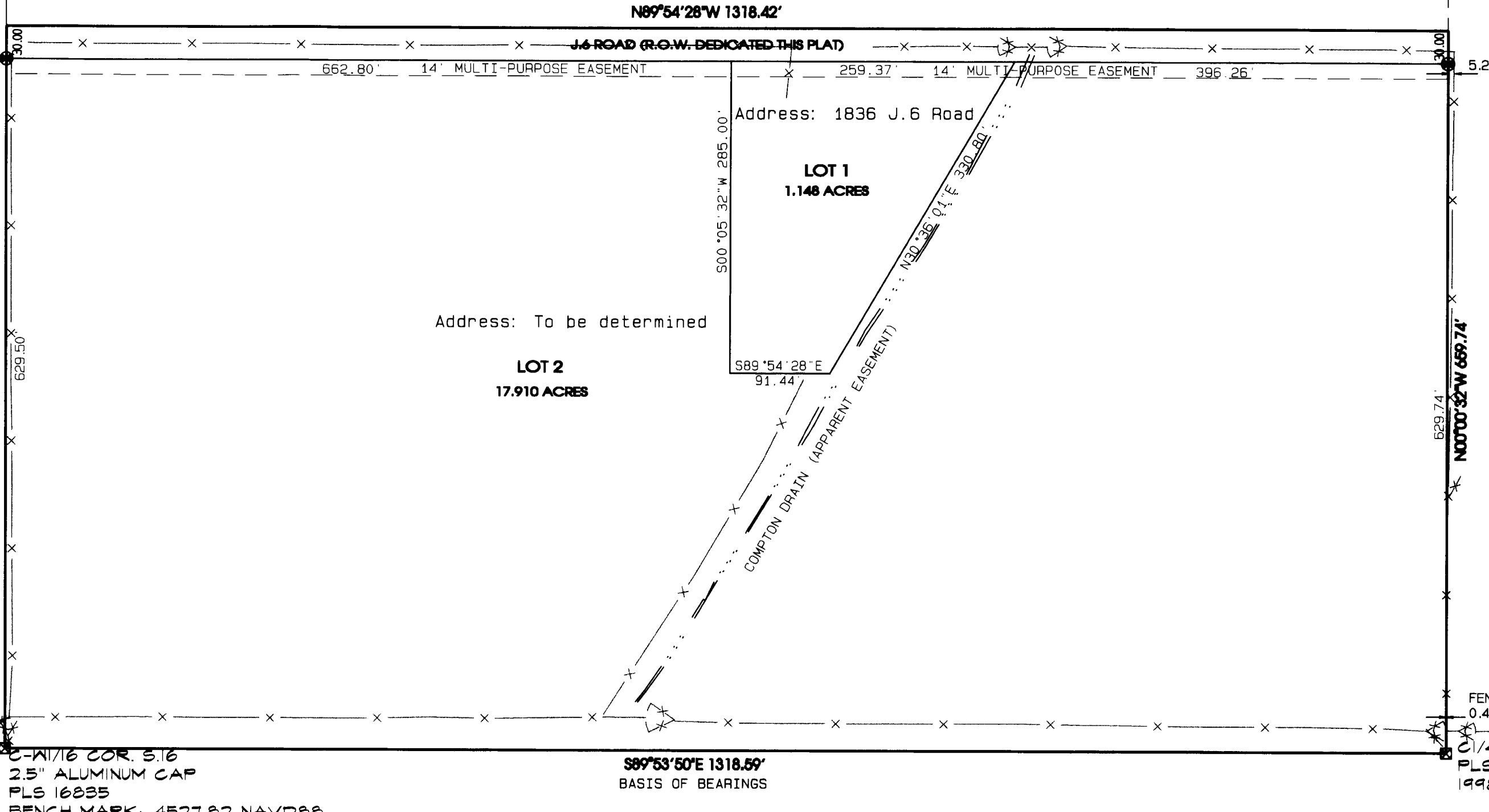
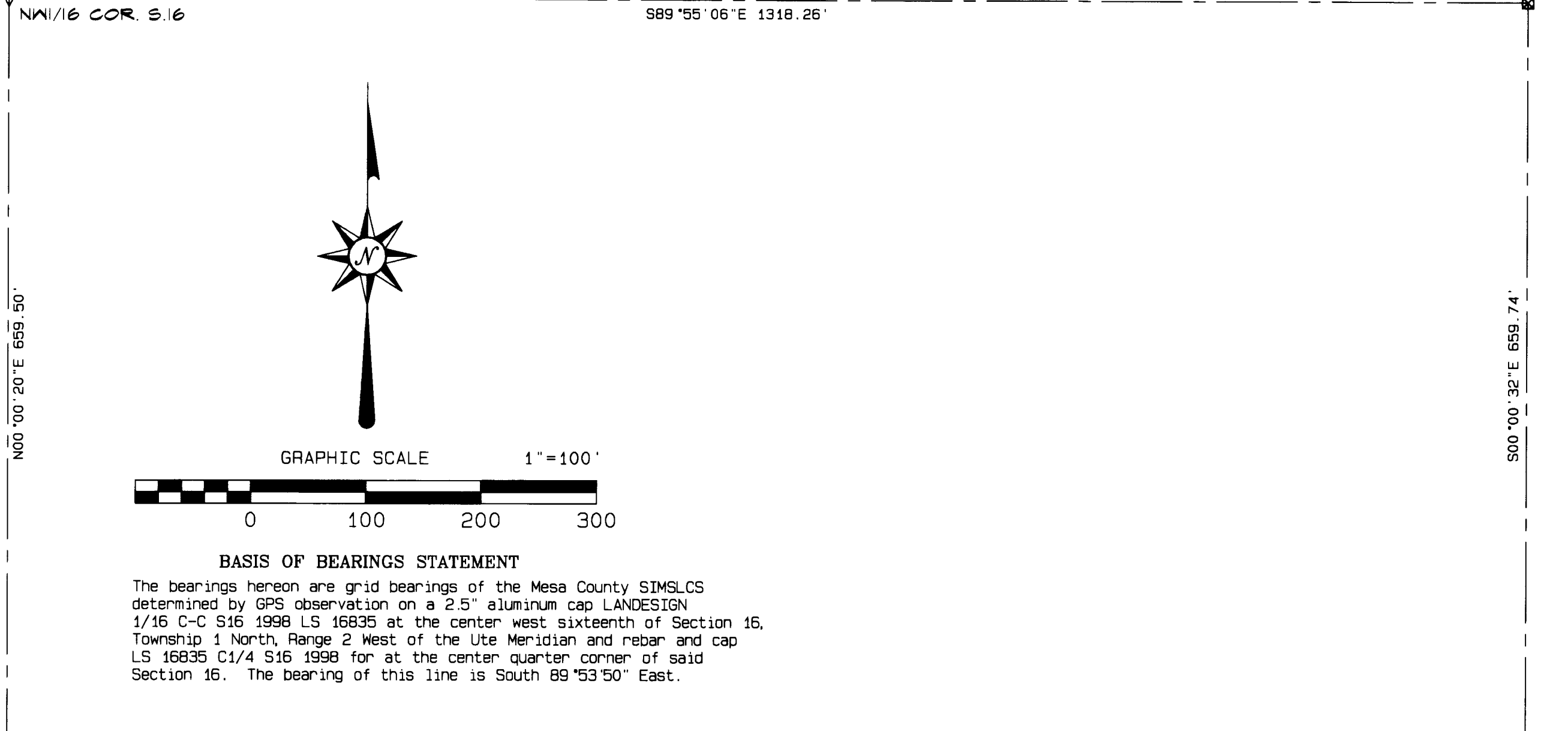


