

FINAL PLAT DEER SPRINGS TOWNHOMES

A REPLAT OF LOT 2 OF T&L SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, AND STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ole D. Dunn and Chris L. Nielsen are the owners of that real property situate in the NW 1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa and State of Colorado, the ownership of which is demonstrated at Book 3112 at Page 839 of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby plat said real property under the name and style of DEER SPRINGS TOWNHOMES, and being more particularly described as follows: Lot 2 in T & L MINOR SUBDIVISION, as recorded in Plat Book 18 at Page 16 of the records in the office of the Mesa County Clerk and Recorder. Said real property contains 0.74 acre more or less.

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.
 - All Utility Easements are dedicated to the City of Fruita for the use of City approved public utilities 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 sewer lines, storm sewers, water lines, telephone lines, and other equivalent public providers and appurtenant facilities.
 - All Drainage Easements are dedicated to the City of Fruita as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenance thereto. The City of Fruita is dedicated reasonable ingress/egress access to the drainage easements areas. The owners and/or property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the drainage facilities.
- All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns 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 lien holders or encumbrances, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owners Ole D. Dunn and Chris L. Nielsen, have caused their names to be hereunto subscribed this 23rd day of JAN. AD 2008

By: [Signature]
Ole D. Dunn - Owner
[Signature]
Chris L. Nielsen - Owner

NOTARY STATEMENT

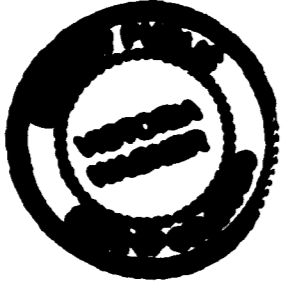
STATE OF COLORADO)
COUNTY OF MESA)

The foregoing was acknowledged before me this 23 day of January, 2008 by Ole D. Dunn and Chris L. Nielsen.

Witness my hand and official seal.

My commission expires: 9-17-2009

[Signature]
Notary Public



SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, 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 DEER SPRINGS TOWNHOMES as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property under my direct supervision and correctness shows the location and dimensions of the lots, in compliance with Title 38, Article 51, C.R.S., as amended.

Executed this 15th day of January, 2008

[Signature]
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

TITLE CERTIFICATE

Abstract and Title of Mesa County 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 Ole D. Dunn and Chris E. Nielsen, free and clear of all liens, taxes, and encumbrances except as follows:

Grand Valley Nat Bank recorded in
Book 4056 at Page 70

EXECUTED this 18 day of January, 2008

By: [Signature]
Title Examiner

SUBORDINATION BY LIENHOLDER

Grand Valley National Bank (Lienholder) being the holder of a promissory note secured by a deed of trust dated December 12, 2005 recorded December 9, 2005 at Reception No. 2291895 in the office of the Mesa County Clerk and Recorder hereby consents to the subdivision of the land set forth in this Final Plat, and subordinates the lien represented by the aforesaid deed of trust to the declarations, restrictions, covenants and conditions as shown on the Final Plat.

Grand Valley Nat Bank Pres.
Lienholder

570 25 Rd Grand Junction Co.
Street number and name, suite number

Grand Valley National Bank
City, State, and Zip

By: [Signature] Pres.

Note: The 25' Ingress-egress easement and irrigation easement are reserved for conveyance to the Deer Springs Townhomes Homeowners Association, by separate legal instrument.

NOTARY STATEMENT

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing was acknowledged before me this 23 day of January, 2008 by John W. Stevenson

as President
of Grand Valley National Bank Lienholder.

Witness my hand and official seal.

My commission expires 9-17-2009
[Signature]
Notary Public



PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 29th day of JANUARY, 2008

[Signature]
Chairperson

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, 22nd day of January, 2008 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 City 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 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, or 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



