

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Harold L. Manley and Donna Manley, are the owners of record of that real property situated in the SE1/4 SW1/4 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 2480, Page 439, of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby plot said real property under the name and style of MANLEY SUBDIVISION and being more particularly described as follows:

COMMENCING at a point on the East line of the SE1/4 SW1/4 of said Section 8, from which the South Quarter (S1/4) Corner of Section 8 bears S00°04'28"W, a distance of 659.69 feet; thence N89°59'58"W, a distance of 30.00 feet to the Westerly right-of-way line of North Maple Street (17 1/2 Road), being the Southeast corner of Tract 8, Orchard Subdivision to the City of Fruita, said point being the POINT OF BEGINNING; thence N89°59'58"W, along the South line of Tract 8, a distance of 511.38 feet; thence N01°31'47"E, a distance of 246.33 feet, to the centerline of the Little Salt Wash; thence along said centerline of said Little Salt Wash the following four (4) courses: (1) N32°49'43"E, a distance of 135.08 feet; (2) N68°11'55"E, a distance of 53.85 feet; (3) S86°11'09"E, a distance of 150.33 feet; (4) N78°41'24"E, a distance of 20.40 feet; thence leaving said centerline of Little Salt Wash, S00°48'08"W, a distance of 93.80 feet; thence S89°53'31"E, a distance of 213.25 feet, to the Westerly right-of-way line of North Maple Street (17 1/2 Road); thence S00°04'28"W, along said Westerly right-of-way line, a distance of 279.69 feet to the POINT OF BEGINNING.

Said Parcel Containing 3.77 Acres, as described.

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 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 A 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 of 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 Manley Subdivision Homeowners Association, Inc.

Tract B is granted to the Manley Subdivision Homeowners Association, Inc. for its purposes and dedicated to the City of Fruita as an easement 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, irrigation and drainage.

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.

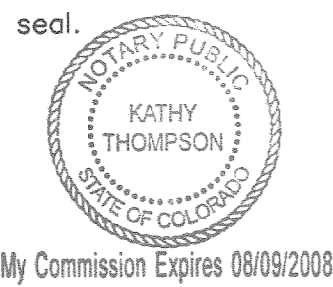
IN WITNESS WHEREOF, said owners, Harold L. Manley and Donna Manley, have caused their names to be hereunto subscribed this 7th day of MARCH, A.D., 2008

Harold L. Manley Owner: Harold L. Manley
Donna Manley Owner: Donna Manley

State of Colorado) ss
County of Mesa)

On this 7th day of MARCH, A.D., 2008 before me the undersigned officer, personally appeared Harold L. Manley and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

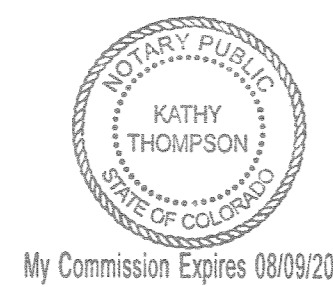
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires: 8/19/2008
Kathy Thompson
Notary Public



State of Colorado) ss
County of Mesa)

On this 7th day of MARCH, A.D., 2008 before me the undersigned officer, personally appeared Donna Manley and acknowledged that she 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: 8/19/2008
Kathy Thompson
Notary Public



GENERAL NOTES

Basis of Bearings for this plat in North 00 degrees 04 minutes 28 seconds East along the East line of the SE1/4 SW1/4 Section 8, T1N, R2W, Ute Meridian as recorded in Boundary Agreement, Book 1, Page 53, Mesa County records. Both monuments on this line are Aliquot Survey Markers as shown on this Plat.

