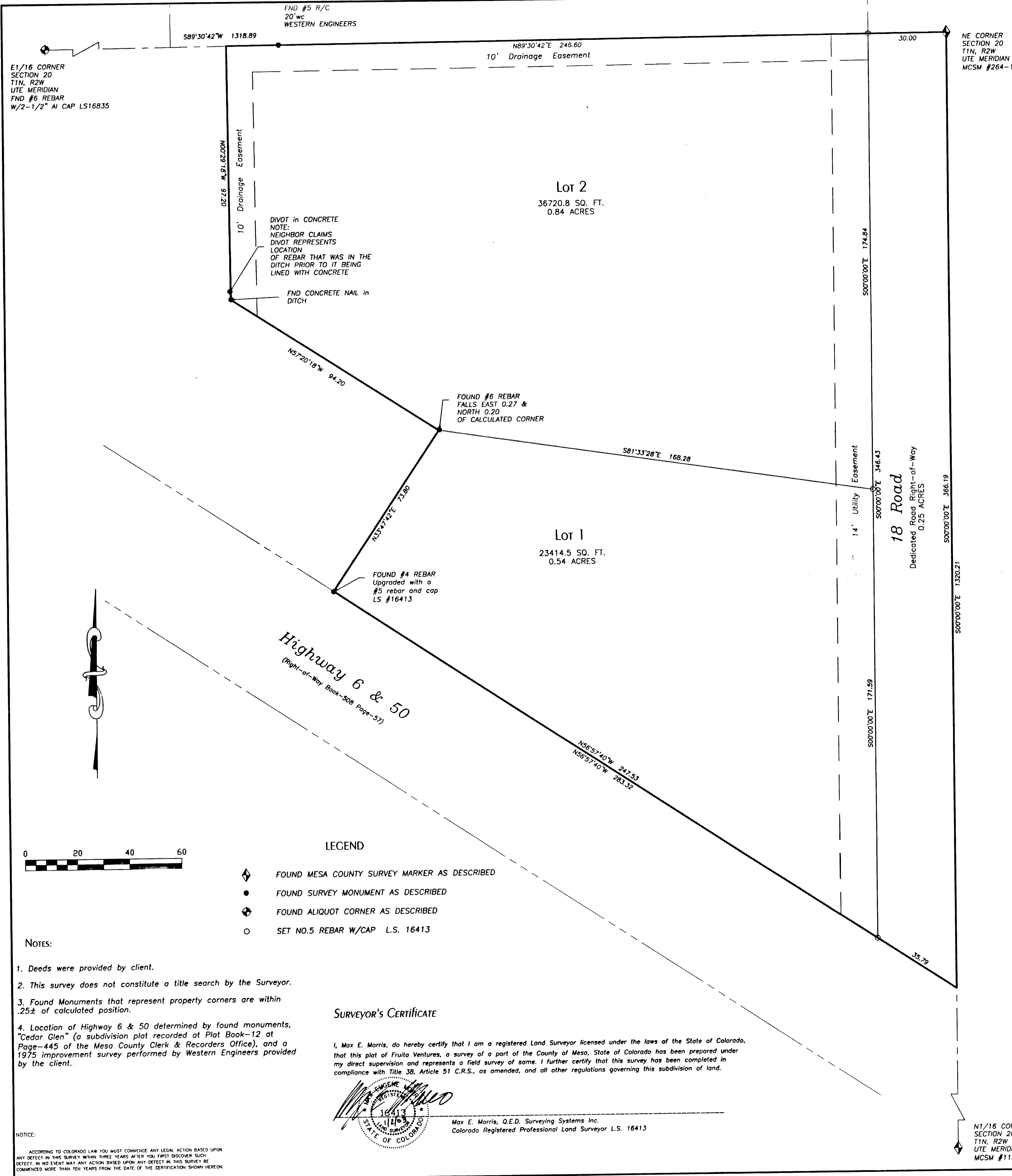


Fruita Ventures Subdivision



Certificate of Dedication and Ownership

Fruita Ventures is the sole owner in fee simple of all the real property described as follows:
(Warranty Deed recorded in Book 1296 Page 37 of the Mesa County Clerk and Records Office)

A parcel of ground situated in the NE1/4 NE1/4 Section 20, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado being described as follows:
Beginning at the NE corner of said Section 20 and considering the East line of said Section 20 to bear S00°00'00"E with all other bearings contained herein to be relative thereto;
thence along said West right-of-way line for 18 Road, S00°00'00"E 366.19 feet to the North right-of-way line for Highway 6 & 50;
thence along said North right-of-way line for Highway 6 & 50, N56°57'40"W 283.32 feet; thence N33°47'42"E 73.80 feet; thence N57°20'18"W 94.20 feet; thence N00°29'18"W 97.20 feet to the North line of the NE1/4 NE1/4 of said Section 20;
thence along said North line N89°30'42"E 276.60 feet to the point of beginning, containing 1.63 acres as described.