CLERK AND RECORDER'S CERTIFICATE

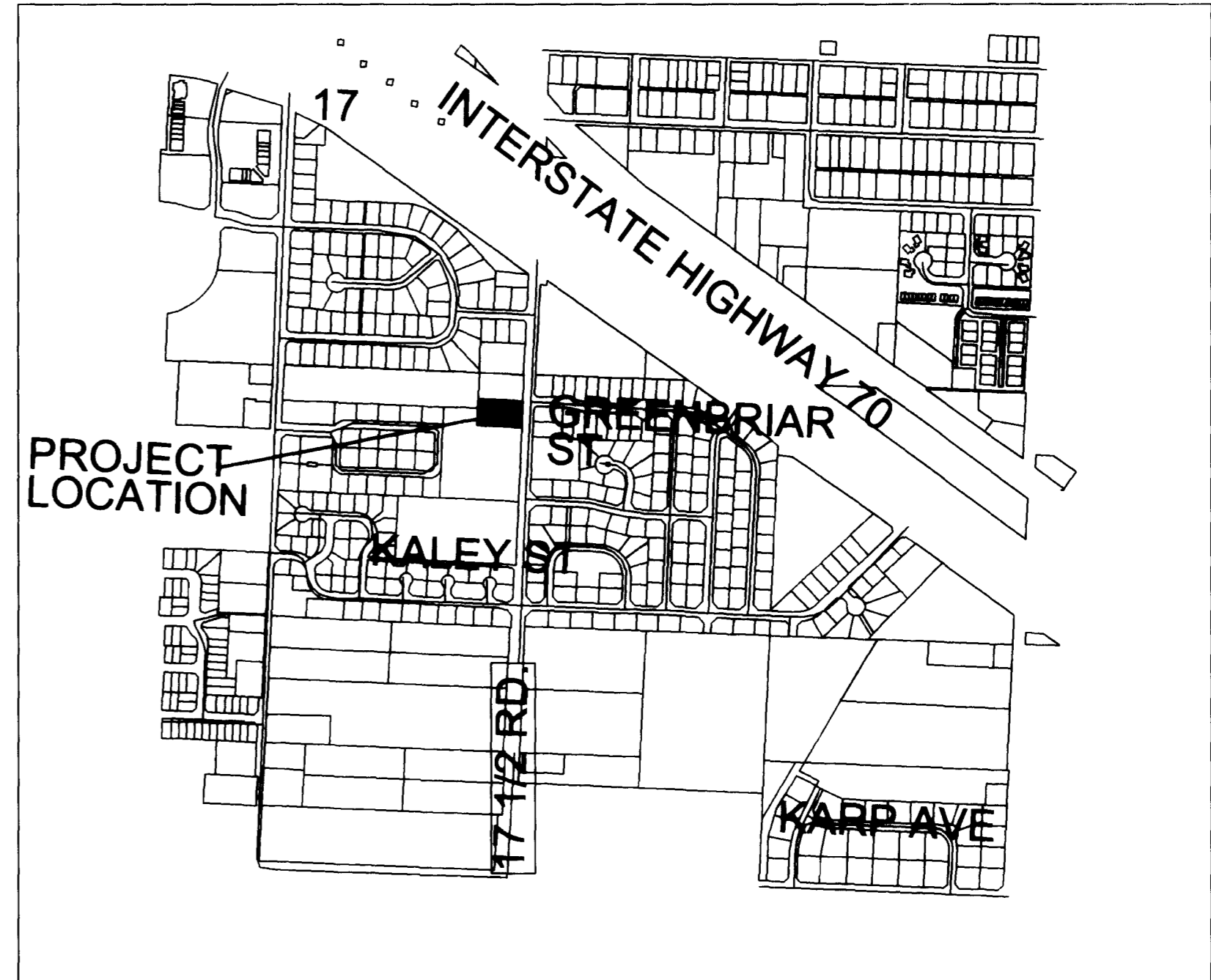
This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 3:28 o'clock, P M., on this 31st day of January, 2008, and is duly recorded in Book 4594 at Page 884 at Reception

Number 2422243 Drawer VY-62 Fees 20.00 1.00

[Signature]
MESA COUNTY CLERK AND RECORDER

By: [Signature]
Deputy

VICINITY MAP
Not to Scale



Sheet 1 of 2

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.

