

FINAL PLAT GEWONT TOWNHOMES PUD REPLAT OF LOT 2, MOORLAND SUBDIVISION AND REPLAT OF OUTLOT A, HUSSMAN MINOR SUBDIVISION NE1/4 NE1/4 SECTION 18, T1N, R2W, UTE MERIDIAN AND NW1/4 NE1/4 SECTION 18, T1N, R2W, UTE MERIDIAN CITY OF FRUITA, MESA COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Jozef and Halina Gewont, are the owners of record of that real property situated in NE1/4 NE1/4 and NW1/4 NE1/4 Section 18, T1N, R2W, Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3681, Page 486, and Book 4425, Page 23 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 GEWONT TOWNHOMES PUD and being more particularly described as follows:

A REPLAT OF LOT 2, MOORLAND MINOR SUBDIVISION, as shown on the Plat recorded in Book 3616, Page 630, Mesa County records, and A REPLAT OF OUTLOT A, HUSSMAN MINOR SUBDIVISION, as shown on the Plat recorded in Book 4396, Page 680, Mesa County records and being more particularly described as follows:

Commencing at the Southeast corner of said NE1/4 NE1/4 Section 18, whence the Northeast corner of said Section 18 bears North 00 degrees 10 minutes 40 seconds West, a distance of 1324.06 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 51 minutes 20 seconds West, a distance of 30.00 feet to the West right-of-way line of North Coulson Street, a 60 foot wide right-of-way; thence North 07 degrees 10 minutes 40 seconds West, a distance of 139.00 feet to the Southeast corner of the most Easterly line of said Lot 2, Moorland Minor Subdivision, the POINT OF BEGINNING; thence South 89 degrees 51 minutes 20 seconds West, a distance of 112.00 feet; thence South 00 degrees 10 minutes 40 seconds East, a distance of 139.00 feet, to a point on the South line of said NE1/4 NE1/4 Section 18; thence South 89 degrees 51 minutes 20 seconds West, a distance of 150.00 feet, along the South line of the NW1/4 NE1/4 said Section 18; thence North 00 degrees 11 minutes 10 seconds West, a distance of 234.14 feet; thence North 58 degrees 59 minutes 26 seconds East, a distance of 174.67 feet, to a point on the West line of said NE1/4 NE1/4 Section 18; thence South 00 degrees 11 minutes 10 seconds East, a distance of 140.43 feet; thence North 89 degrees 49 minutes 20 seconds East, a distance of 630.67 feet, to a point on the aforementioned West right-of-way line; thence South 00 degrees 10 minutes 40 seconds East, a distance of 44.69 feet, along said West right-of-way line to the POINT OF BEGINNING.

Said parcel containing an area of 3.260 acres, as described.

That said owners do hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

GEWONT LANE street right-of-way is dedicated to the City of Fruita for the use of the public forever.

A blanket easement over Outlot A and Tract C is dedicated to the City of Fruita for Public Site/Open Space.

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 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, Jozef and Halina Gewont, have caused their names to be hereunto subscribed this 12th day of December, A.D., 2007

Jozef Gewont Halina Gewont
Jozef Gewont Halina Gewont

NOTARY PUBLIC CERTIFICATION

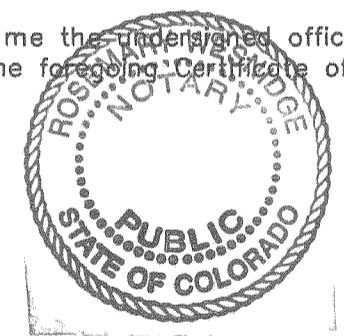
State of Colorado }
County of Mesa }ss

On this 12th day of December, A.D., 2007 before me the undersigned officer, personally appeared Jozef Gewont and Halina Gewont, and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

