

COW TOWN 3 SUBDIVISION

A REPLAT OF LOTS 3 & 4 OF
REPLAT OF COW TOWN SUBDIVISION PHASE 1
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO
SITUATED IN THE NE 1/4 SECTION 27, T1N, R2W OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

Certificate of Dedication and Ownership

Glenna R. Thomas is the sole owner in fee simple of all the real property described as follows:
(Warranty Deed recorded in Book 1558 at Pages 390 & 391, Book 1858 Page 72, & Book 1865 Pages 13 thru 16, and REPLAT OF COW TOWN SUBDIVISION PHASE 1 as recorded in Plat Book 14, Page 373, Reception No. 1726267, Drawer NO. BB44, of the Mesa County Clerk & Recorders Office, and being situated in the NE 1/4 Section 27, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lots 3 & 4, REPLAT OF COW TOWN SUBDIVISION PHASE 1
Mesa County, Colorado

That said owner has by these presents laid out, platted and subdivided the same into lots as shown on this plat and designate the same as COW TOWN 3, a Replat of Lots 3 & 4 of Replat of Cow Town Subdivision Phase 1, a subdivision in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, State of Colorado, for public use the utility easement and irrigation and drainage easements as shown hereon, for utility and drainage purposes only.
We hereby accept the responsibility for the completion of required public improvements for the COW TOWN 3, a Replat of Lots 3 & 4 of Replat of Cow Town Subdivision Phase 1, 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.

EXECUTED this 1 day of March, 2004 A.D.

Glenna R. Thomas
Glenna R. Thomas

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 1 day of March, 2004 A.D., by Glenna R. Thomas.

Witness my hand and official seal.

My commission expires 11-18-07

Notary Public Patti J. Brewington
Address 1018 Colorado Ave
G.S. CO 81501



Clerk and Recorders Certificate

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:20'clock A.M. this 4th day of MARCH, 2004 A.D., and is duly recorded in Plat Book No. 3600

Fuge No. 325 Reception No. 2179997 Drawer No. 00-138 Fee: 10⁰⁰ /-

Clerk and Recorder James Ward Deputy Russell McEroy

Title Certification

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property that we find the title to the property is vested to Glenna R. Thomas; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

EXECUTED this 1st day of March, 2004.

Donald K. Paris
Title Examiner

City of Fruita Planning Commission Certificate

This plat is approved by the City of Fruita Planning Commission this 10th day of February, A.D., 2004.

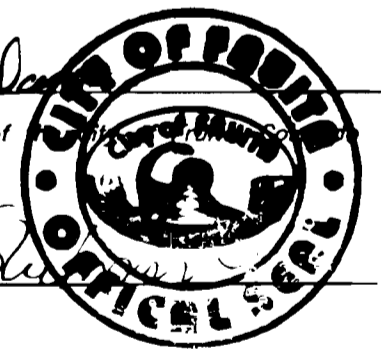
[Signature]
Chairman

Fruita City Council Certificate

This plat is approved by the City Council of City of Fruita, Colorado, this 12th day of February, A.D., 2004, for 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 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 building permit, development 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, road lighting, road signs, 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 Board of Trustees.

