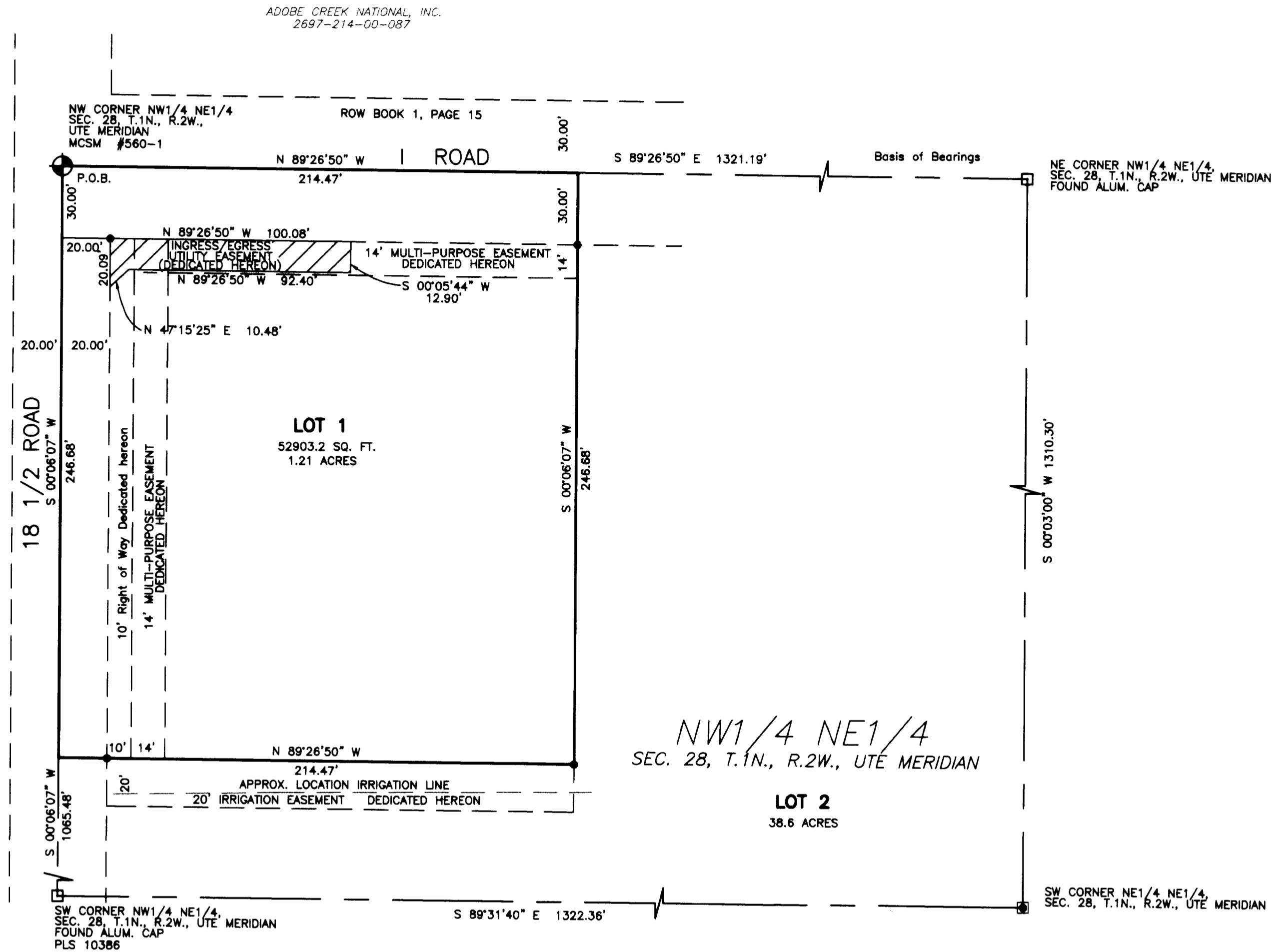


ADOBE INN MINOR SUBDIVISION



CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Adobe Creek National, Inc., the sole owner's in fee simple of all that real property described as follows:
 Commencing at the Northwest corner of the Northwest 1/4 Northeast of Section 28, Township 1 North, Range 2 West, Ute Meridian, and the Point of Beginning, whence the Northeast Corner of the Northwest 1/4 Northeast 1/4 of said Section 28 bears S89°26'50"E a distance of 1321.19 feet and all bearing herein relative thereto; thence S89°26'50"W 214.47 feet; thence S00°06'07"W 246.68 feet; thence N89°26'50"W 214.47 feet; thence N00°06'07"E 246.68 feet to the Point of Beginning.
 Containing 1.21 acres as described.

