

FINAL PLAT CAROLINA SUBDIVISION NE 1/4 SE 1/4, SEC. 17, T1N, R2W, U.M.

CITY COUNCIL CERTIFICATE

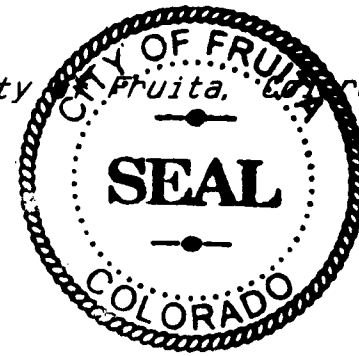
This Plat approved by the City Council of the City of Fruita, Colorado, this 1st day of FEBRUARY, A.D., 2005, for the filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon, subject to the provision that approval in 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 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 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 involved require 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 owner designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

By: [Signature]
City of Fruita, Mayor

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

ATTEST:

[Signature]
City Clerk



PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission

the N/A day of N/A, A.D., 2005.

[Signature]
Chairman

TITLE CERTIFICATE

First American Heritage Title 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 Zebulon S. Smith and is free and clear of all liens, taxes and encumbrances, except as follows.

EXECUTED this 15th day of March, A.D., 2005.

By: Nicole Lewis - Title Examiner

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:38 o'clock P.M., this 15th day of MARCH, A.D., 2005, and is duly recorded in Book No. 3755 at page 357, Reception No. 2243579. Fees 10⁰⁰ 81⁰⁰ SC Drawer No. QR-76

[Signature]
Deputy

[Signature]
Clerk and Recorder

Declarations of Protective Covenants are filed in Book N/A at Pages N/A, Reception No. N/A, NO COVENANTS

LEGEND & ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- ⊗ CITY OF FRUITA SURVEY MONUMENT
- FD. #5 REBAR W/PLASTIC CAP MARKED MONUMENT LS 24943

LAND USE SUMMARY

SINGLE FAMILY RESIDENTIAL
Lot 1 = 7,001 Sq. Ft. / 50%
Lot 2 = 7,001 Sq. Ft. / 50%

PLAT NOTES

"RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq."
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.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS That the undersigned, Zebulon S. Smith is the owner of that real property situate in the NE 1/4 SE 1/4 Section 17, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being described as follows:

Lots 1 through 4, inclusive, in Block 6 of Cleveland Addition to the Town of Fruita; together with the southerly 15.00 feet of East Carolina Avenue adjoining said lots on the north, as vacated by Ordinance No. 367 recorded September 19, 1977 at Reception No. 1142131.

Have by these presents laid out, platted and subdivided the same into lots as shown on this Plat and designate the same as CAROLINA SUBDIVISION in the City of Fruita, County of Mesa, Colorado.

All multipurpose easements shown 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.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in drainage easements, the right to dredge, and are subject to the conditions and obligations in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of drainage easements, which impede or alter the course of the drainage.

I hereby accept the responsibility for the completion of required public improvements for CAROLINA SUBDIVISION and further state that this Subdivision shall be subject to the protective covenants filed and recorded for this Subdivision in the office of the Clerk and Recorder of Mesa County.

EXECUTED this 14 day of March, A.D., 2005

[Signature]
Zebulon S. Smith

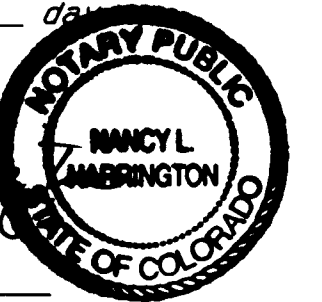
STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 14 day of March, A.D., 2005, by Zebulon S. Smith

My commission expires 1/10/06

Witness my hand and official seal [Signature]
Notary Public

Address 1276 17 1/2 Rd, Fruita CO 81621



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 true, correct and complete Plat of the Carolina Subdivision, 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, to the best of my knowledge and belief.

[Signature]
Michael W. Drissel, PLS
Date: 3-14-05

FINAL PLAT
CAROLINA SUBDIVISION
LOCATED IN THE
NE 1/4 SE 1/4, SEC. 17, T1N, R2W, U.M.
City of Fruita, County of Mesa, State of Colorado

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.	625-04-06
Drawn By	TMODEL	Date	NOV. 2004	Sheet	1 OF 1

REVISED: MARCH 2005