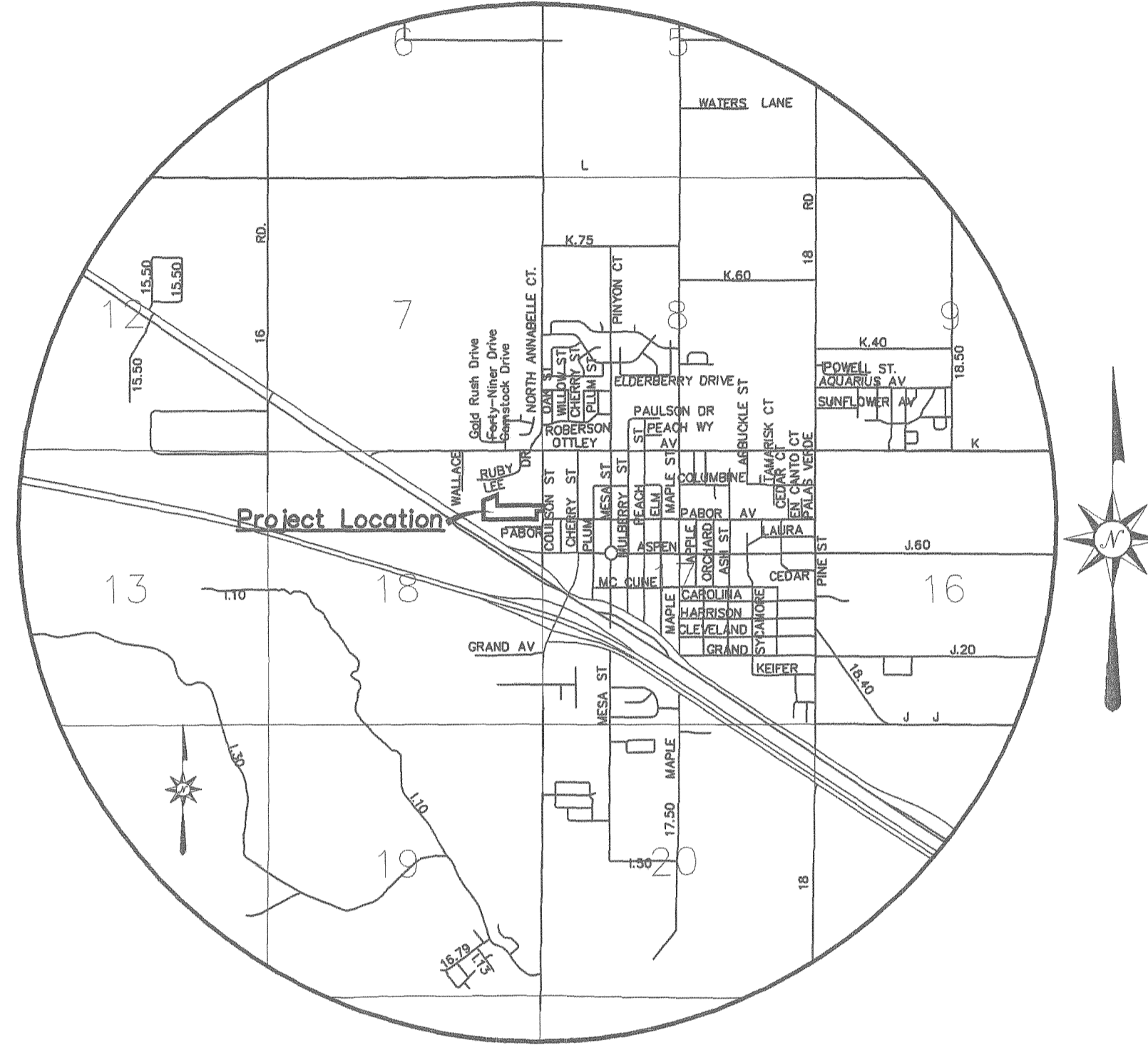
My commission expires: 02-10-2010

Deborah Weisberg
Notary Public



SPECIAL PLAT NOTES:

- Tract A and Tract B, shown hereon, are granted and conveyed by separate document to the GEWONT TOWNHOMES HOMEOWNERS ASSOCIATION, Inc., subject to the terms of said grant and subject to the easements dedicated herein.
- Outlot A and Tract C, shown hereon, are granted and conveyed by separate document to the GEWONT TOWNHOMES HOMEOWNERS ASSOCIATION, Inc., subject to the terms of said grant and subject to the easements dedicated herein.
- This subdivision is age restricted and all residents must be 55 or older.
- No structures or other items that could impede the flow of drainage water are allowed in any portion of Tract B.