# FARAN MINOR SUBDIVISION

## A SUBDIVISION OF THE S1/2 SE1/4 NW1/4 S.16, T.1 N., R.2 W., UTE MERIDIAN CITY OF FRUITA, MESA COUNTY, COLORADO

2.5" ALUMINUM CAP  
WC 300 N  
24963

C-N 1/16 COR. S.16  
2.5" ALUMINUM CAP  
PLS 20671 - 2003



Legend:  
 □ FOUND SURVEY MARKER AS NOTED  
 ● SET #5 REBAR w/ALLOY CAP "THOMPSON-LANGFORD CORP PLS 18478"  
 - - - FENCE LINE

ALL BOUNDARY CORNERS CAPPED WITH ALLOY CAP "THOMPSON-LANGFORD CORP PLS 18478" WHERE REQUIRED AND SET IN CONCRETE.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Donal D. Compton and the Virginia Compton Family Trust, are the owners of record of that real property situated in the S1/2 SE1/4 NW1/4 of Section 16, Township 1 North, Range 1 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3543, Page 637 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of FARAN MINOR SUBDIVISION and being more particularly described as follows:

The S1/2 of the SE1/4 of the NW1/4 Section 16, Township 1 North, Range 1 West of the Ute Meridian, City of Fruita, Mesa County, Colorado.

That said owner does 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 multi-purpose 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, irrigation line, 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 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 owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Donal D. Compton and the Virginia Compton Family Trust, have caused their names to be hereunto subscribed this 2nd day of MARCH, A.D., 2005.

