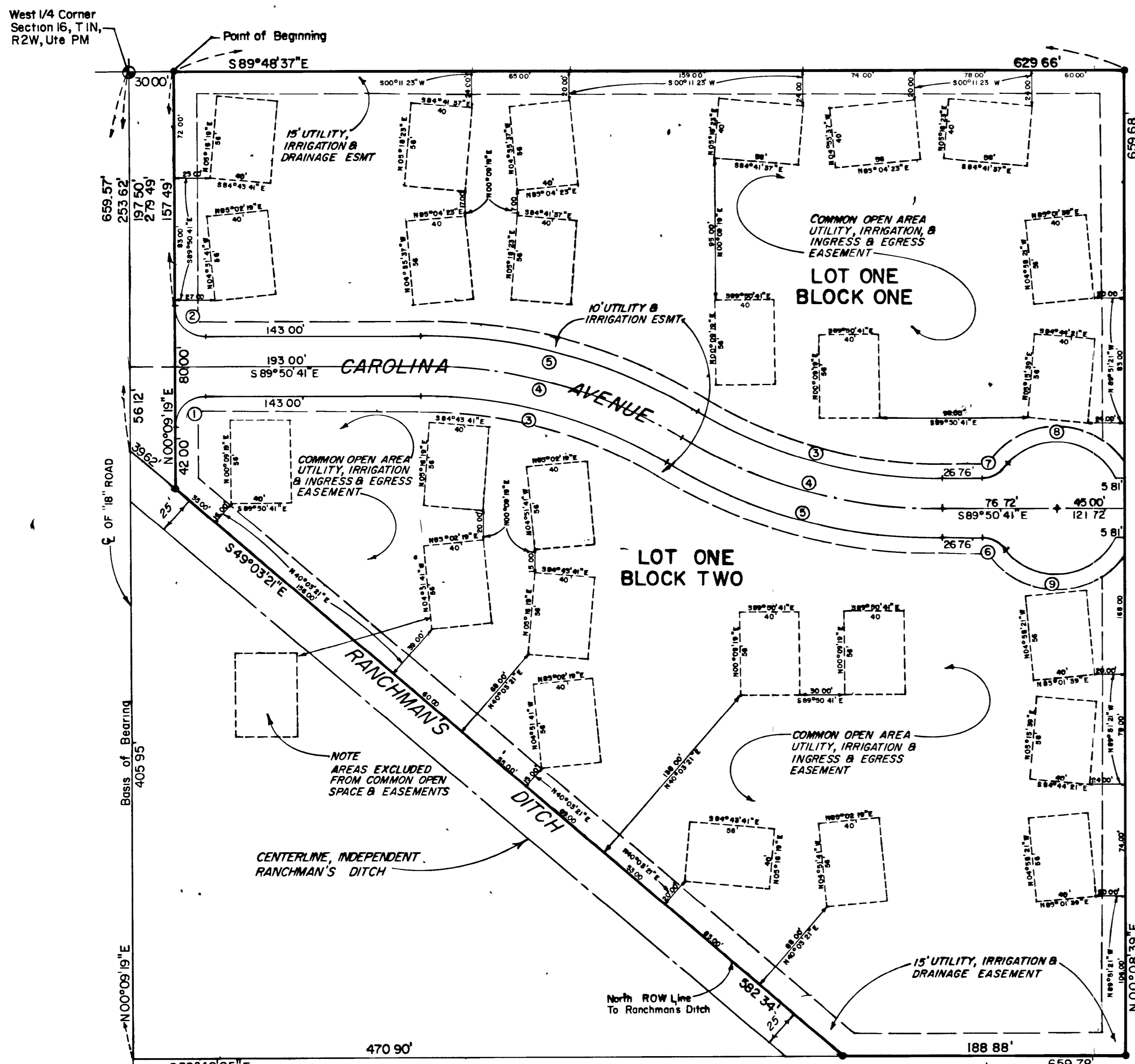


GRACE PARK - PLANNED DEVELOPMENT

FINAL PLAT

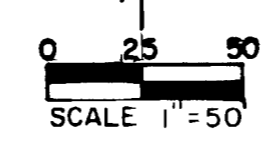


LEGEND

Mesa County Brass Cap
 Set 5/8 Rebar with Cap in Concrete Marked PE, L.S. No 14113