VICINITY MAP
Not To Scale

SUBORDINATION BY LIENHOLDERS

Wells Fargo Bank N.A. recorded 7/14/2004 at Book 3674 Page 88-89 in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

for Wells Fargo Bank N.A. Lienholder
by Kate Amos as it's Vice President (title).

NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF MESA }ss

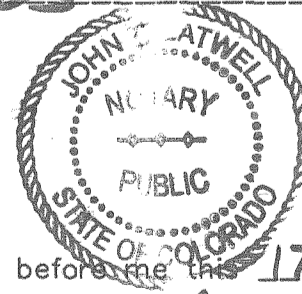
The foregoing was acknowledged before me this 17th day of December, 2007.

for Wells Fargo Bank N.A.
by John T. Eatwell as it's Business Banker (title).

Witness my hand and official seal.

My commission expires: 2/1/10

John T. Eatwell
Notary Public



SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, a Registered Land Surveyor licensed under the laws of the State of Colorado, do hereby state that the accompanying Plat of GEWONT TOWNHOMES PUD, a subdivision of a part of the City of Fruita, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders/or quality of title.

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 12th day of December, 2007, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets, or easements dedicated to the City of Fruita, 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, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a planning clearance, a 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: [Signature]
Mayor

Witness my hand and seal of the City of Fruita, Colorado.
ATTEST:
[Signature]
City Clerk



GENERAL NOTES

Basis of bearings is the East line of the NE1/4 NE1/4 of Section 18 which bears North 00 degrees 10 minutes 40 seconds West, a distance of 1324.06 feet, as established by observation of the MCGPS control network. Both monuments on this line are Aliquot Survey Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Meridian Land Title LLC, policy No. GJR65000034, dated May 4, 2006, for the parcel shown as Outlot A and First American Heritage Title Company, Property Information Report No. H01117994, dated April 3, 2006.

Note: Existing property corners which were recovered during this survey which were within 0.25± feet of the calculated position were accepted as being "in position".

The Declaration of Covenants and Restrictions are recorded in Book 4718, Pages 747 through 805 Mesa County Records.

The Planned Unit Development Guidelines are recorded in Book 4689, Pages 602 through _____, Mesa County Records.

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission this 26th day of Feb, 2008

[Signature]
Chairman

TITLE CERTIFICATE:

LAND TITLE GUARANTEE COMPANY, BY LAWRENCE D. VENT 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 JOZEF GEWONT AND HALINA GEWONT free and clear of all encumbrances, except as follows:

DEED OF TRUST IN FAVOR OF WELLS FARGO BANK, N.A. BK 3674 PG 88

Executed this 13th day of DECEMBER, 2007

By: [Signature]
The Examiner's Signature LAWRENCE D. VENT/EXAMINER

MESA COUNTY CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA }ss

I hereby certify that this instrument was filed in my office at 11:27 o'clock A.M., on

this 27th day of August, A.D., 2008 and was duly recorded in

Book No. 4718, Pages No. 742 and 743, Reception No. 2454926, Drawer No. 411-23

Fees: \$20.00 100

Janice Rich
Clerk and Recorder

By: [Signature]
Deputy

FINAL PLAT

GEWONT TOWNHOMES PUD
REPLAT OF LOT 2, MOORLAND SUBDIVISION AND
REPLAT OF OUTLOT A, HUSSMAN MINOR SUBDIVISION
NE1/4 NE1/4 SECTION 18, T1N, R2W, UTE MERIDIAN
AND
NW1/4 NE1/4 SECTION 18, T1N, R2W, UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-255-7047