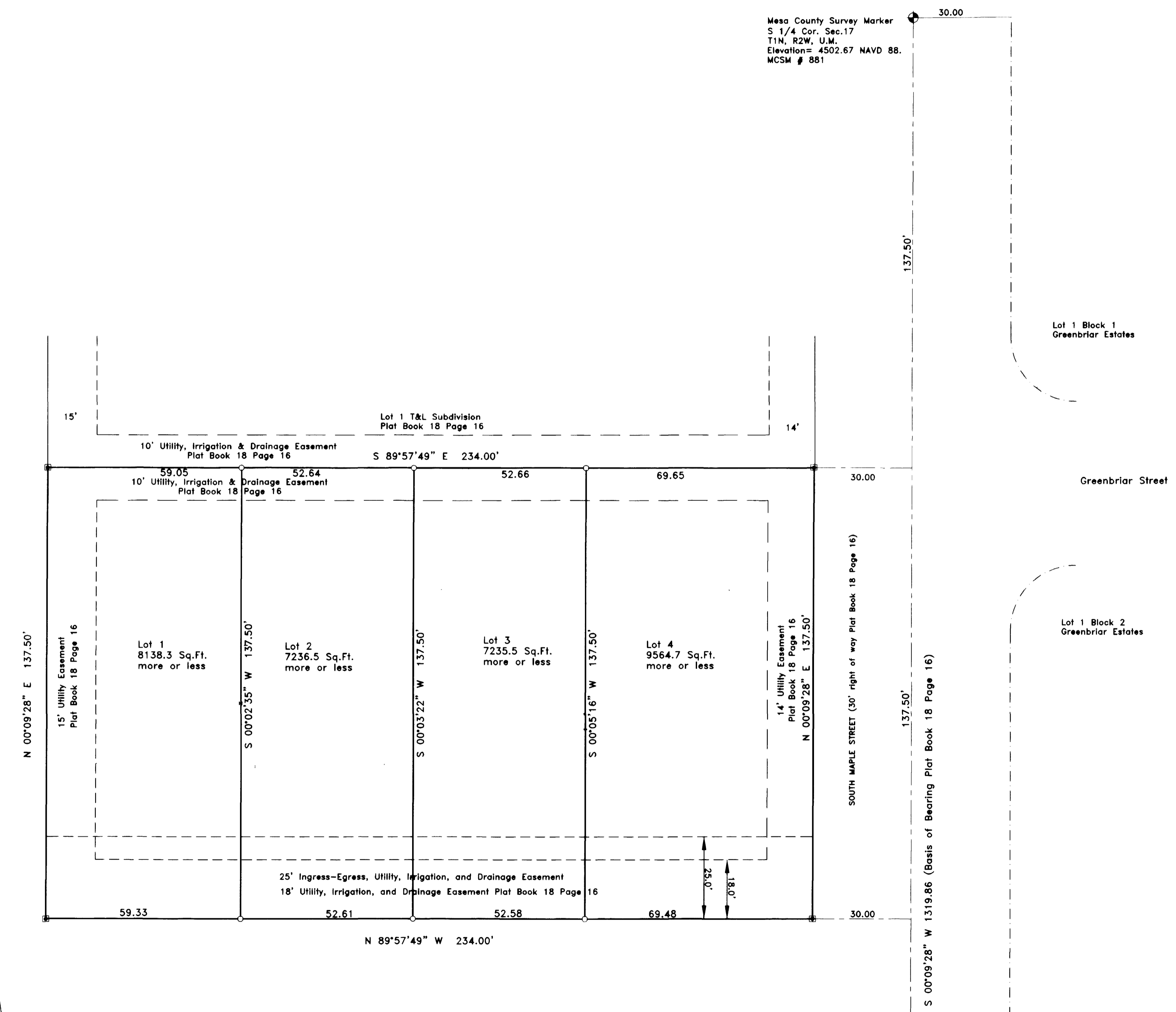
M	Monument Surveying Inc.
741 Rood Ave	
Grand Junction, CO 81501	
(970) 245-4188 Fax (970) 245-4674	
S	

FINAL PLAT
DEER SPRINGS TOWNHOMES
A Replat of Lot 2 of T & L Minor Subdivision
Located in the NW 1/4 of Section 20, Township 1 North,
Range 2 West of the Ute Meridian, CITY OF FRUITA, COUNTY
OF MESA and STATE OF COLORADO.

DESIGNED	FIELD APPROVAL	RKH	
DRAWN	LMB	REVISION DATE	
CHECKED	CDC	APPROVED	1/09/08
PREPARED FOR:	Rim Rock Properties	JOB NO.	

FINAL PLAT DEER SPRINGS TOWNHOMES

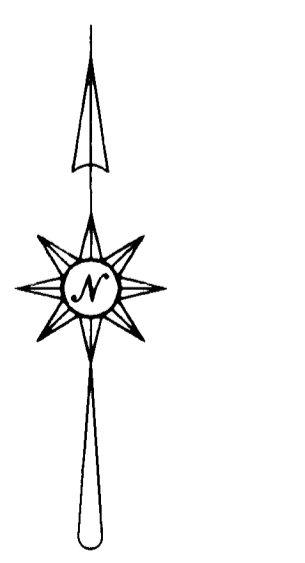
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RANGE 2 WEST UTE MERIDIAN CITY OF FRUITA, COUNTY OF MESA AND STATE OF COLORADO



Mesa County Survey Marker
S 1/4 Cor. Sec. 17
T1N, R2W, U.M.
Elevation= 4502.67 NAVD 88.
MCSM # 881



Cecil D. Coster
Registered Professional Land Surveyor
PLS Number 24943



0' 20' 40'
Scale 1"=20'

LEGEND

- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- ⊕ = Found Mesa County Survey Marker
- = Found Stiles PLS 24331
- = Set Monument in Concrete

Sq.Ft. = Square Feet

Note: All lineal measurements are in feet.

LAND USE SUMMARY

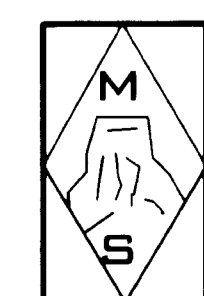
Lots	0.74 acres	100%
Streets	0.00 acres	0%
Total	0.74 acres	100%

C 1/4 Cor. Sec. 17
T1N, R2W, U.M.
MCSM No. 882-1

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. 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.

Sheet 2 of 2

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Located in the NW 1/4 of Section 20, Township 1 North,
Range 2 West of the Ute Meridian.



Monument Surveying Co.
741 Road Ave.
Grand Junction, CO 81501
(970) 245-4199 Fax: (970) 245-4674

DESIGNED _____	FIELD APPROVAL _____	BKH
DRAWN _____	LMB-CDC	REVISION DATE _____
CHECKED _____	CDC	APPROVED _____
PREPARED FOR: <i>Rim Rock Properties</i>		JOB NO. _____