CITY OF FRUITA, COLORADO

BY: [Signature]
Mayor
Witness my hand and seal of



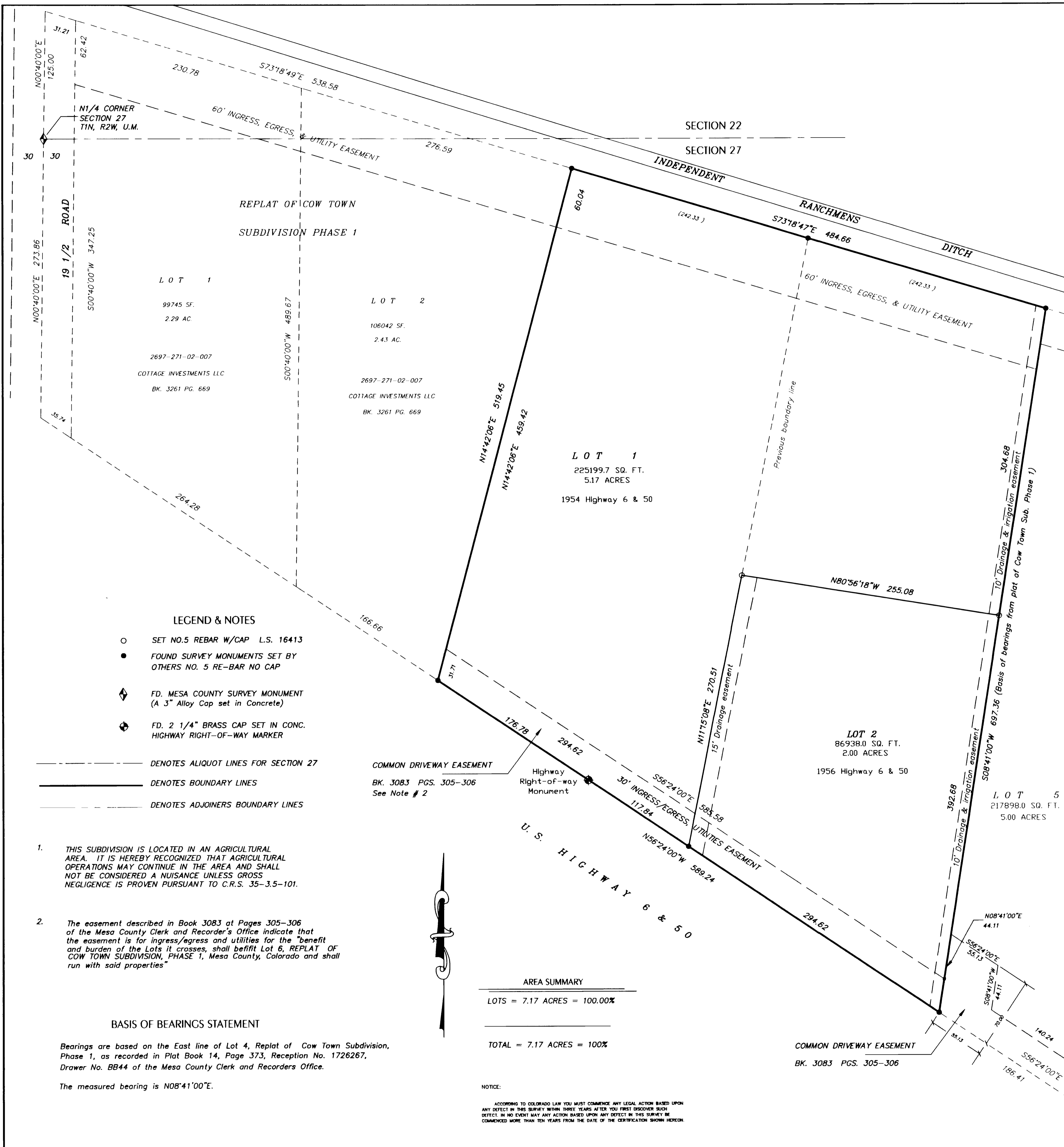
ATTEST: [Signature]
City Clerk

Surveyor's Certificate

I, Max E. Morris, do hereby certify that I am a registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is true, correct and complete plat of the COW TOWN 3 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 the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing this subdivision of land.

[Signature]
Max E. Morris, O.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

Date



LEGEND & NOTES

- SET NO.5 REBAR W/CAP L.S. 16413
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR NO CAP
- ◆ FD. MESA COUNTY SURVEY MONUMENT (A 3" Alloy Cap set in Concrete)
- ◆ FD. 2 1/4" BRASS CAP SET IN CONC. HIGHWAY RIGHT-OF-WAY MARKER
- - - - - DENOTES ALIQUOT LINES FOR SECTION 27
- DENOTES BOUNDARY LINES
- - - - - DENOTES ADJOINERS BOUNDARY LINES

1. THIS SUBDIVISION 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 C.R.S. 35-3.5-101.
2. The easement described in Book 3083 at Pages 305-306 of the Mesa County Clerk and Recorder's Office indicate that the easement is for ingress/egress and utilities for the "benefit and burden of the Lots it crosses, shall benefit Lot 6, REPLAT OF COW TOWN SUBDIVISION, PHASE 1, Mesa County, Colorado and shall run with said properties"

AREA SUMMARY
LOTS = 7.17 ACRES = 100.00%

TOTAL = 7.17 ACRES = 100%

BASIS OF BEARINGS STATEMENT

Bearings are based on the East line of Lot 4, Replat of Cow Town Subdivision, Phase 1, as recorded in Plat Book 14, Page 373, Reception No. 1726267, Drawer No. BB44 of the Mesa County Clerk and Recorders Office.

The measured bearing is N08°41'00"E.

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.

COW TOWN 3 SUBDIVISION A REPLAT OF LOTS 3 & 4 OF REPLAT OF COW TOWN SUBDIVISION PHASE 1 SITUATED IN THE NE 1/4 SEC. 27, & THE SE 1/4 SEC. 22, T1N, R2W, U.M.	
FOR: THOMAS	SURVEYED BY: RM
SCALE: 1"=50' FT	DRAWN BY: MEM
DATE: 3/1/2004	ACAD ID: CT3fin1
Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	
SHEET NO. FILE: 2003-318	