Stanley K. Werner

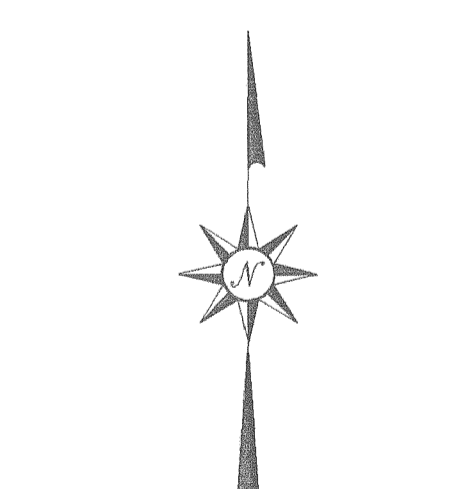
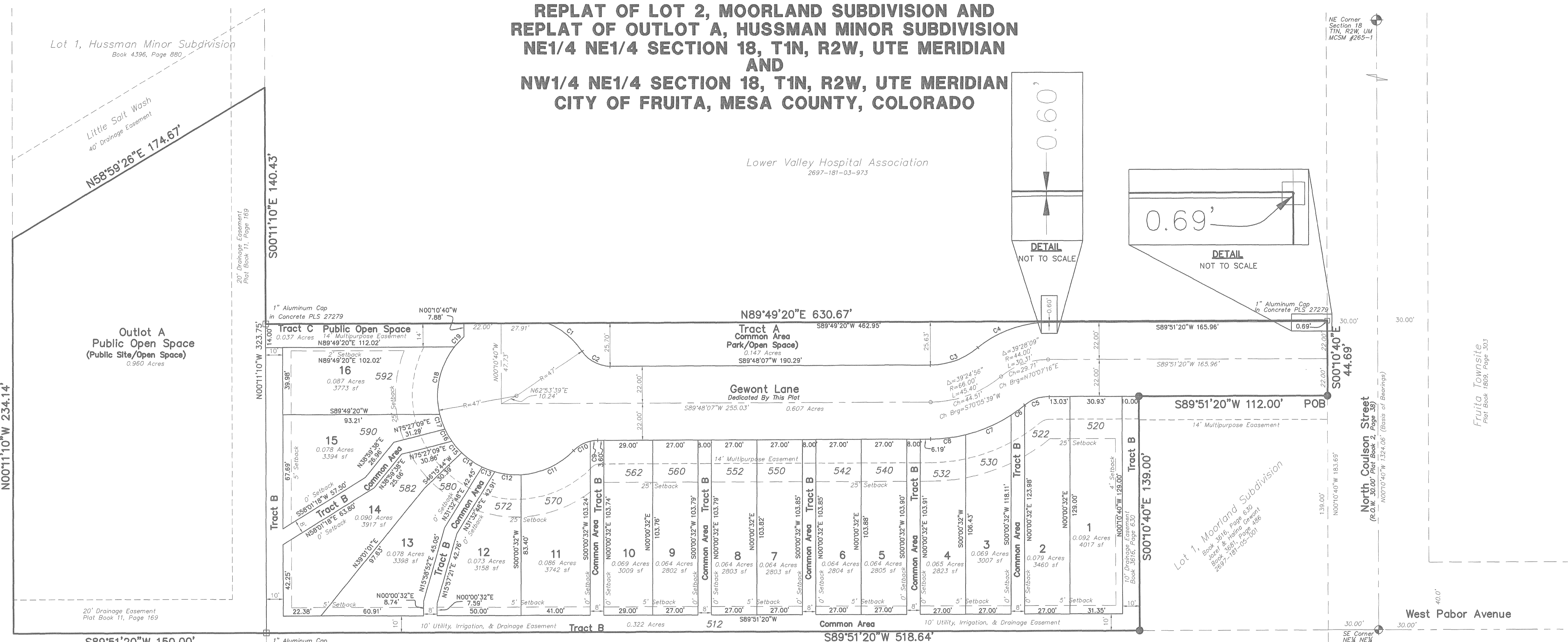
COLORADO REGISTERED SURVEYOR
P.L.S. No. 27279

PROJ. NO. 05-196 SURVEYED DRAWN CHECKED SHEET OF
DATE: November, 2007 rsk skw 1 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 CERTIFICATION SHOWN HEREON.