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 Fruita Ventures 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, Colorado, for 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 Fruita Ventures 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.

The said owners hereby state that there are no lien holders.

EXECUTED this 2nd day of January, 2003A.D.

C. R. Brown General Partner of
Fruita Ventures

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

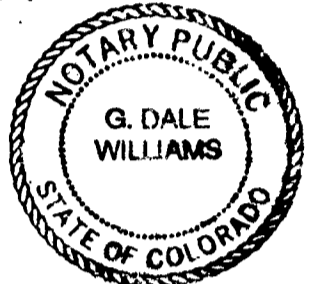
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 2nd day of January, 2003A.D., by Fruita Ventures.

Witness my hand and official seal.

My commission expires 4/19/2005

Notary Public G. Dale Williams

Address 2200 Idella Court Grand Jct. CO 81505



Title Certificate

Abstract & Title Co.

By G. Dale Williams

in Fruita Ventures

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 Fruita Ventures free and clear of all liens, taxes, and encumbrances, except as follows:

Executed this 2nd day of January, 2003A.D.

By G. Dale Williams
Title examiner's signature

Clerk and Records Certificate

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

I hereby certify that this instrument was filed in my office at 9:10 o'clock A. M. this 3rd day of March, 2003A.D.

and is duly recorded in Plat Book No. 19 Page No. 261

Reception No. 2106966 Drawer No. NN-61 Fee: "10" 1"

Clerk and Recorder

By Olivia Herrera
Deputy

Janice Ward
Clerk & Recorder

City of Fruita Planning Commission Certificate

This Plat is approved by the City of Fruita Planning Commission this 12th day of November, A.D. 2002.

[Signature]
Chairman

City Council Certificate

This plat is approved by the City Council of City of Fruita, Colorado, this 3rd day of December, A.D., 2002 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 the City of Fruita, Colorado

ATTEST:

[Signature]
City Clerk

LEGEND

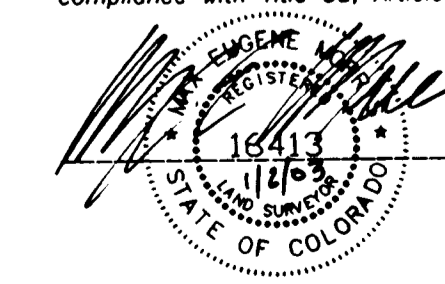
- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊕ FOUND ALIQUOT CORNER AS DESCRIBED
- SET NO.5 REBAR W/CAP L.S. 16413

NOTES:

1. Deeds were provided by client.
2. This survey does not constitute a title search by the Surveyor.
3. Found Monuments that represent property corners are within .25± of calculated position.
4. Location of Highway 6 & 50 determined by found monuments, "Cedar Glen" (a subdivision plat recorded at Plat Book-12 at Page-445 of the Mesa County Clerk & Records Office), and a 1975 improvement survey performed by Western Engineers provided by the client.

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 of Fruita Ventures, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and represents a field survey of same. I further certify that this survey has been completed in compliance with Title 38, Article 51 C.R.S., as amended, and all other regulations governing this subdivision of land.



Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST CONFESS 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.

FRUITA VENTURES SUBDIVISION		
FINAL PLAT		
SITUATED IN THE NE1/4 NE1/4 SECTION 20, T1N, R2W OF THE UTE MERIDIAN		
FOR: Fruita Ventures	<u>[Signature]</u> Surveying Western Colorado Since 1979	SURVEYED BY: RM (ROBO)
ACAD ID: Fruita Ventures	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	DRAWN BY: DMM
SCALE: 1" = 20'		CHECKED BY: MEM
DATE: 12/30/02		SHEET NO.
		FILE: 2002-170