LAND USE BREAKDOWN

	AREA (ACRES)	% OF TOTAL
Building Floor Area	134	17.6
Streets	0.66	8.7
Common Open Area	5.61	73.7
TOTAL	7.612	100%



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property located in the Southwest 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Prime Meridian in the Town of Fruita, Mesa County, Colorado, and being more specifically described as follows

Beginning at a point which bears S89°48'37"E 30.00 feet from the West Quarter corner of Section 16, T1N, R2W of the Ute P.M., thence S89°48'37"E 629.66 feet, thence S00°08'39"W 659.68 feet, thence N89°48'05"W 188.88 feet, thence N49°03'21"W 582.34 feet along the Northernly Right-of-Way Line of the Ranchman's Ditch, thence leaving said Right-of-Way Line N00°09'19"E 279.49 feet to the point of beginning containing 7.612 acres, more or less.

That the said owners have caused the said real property to be laid out and surveyed as Grace Park Planned Development, a subdivision of a part of the County of Mesa

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the public utilities

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser, not the County of Mesa

In witness whereof, Leo E. Markrud, Earlene E. Markrud, and Helene V. Crouse have caused their names to be hereunto subscribed this 25 day of Nov A.D. 1981.

Leo E. Markrud

Earlene E. Markrud

Helene V. Crouse

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 25 day of Nov. A.D. 1981, by Leo E. Markrud, Earlene E. Markrud, and Helene V. Crouse

My commission expires April 25, 1983 Witness my hand and official seal

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:12 o'clock P.M. Nov. 16 A.D., 1981 and is duly recorded in Plat Book No. 13 Page No. 84 File U-63

Earl Sawyer Clerk and Recorder

Mary Baker Deputy

TOWN OF FRUITA PLANNING COMMISSION

Approved this 30th day of November A.D. 1981, by the Planning Commission of the Town of Fruita, County of Mesa, State of Colorado

By
 Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

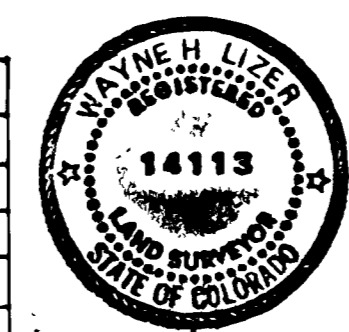
Approved this 30th day of Nov A.D. 1981, by the Town Board of Trustees of the Town of Fruita

By
 Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, do hereby certify that the accompanying plat of Grace Park Planned Development, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

By
 Wayne H. Lizer
 Registered Land Surveyor P.E. L.S. 14113



CURVE TABLE					
NO	RADIUS	Δ	LENGTH	TANGENT	CHORD
1	20.00'	90°00'00"	31.42'	20.00'	N45°09'19"E 28.28'
2	20.00'	90°00'00"	31.42'	20.00'	S44°50'41"E 28.28'
3	310.98'	31°24'40"	170.49'	87.44'	S74°08'21"E 168.36'
4	330.98'	31°24'40"	181.45'	93.07'	S74°08'21"E 179.19'
5	350.98'	31°24'40"	192.42'	98.69'	S74°08'21"E 190.02'
6	20.00'	51°19'04"	17.91'	9.61'	S64°11'09"E 17.32'
7	20.00'	51°19'04"	17.91'	9.61'	N64°29'47"E 17.32'
8	44.00'	114°16'56"	87.76'	68.12'	S84°01'17"E 73.92'
9	44.00'	114°16'56"	87.76'	68.12'	N84°19'55"E 73.92'

PROJECT NO. 81413-2

**GRACE PARK
 PLANNED DEVELOPMENT
 FINAL PLAT**

W. H. LIZER & ASSOCIATES
 ENGINEERING & SURVEYING
 576 25 ROAD UNIT EIGHT 241-1129
 GRAND JUNCTION, COLORADO
 JULY 14, 1981

RESTRICTIVE COVENANTS RECORDED
 BOOK 402 PAGE 487