

FINAL PLAT HENRY SUBDIVISION

BEING A PART OF THE NE 1/4 SECTION 20,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that H. Kenneth Henry and Janet E. Henry, are the owners of record of that real property situated in the NE 1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 2733, Page 625, of the records in the office of the Mesa County Clerk and Recorder and that Ruby B. Henry, Paul I. Henry, Linda N. Henry and H. Kenneth Henry, are the owners of record of that real property situated in the NE 1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 2637, Page 275, 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 HENRY SUBDIVISION and being more particularly described as follows:

S 1/2 NW 1/4 SW 1/4 NE 1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, and
The North 12 1/2 acres of the E 1/2 SW 1/4 NE 1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian.

Said owners 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, H. Kenneth Henry, Janet E. Henry, Ruby B. Henry, Paul I. Henry and Linda N. Henry, have caused their names to be hereunto subscribed this 7 day of FEBRUARY, A. D., 2006.

Ruby B. Henry H. Kenneth Henry Paul I. Henry
Ruby B. Henry H. Kenneth Henry Paul I. Henry
Janet E. Henry Linda N. Henry
Janet E. Henry Linda N. Henry

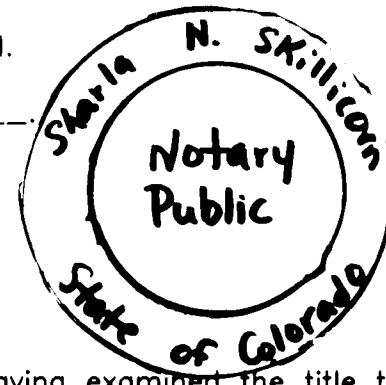
STATE OF COLORADO }
 } ss.
COUNTY OF MESA }

On this 7 day of FEBRUARY, A.D. 2006 before me the undersigned officer, personally appeared H. Kenneth Henry, Janet E. Henry, Ruby B. Henry, Paul I. Henry and Linda N. Henry and acknowledged that they executed the following Certificate of Ownership and Dedication for the purposes therein contained.

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

My commission expires: 08-16-08

Shirley N. Skillicorn
Notary Public



TITLE CERTIFICATE

Abstract and Title Co. of Mesa County, does hereby certify to having examined the title to all lands shown on this Plat and that title to such lands is vested in Ruby B. Henry, H. Kenneth Henry, Janet E. Henry, Paul I. Henry and Linda N. Henry free and clear of all liens, taxes and encumbrances, except as follows:

Deed of Trust recorded in Book 3207 at page 948.

EXECUTED this 2nd day of February, 2005.

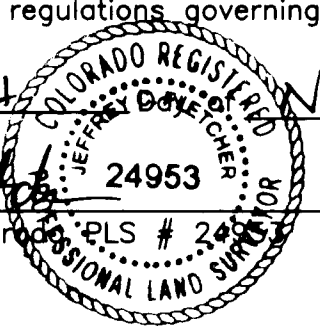
By: Debra V. Blanchette
Title examiner's signature

SURVEYOR'S CERTIFICATE

I, Jeffrey C. Fletcher, 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 the HENRY SUBDIVISION, as laid out, platted, dedicated and shown hereon; that such Plat was made from an accurate survey of said property by me and under my supervision and correctly 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 all other regulations governing the subdivision of land.

EXECUTED this 29th day of NOVEMBER, 2005.

Jeffrey C. Fletcher
Jeffrey C. Fletcher, Colorado PLS # 24953



PLANNING COMMISSION CERTIFICATE

This Plat approved by the Planning Commission ~~Community Development Director~~ the 9th day of February, 2005.

Susan Carter
~~Community Development Director~~
CHAIRMAN

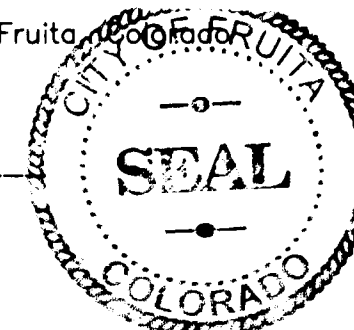
CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 9th day of February, 2005 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 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, sub-surface geology, ground water conditions, or flooding 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.

By: Ed James Cedeno
Mayor

Witness my hand and seal of the City of Fruita, Colorado.

ATTEST:
Marjorie Eubank
City Clerk



CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for the record in the office of the Mesa County Clerk and Recorder at 2:28 o'clock at P.M, on the 9th day of February, 2006, and is duly recorded in Book 4091 at Page(s) 953-954 as Reception No. 2300893.