The above parcel have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designated the same as the ADOBE INN MINOR SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado, for the public use and the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of required public improvements for the ADOBE INN MINOR SUBDIVISION and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Mesa County, in Book 3687 at Page 745 as Document No. 219988.

All Multi-purpose Easements show hereon are hereby dedicated 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 sewer lines, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

The Irrigation Easement shown hereon is hereby granted to Lot 1, ADOBE INN MINOR SUBDIVISION, as perpetual easement for the installation, operation, maintenance and repair of irrigation system.

All avenues, courts and streets rights-of-way are dedicated to the City of Fruita for the use of the public forever.

EXECUTED this 29th day of June 2004

By: *Ned A. Wilson*
 Adobe Creek National, Inc.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Ned A. Wilson this 29th day of June, A.D., 2004.
 Witness my hand and official seal:

Josephine M. Roybal
 Notary Public

My Commission Expires 6-15-2007



TITLE CERTIFICATE

Stewart Title of Grand Junction, Inc., 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 Adobe Creek National, Inc., free and clear of all liens, taxes, and encumbrances.

EXECUTED this 29th day of June, A.D., 2004

By: *Nancy McBrade, President*

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 24th day of June, A.D., 2004, for the filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of 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 public except as specifically agreed to by the City Council of 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 the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, or any other 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, road lighting, road signs, flood protection devices, drainage structures, and all improvements that may be required shall be the responsibility of the owners designated hereon and the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.



CITY OF FRUITA
 By: *D. James Adams*
 Mayor

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

ATTEST: *Margaret Stuhmer*
 City Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:50 o'clock P.M., June 30, A.D., 2004, and was duly recorded in Plat Book No. 3687 Page No. 745

2199888
 Reception No.
 PP-56
 Drawer No.
 Fee 10.00 1.00 sc

Jamie Ward
 Clerk and Recorder
 By: *Shirley Howard*
 Deputy

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 20th day of June, 2004.

R. Roy
 Chairman

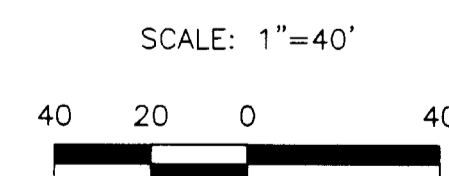
BASIS OF BEARINGS

Basis of bearings assume the North line of the NW1/4 NE1/4 of Section 28 to bear N 89°26'50"E 1321.19 feet.

Easement and title documents (schedules A&B) provided by Stewart Title of Grand Junction, Inc. - Title policy No. 03006975K

LEGEND

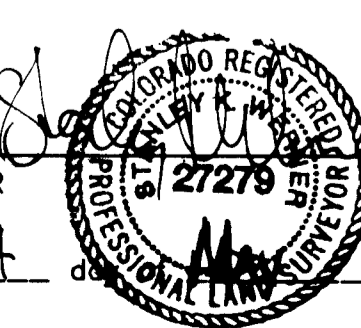
- MESA COUNTY OR BLM SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET REBAR AND CAP PLS 27279 (IN CONCRETE)
- SET 2" ALUM. CAP ON REBAR



SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do 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 ADOBE INN MINOR 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 supervision and correctly shows the location and dimensions of the lots, staked upon upon the ground in compliance with Title 38, Article 51 C.R.S., amended, and all other regulations governing this subdivision of land.

Stanley K. Werner
 STANLEY K. WERNER
 EXECUTED this 4th day of June, 2004.



Prepared for: Adobe Creek National, Inc.

ADOBE INN MINOR SUBDIVISION
 FINAL PLAT
 A Part of the NW1/4 NE1/4
 SECTION 28, T1N, R2W,
 UTE MERIDIAN, MESA COUNTY, CO

HIGH DESERT SURVEYING, LLC
 2591 B 3/4 ROAD
 GRAND JUNCTION, COLORADO 81503 (970)254-8649

PROJECT NO. 03-52	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: JUNE 30, 2003	CW/FB	SKW	1	1

REVISED DATE: APRIL 28, 2004

REORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

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.