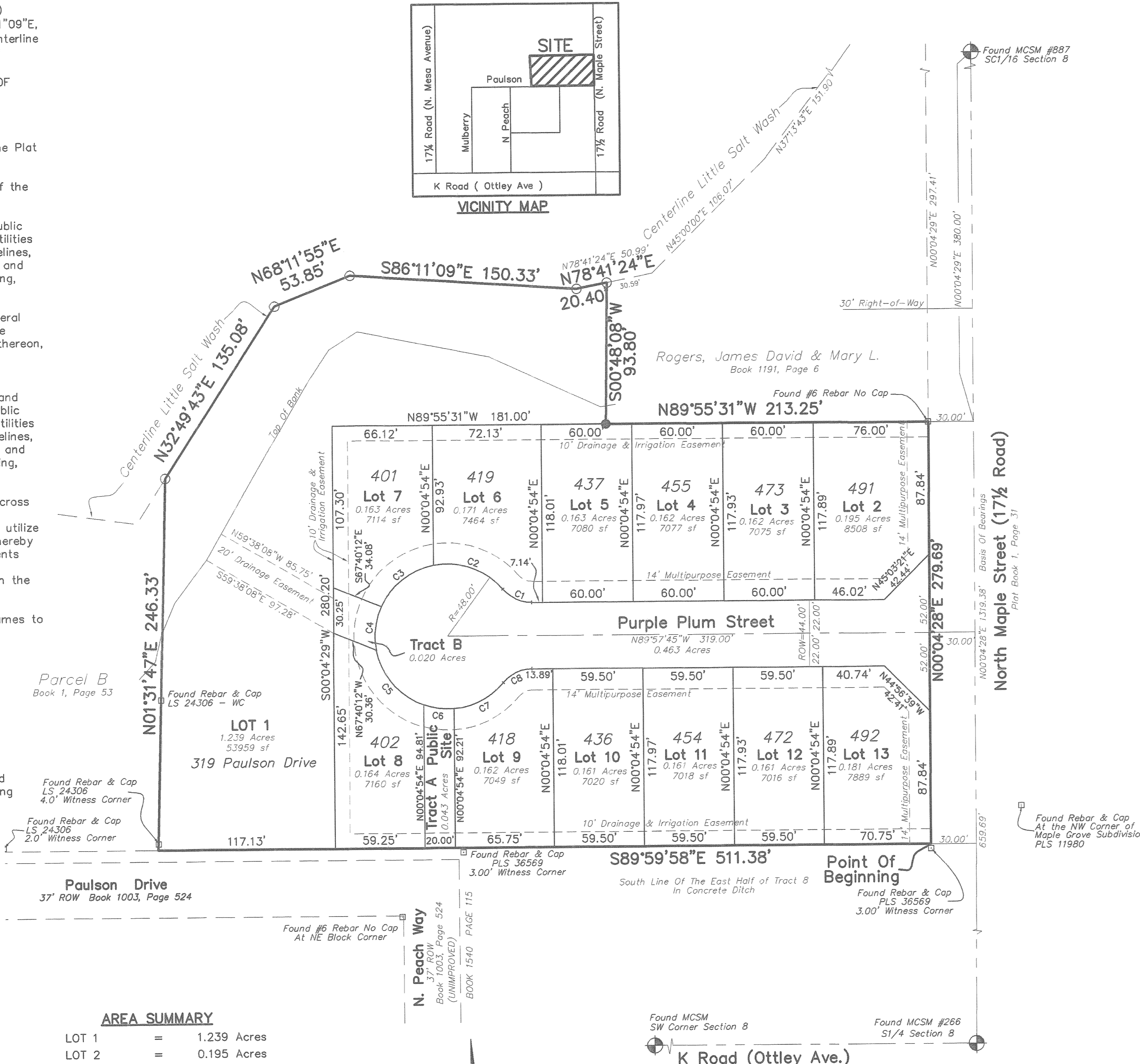
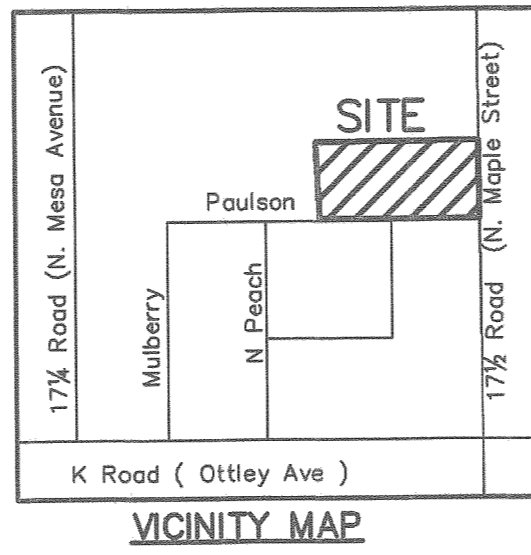
Easement and title documents (schedules A&B) provided by Security Title Guaranty Company Title policy No. S0221776, dated May 21, 2007

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

The Declaration of Covenants and Restrictions are recorded in Book _____, Page _____, Mesa County Records.