Drawer RR-109, Fees 20.00 1.00

Ginny Baughman
Deputy

By: Janice Ward
Clerk and Recorder

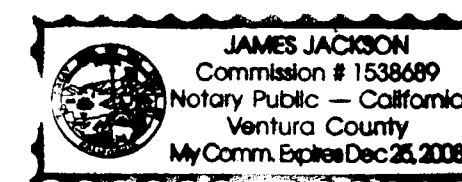
MORTGAGEE OR LIENHOLDER'S CERTIFICATE

Countrywide Home Loans does hereby certify that it is the holder of a Deed of Trust against the lands shown on this Plat and hereby consents to the subdivision of the lands shown herein.

EXECUTED this 26 day of January, 2006.

Terri Stallings
Mortgagee or Lienholder
Terri Stallings, Vice President

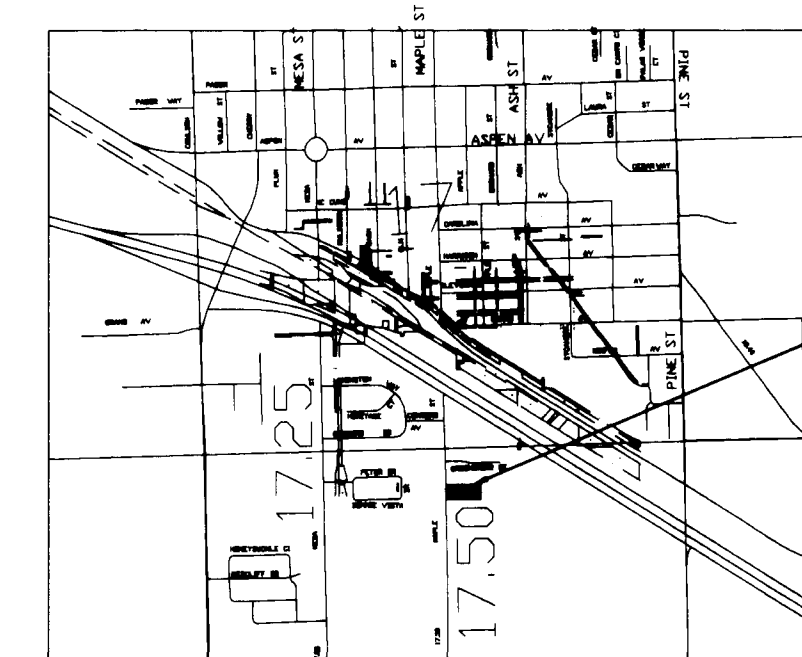
STATE OF California }
 } ss.
COUNTY OF MESA }
 } Ventura



The foregoing was acknowledged before me this 26 day of January, 2006, by Terri Stallings as _____ of _____