FINAL PLAT GEWONT TOWNHOMES PUD

REPLAT OF LOT 2, MOORLAND SUBDIVISION AND REPLAT OF OUTLOT A, HUSSMAN MINOR SUBDIVISION NE1/4 NE1/4 SECTION 18, T1N, R2W, UTE MERIDIAN AND NW1/4 NE1/4 SECTION 18, T1N, R2W, UTE MERIDIAN CITY OF FRUITA, MESA COUNTY, COLORADO



LEGEND

- ALLOTTED SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE PER CRS-38-51-105
- FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

Curve Data					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	32°32'28"	47.00'	26.69'	26.34'	S50°21'52"E
C2	56°06'15"	20.00'	19.58'	18.81'	N62°08'45"W
C3	39°24'56"	44.00'	30.27'	29.68'	S70°05'39"W
C4	39°28'09"	66.00'	45.47'	44.57'	N70°07'16"E
C5	39°28'09"	22.00'	15.16'	14.86'	N70°07'16"E
C6	06°28'22"	88.00'	9.94'	9.94'	S53°37'23"W
C7	19°15'45"	88.00'	29.59'	29.45'	S66°29'26"W
C8	13°40'49"	88.00'	21.01'	20.96'	S82°57'43"W
C9	12°42'59"	20.00'	4.44'	4.43'	N83°26'38"E
C10	33°10'23"	20.00'	11.58'	11.42'	N60°29'57"E
C11	42°40'46"	47.00'	35.01'	34.21'	S65°15'09"W
C12	19°28'48"	47.00'	15.98'	15.90'	N83°40'04"W
C13	09°55'53"	47.00'	8.15'	8.14'	N68°57'44"W
C14	18°06'05"	47.00'	14.85'	14.79'	N48°56'45"W
C15	10°55'21"	47.00'	8.96'	8.95'	N40°28'02"W
C16	10°07'37"	47.00'	8.31'	8.30'	N29°54'33"W
C17	11°15'59"	47.00'	9.24'	9.23'	N19°12'44"W
C18	51°38'11"	47.00'	42.36'	40.94'	N12°14'21"E
C19	10°17'01"	47.00'	8.44'	8.42'	N43°11'57"E

LAND USE SUMMARY		
LOT 1	0.092 Acres	Residential
LOT 2	0.079 Acres	Residential
LOT 3	0.069 Acres	Residential
LOT 4	0.065 Acres	Residential
LOT 5	0.064 Acres	Residential
LOT 6	0.064 Acres	Residential
LOT 7	0.064 Acres	Residential
LOT 8	0.064 Acres	Residential
LOT 9	0.064 Acres	Residential
LOT 10	0.069 Acres	Residential
LOT 11	0.096 Acres	Residential
LOT 12	0.075 Acres	Residential
LOT 13	0.078 Acres	Residential
LOT 14	0.090 Acres	Residential
LOT 15	0.078 Acres	Residential
LOT 16	0.087 Acres	Residential
TOTAL LOTS	1.186 Acres	Residential
ROAD ROW	0.607 Acres	Roadway & Utilities
TRACT A	0.147 Acres	Common Area
TRACT B	0.322 Acres	Common Area
TRACT C	0.038 Acres	Public Open Space
OUTLOT A	0.960 Acres	Public Open Space
TOTAL	3.260 Acres	Subdivision

FINAL PLAT

GEWONT TOWNHOMES PUD
REPLAT OF OUTLOT A, HUSSMAN MINOR SUBDIVISION
NE1/4 NE1/4 SECTION 18, T1N, R2W, UTE MERIDIAN
AND
NW1/4 NE1/4 SECTION 18, T1N, R2W, UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO



Stanley K. Werner
COLORADO REGISTERED SURVEYOR
P.L.S. No. 27279

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-255-7047

PROJ. NO. 05-196	SURVEYED/DRAWN/CHECKED	SHEET	OF
DATE: November, 2007	rsk	2	2

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