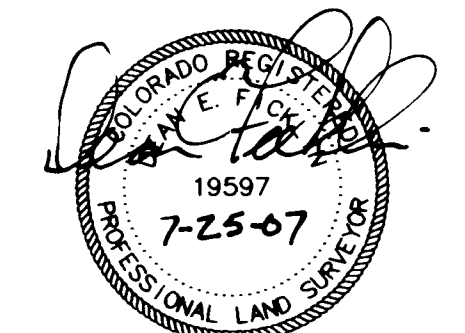
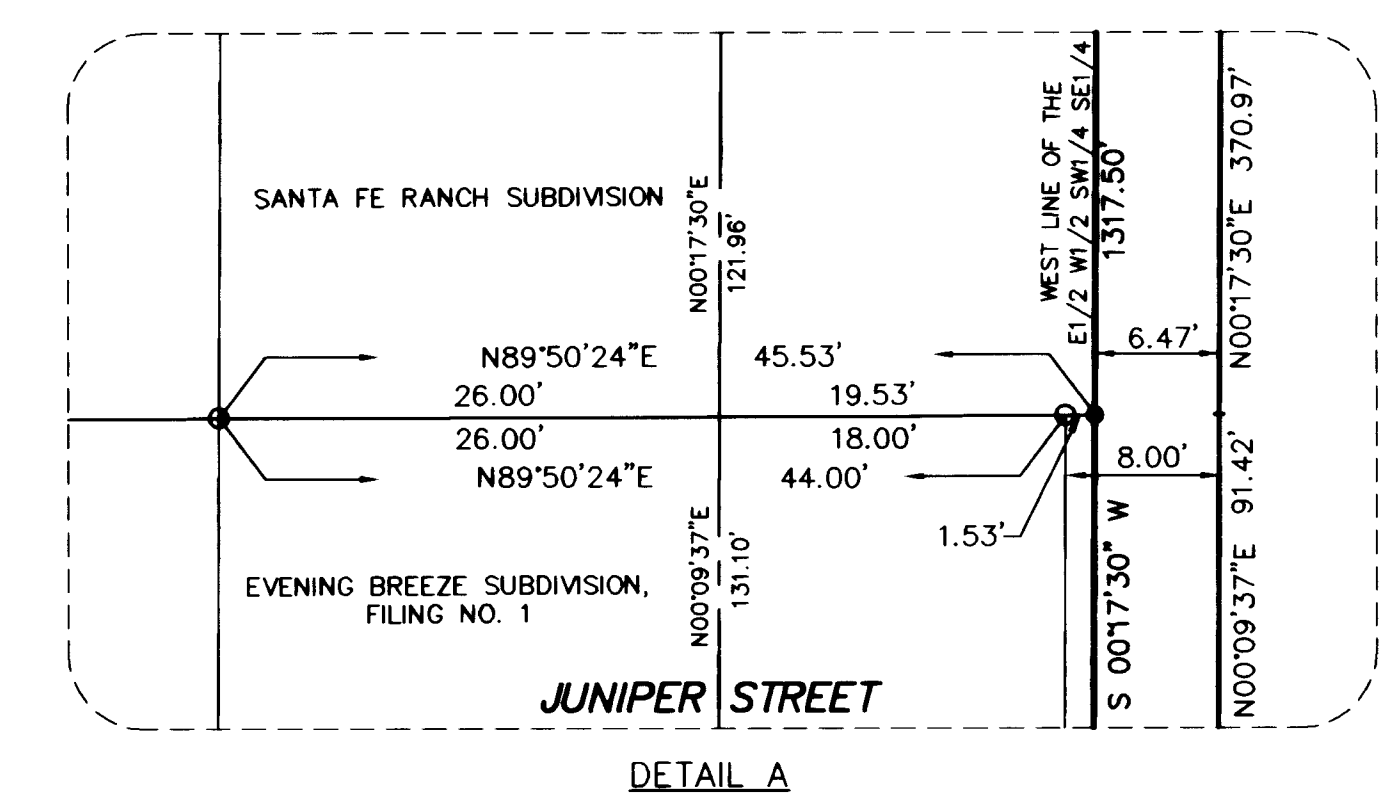
LINE	BEARING	DISTANCE
L1	N44°40'17"W	33.91'
L2	N45°08'00"E	25.67'
L3	N44°52'00"W	25.60'
L4	N45°11'01"E	25.32'
L5	N44°48'59"W	25.28'
L6	N44°48'26"W	25.19'
L7	N45°11'34"E	25.17'
L8	S44°48'26"E	25.19'
L9	S45°11'34"W	25.17'
L10	N45°17'30"E	25.18'
L11	N44°46'59"W	25.20'
L12	N45°13'01"E	25.17'
L13	N89°51'27"W	16.00'
L14	S70°04'26"W	29.56'
L15	S70°04'26"W	22.04'
L16	S70°04'26"W	7.52'

EASEMENT CENTERLINE / TIES

LINE	BEARING	DISTANCE
E1	N89°44'36"E	115.44'
E2	S68°34'50"W	25.70'
E3	S52°38'47"W	47.72'
E4	S38°16'25"W	43.85'
E5	S34°54'39"W	47.15'
E6	N00°17'30"E	110.91'
E7	N00°17'30"E	200.01'
E8	S89°50'46"W	71.94'
E9	N72°52'08"E	75.34'
E10	S00°33'19"W	41.16'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
①	90°00'00"	59.00'	92.68'	59.00'	83.44'	N45°08'33"E
②	45°00'00"	59.00'	46.34'	24.44'	45.16'	N67°38'33"E
③	45°00'00"	59.00'	46.34'	24.44'	45.16'	N22°38'33"E
④	90°00'00"	37.00'	58.12'	37.00'	52.33'	N45°08'33"E
⑤	30°52'57"	13.50'	7.28'	3.73'	7.19'	N74°24'59"W
⑥	151°45'53"	48.00'	127.14'	190.85'	93.10'	N45°08'33"E
⑦	74°27'27"	48.00'	62.38'	36.47'	58.08'	N83°47'46"E
⑧	65°37'52"	48.00'	54.98'	30.95'	52.03'	N13°45'06"E
⑨	11°40'34"	48.00'	9.78'	4.91'	9.76'	N24°54'07"W
⑩	30°52'55"	13.50'	7.28'	3.73'	7.19'	S15°17'55"E
⑪	247°49'18"	38.00'	164.36'	56.53'	63.07'	S56°18'10"W
⑫	40°10'47"	38.00'	26.65'	13.90'	26.11'	N19°52'34"W
⑬	33°08'44"	38.00'	21.98'	11.31'	21.68'	N56°32'20"W
⑭	30°32'01"	38.00'	20.25'	10.37'	20.01'	N88°22'42"W
⑮	32°03'59"	38.00'	21.27'	10.92'	20.99'	S60°19'18"W
⑯	111°53'47"	38.00'	74.21'	56.23'	62.97'	S11°39'36"E
⑰	67°45'02"	13.50'	15.96'	9.06'	15.05'	N33°43'58"W
⑱	21°54'10"	13.50'	5.16'	2.61'	5.13'	N56°39'23"W
⑲	45°50'52"	13.50'	10.80'	5.71'	10.52'	N22°46'53"W



Dean E. Ficklin
P.L.S., 19597

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VISTA ENGINEERING CORP. GRAND JUNCTION, COLORADO			
SCALE: 1" = 50'	JOB NO: 4260.01-01	DATE: 7-04-07	SHEET NO: 2 of 2