Witness my hand and official seal.
My commission expires: 12/25/08

James Jackson
Notary Public



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

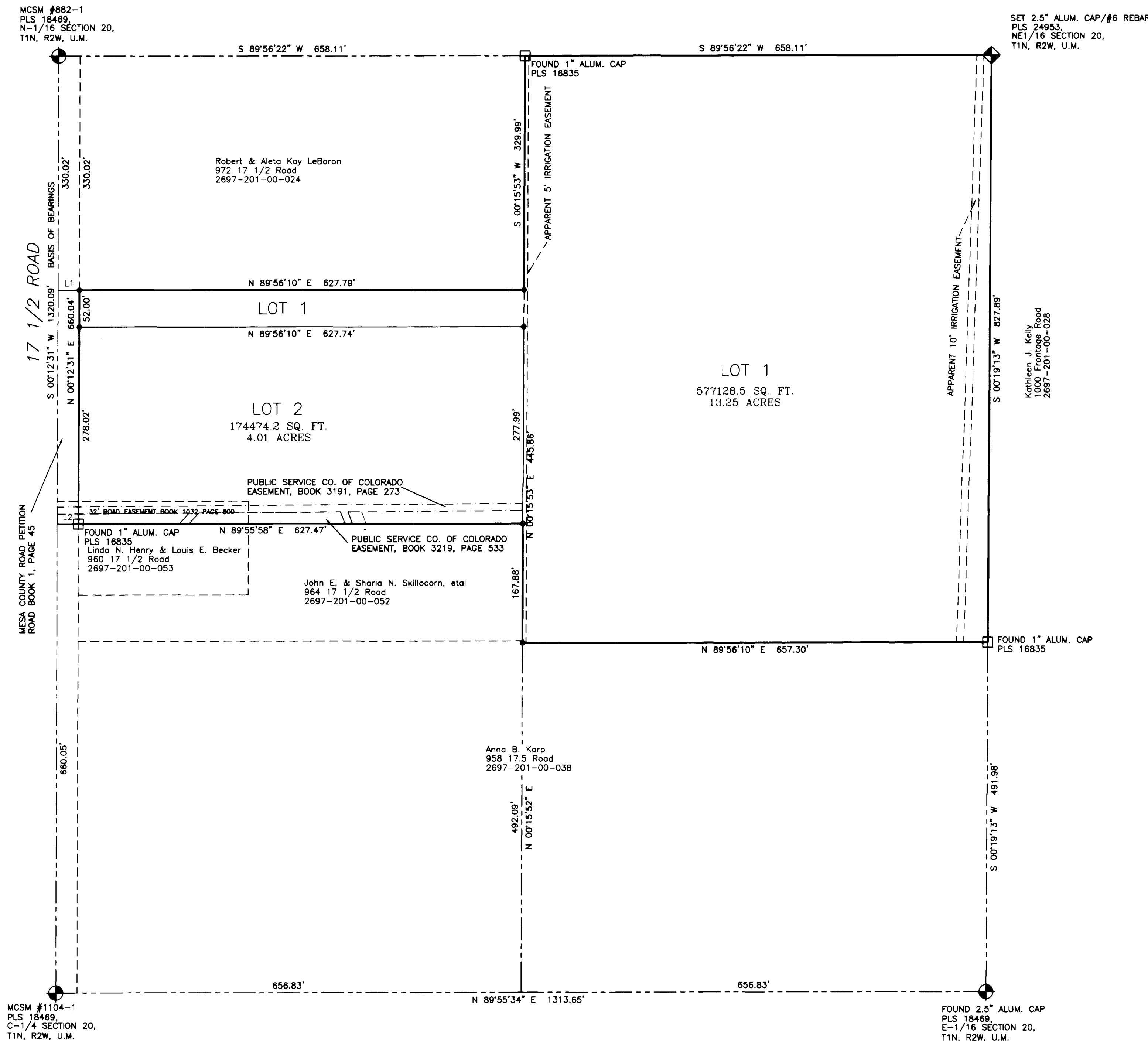
Prepared for: H. Kenneth and Janet E. Henry
Fruita, Colorado

FINAL PLAT HENRY SUBDIVISION BEING A PART OF THE NE 1/4 SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: JT/JF	DRAWN BY: JCF
JOB NO. 05-151	SHEET 1 OF 2
REVISION DATE: 11/14/05, 11/17/05	

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 HENRY SUBDIVISION

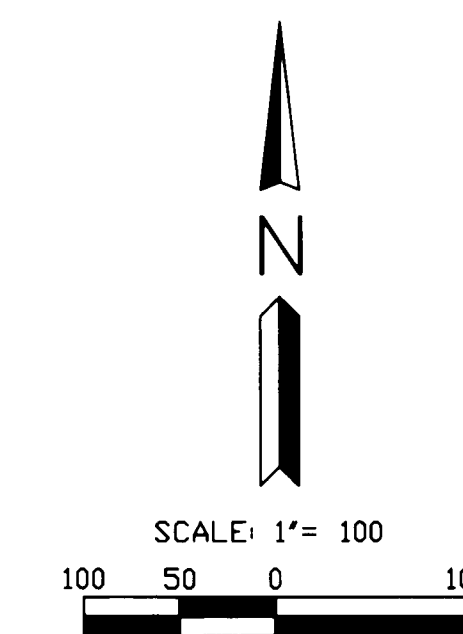
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NOTES

1. Easement and Title information provided by Abstract & Title Co. of Mesa Co., Policy # 916509 C 3, dated September 28, 2005.
2. Basis of bearings from GPS observations using the Mesa County SIMS LCS. The bearing of the West line of the SW 1/4 NE 1/4 Section 20, T1N, R2W, Ute Meridian bears N 00°12'31" E for a distance of 1320.09 feet. Both markers on this line are Mesa County Survey Markers.

LINE	BEARING	DISTANCE
L1	S 89°56'10" W	30.00'
L2	S 89°55'58" W	30.00'



LEGEND

- ⊕ MESA COUNTY OR GLO SURVEY MARKER, AS NOTED
- FOUND REBAR
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- ◆ 2" ALUMINUM CAP ON No.6 REBAR

Prepared for: H. Kenneth and Janet E. Henry
Fruita, Colorado

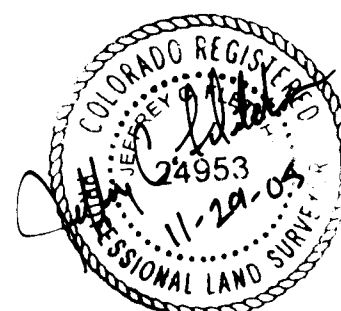
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