By: Donal D. Compton, as to an undivided one-half interest  
 By: Donal D. Compton  
 Donal D. Compton

By: Virginia Compton Family Trust, as to an undivided one-half interest  
 By: Donal D. Compton  
 Donal D. Compton, Trustee

By: Roy C. Compton  
 Roy C. Compton, Trustee

By: Donal D. Compton Jr.  
 Donal D. Compton, Jr., Trustee

**NOTARY PUBLIC**  
CHET DAVID SHANKEL  
STATE OF COLORADO

State of Colorado )  
 )ss  
 County of Mesa )

This Certificate of Ownership and Dedication was acknowledged before me by Donal D. Compton individually and as Trustee of the Virginia Compton Family Trust; and Roy C. Compton as Trustee of the Virginia Compton Family Trust on this 2nd day of MARCH, 2005 for the aforementioned purposes.

Notary Public Chet D. Shankel

My Commission expires: 02/17/06

**NOTARY PUBLIC**  
CHET DAVID SHANKEL  
STATE OF COLORADO

State of Colorado )  
 )ss  
 County of MESA )

This Certificate of Ownership and Dedication was acknowledged before me by Donal D. Compton Jr. as Trustee of the Virginia Compton Family Trust on this 2nd day of MARCH, A.D., 2005, for the aforementioned purposes.

Notary Public Chet D. Shankel

My Commission expires: 02/17/06

**TITLE CERTIFICATE**  
Debra J. Blanchette 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 Donal D. Compton and the Virginia Compton Family Trust, free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 27th day of February, 2005.

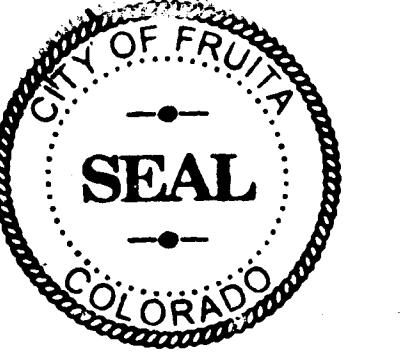
Abstract is Title Co of Mesa County  
 by Debra J. Blanchette

**PLANNING COMMISSION CERTIFICATE**  
 This Plat approved by the City of Fruita Planning Commission the 3rd day of March, 2005.  
Dusan A. Carter  
 Chairman

**CITY COUNCIL CERTIFICATE**  
 This Plat approved by the City Council of the City of Fruita, Colorado, this 7th day of MARCH, 2005, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance on 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 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: James Adams  
 Mayor

Witness my hand and official seal of the City of Fruita.  
 ATTEST:  
Ninaquist Johnson  
 City Clerk



**CLERK AND RECORDER'S CERTIFICATE**  
 State of Colorado )  
 )ss  
 County of Mesa )

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 10:00 o'clock A.M., on the 7th day of MARCH, 2005, and is duly recorded as Reception No. 2242106 Drawer QA-67

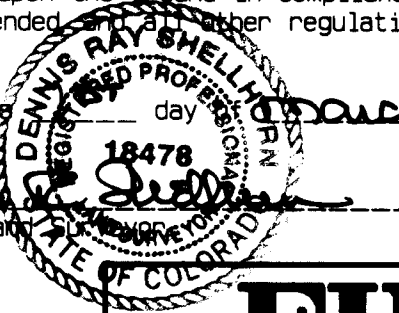
Fees \$10.00-1.00sc Book 3849 Page 516

MESA COUNTY CLERK & RECORDER: Janice Ward

By: Lorinda Eckman  
 Deputy

**SURVEYOR'S STATEMENT**  
 I, Dennis R. Shellhorn, do hereby state that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat was made from a survey of said property by me and under my supervision and to the best of my knowledge and belief shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and other regulations governing the subdivision of land.

EXECUTED this 27th day of February, 2005.  
Dennis R. Shellhorn  
 Registered Land Surveyor



**LAND USE SUMMARY**

PARCEL	AREA	ADDRESS	PROPOSED USE
LOT 1	1.148 ACRES	1833 J.6 ROAD	RESIDENTIAL
LOT 2	17.910 ACRES	TO BE DETERMINED	TO BE DETERMINED
STREETS	0.908 ACRES	(J.6 ROAD)	
<b>TOTAL</b>	<b>19.966 ACRES</b>		

**FINAL PLAT**

**FARAN MINOR SUBDIVISION**

The S1/2 of the SE1/4 of the NW1/4 Section 16, Township 1 South, Range 1 West, Ute Meridian, City of Fruita, Mesa County, Colorado

SECTION: S2 SE1/4 NW1/4 S.16 | TWSHP: 1 North | RNGE: 2 West | MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**

529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 [tlc@tlwest.com](mailto:tlc@tlwest.com)

Date of Survey:	Field Surveyor:	Revision Date: Mar 1, 2005
Drawn: bkb	Checked: lsf	Approved: drs
S:\Survey\10187 Constructors West\1042 Compton\minorsub.plt		Job No. 0187-042

Sheet 1 of 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.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00913693 C, dated September 2, 2004.