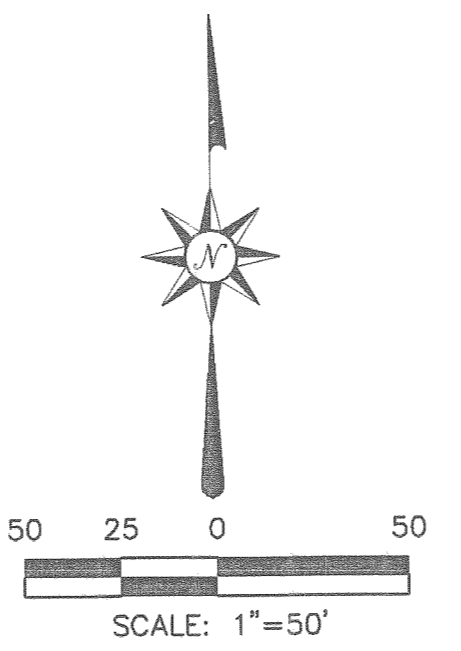
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

FINAL PLAT
MANLEY SUBDIVISION
LOCATED IN TRACT 9 OF THE ORCHARD SUBDIVISION
SECTION 8, T1N, R2W, UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO



AREA SUMMARY table with columns for Lot, Acres, and Percentage. Total area is 3.772 Acres (100.00%).

Lot Line Curve Data table with columns for Curve, Delta Angle, Radius, Arc Length, Chord Length, and Chord Bearing.



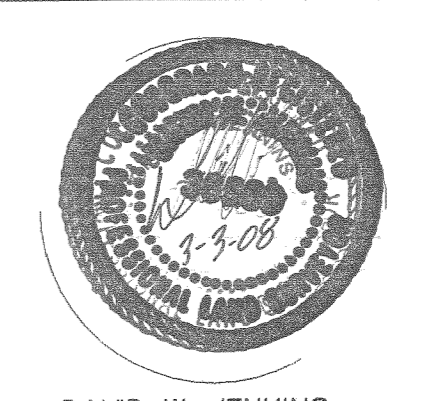
LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
SET ALUMINUM CAP ON No. 5 REBAR, PLS 36569 IN CONCRETE PER CRS-38-51-105
FOUND REBAR, AS NOTED
CALCULATED POINT - UNABLE TO SET
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

SURVEYOR'S CERTIFICATE

I, David W. Jenkins, a Registered Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby state that the accompanying Plat of MANLEY SUBDIVISION, 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.

Certified this 2nd day of MARCH, 2008



FINAL PLAT MANLEY SUBDIVISION
LOCATED IN TRACT 9 OF THE ORCHARD SUBDIVISION
SECTION 8, T1N, R2W, UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO
Cimarron Surveying, LLC
612 Round Table Road
Grand Junction, Colorado 81504
970-261-6563
PROJ. No. 06-171 SURVEYED DRAWN CHECKED SHEET OF
DATE: March, 2008 DWJ dwj/frk DWJ 1 1

SUBORDINATION BY LIENHOLDERS

Timberline Bank being the holder of a promissory note secured by a Deed of Trust dated _____ at Book _____, Page _____ 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: Scott K. Wittman
Lienholder

STATE OF COLORADO)
COUNTY OF MESA) ss

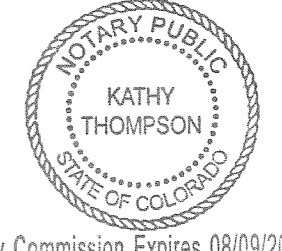
The foregoing was acknowledged before me this 7th day of MARCH, 2008

for TIMBERLINE BANK
by SCOTT K. WITTMAN as its VICE PRESIDENT

Witness my hand and official seal.

My commission expires: 8/19/2008

Kathy Thompson
Notary Public



PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission this 11th day of MARCH, 2008

Chairman

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this ___ day of _____, 20___, 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, subsurface 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: Mayor



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

TITLE CERTIFICATE:

Security Title 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 Harold L. Manley and Donna Manley, free and clear of all liens, taxes and encumbrances, except as follows:

- Deed of Trust to Greenpoint Mortgage recorded 11-10-04 Book 3777 Page 1.
Deed of Trust to U.S. Bank N.A. recorded 9-9-05 Book 4009 Page 626.
Statement of Lien by Atkins & Associates recorded 10-24-07 Book 4543 Page 543.
and ad valorem taxes.
Executed this 4th day of March, 2008

By: Catharine A. Sheuler

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 10:02 o'clock A.M., on this 13th day of March, A.D., 2008 in Book No. 4622, Page No. 317.

Reception No. 2428500 Drawer No. VV-72 Fees: \$10.00 \$1.00

Janice Rich
Mesa County Clerk and Recorder

By: Deputy