

FINAL PLAT HUSSMAN MINOR SUBDIVISION

SITUATE IN THE NE1/4 NE1/4 OF SECTION 18 T1N, R2W OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

A REPLAT OF LOT 5 IN BLOCK 2, DOWNER SUBDIVISION
FILING NO. 2, RECP. NO. 995722

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Kenneth L. Hussman and Mary L. Hussman are the owners of record of that real property situated in the NE1/4 NE1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian, in the City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3328 at Page 654, 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 Hussman Minor Subdivision and being more particularly described as a result of survey as follows:

Lot 5 in Block 2, Downer Subdivision, Filing Number 2, in the City of Fruita, County of Mesa, State of Colorado, being more particularly described by the following surveyed perimeter:

Commencing at a Mesa County Survey Marker for the North 1/16 (N1/16) Corner on the easterly line of Section 18, Township One North, Range Two West of the Ute Meridian, from whence a Mesa County Survey Marker for the Northeast 1/16 (NE1/16) corner of said Section 18 bears S89°51'20"W, according to the plat of Moorland Minor Subdivision, as recorded at Reception Number 2184005 in the Office of the Mesa County Clerk and Recorder, for a distance of 1320.65 feet; thence S89°51'20"W for a distance of 660.64 feet to an alloy cap for the southwest corner of said subdivision and the point of beginning; thence S89°51'20"W, on the southerly line of the NE1/4 NE1/4 of said Section 18, for a distance of 150.00 feet to an alloy cap (PLS 29041) for the southwest corner of said Lot 5; thence N00°11'10"W, on the westerly line of said Lot 5, for a distance of 776.16 feet to an alloy cap (PLS 18469) on the southerly right-of-way line of Ruby Lee Drive memorializing the northwest corner of said Lot 5; thence northeasterly, on said right-of-way line, the following three courses and distances:

- 14.22 feet on the arc of a 525 foot radius curve to the left, the central angle of which is 01°33'07" and the chord of which bears N67°30'18"E for a distance of 14.22 feet;
- N66°44'01"E for a distance of 77.75 feet to a point of curvature;
- 96.08 feet on the arc of a 350 foot radius curve to the right, the central angle of which is 15°43'40" and the chord of which bears N74°35'51"E for a distance of 95.77 feet, to a 5/8-inch rebar in concrete for the northeast corner of said Lot 5;

thence, leaving said right-of-way line, S08°52'23"W, on the easterly line of said Lot 5, for a distance of 172.12 feet to an alloy cap (PLS 29041) for the northwest corner of Tract 44 in the Orchard Subdivision to Fruita, as recorded at Reception Number 2225 in the Office of the Mesa County Clerk and Recorder; thence S00°11'10"E, on the westerly line of said Tract 44, for a distance of 667.35 feet to the point of beginning.

(containing 2.83 acres, more or less)

Said owners hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Kenneth L. Hussman and Mary L. Hussman, have caused their names to be hereunto subscribed this 7th day of February, A.D., 2007.

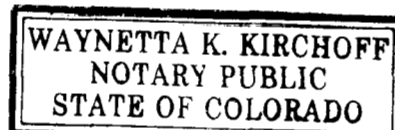
Kenneth L. Hussman
Kenneth L. Hussman

Mary L. Hussman
Mary L. Hussman

STATE OF COLORADO }
COUNTY OF MESA } ss

On this 7th day of Feb., 2007 before me the undersigned officer, personally appeared Kenneth L. Hussman and Mary L. Hussman, 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: 5-25-2009



Waynetta K. Kirchoff
Notary Public

TITLE CERTIFICATE

Meridian Land Title LLC, does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in Kenneth L. Hussman and Mary L. Hussman, free and clear of all liens, taxes, and encumbrances, except as follows:

- LIEN HOLDER: Washington Mutual Bank, FA
Deed of Trust, dated 3/18/03, recorded in Book 3373 Page 845
- LIEN HOLDER: Rio Grande Federal Credit Union
Deed of Trust, dated 10/13/06, recorded in Book 4247 Page 704

EXECUTED this 20th day of MARCH, 2007

By Lawrence D. Vent
LAWRENCE D. VENT/EXAMINER

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Plat approved by the City of Fruita Community Development Department the 22nd day of MARCH, 2007.

John E. [Signature]
Director

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 4:45 o'clock at P.M. on this 10th day of April, A.D., 2007, in Plat Book No. 4396 in Page(s) No. 880 & 881, Reception No. 2374158, Drawer No. 77-70, Fees \$20.00 + \$3.00

Janice Rich
MESA COUNTY CLERK AND RECORDER
Carol Zick
Deputy

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 2nd day of January, 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 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, subsurface 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.

CITY OF FRUITA, COLORADO

By: [Signature]
Mayor

Witness my hand and official seal of the City of Fruita



ATTEST:
[Signature]
City Clerk

MORTGAGEE OR LIENHOLDER'S CERTIFICATE

Washington Mutual Bank, FA, does certify that it is the holder of a promissory note secured by a Deed of Trust dated 3/18/03, recorded 6/02/03 at Book 3373 at Page 845 in the office of the Clerk and Recorder of Mesa County, Colorado, against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

EXECUTED this 16th day of March, 2007.

By: Howard J. Nettles
for Washington Mutual Bank, FA
Mail Stop MW10007, 14000 W. Parkland Ave.
Milwaukee, WI 53224
Howard J. Nettles, Assistant Vice-President

Mail stop REC 0155
2210 Enterprise Dr.
Florence, SC 29501

MORTGAGEE OR LIENHOLDER'S CERTIFICATE

Rio Grande Federal Credit Union, does certify that it is the holder of a promissory note secured by a Deed of Trust dated 10/13/06, recorded 10/19/06 at Book 4274 at Page 704 in the office of the Clerk and Recorder of Mesa County, Colorado, against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

EXECUTED this 20th day of March, 2007.

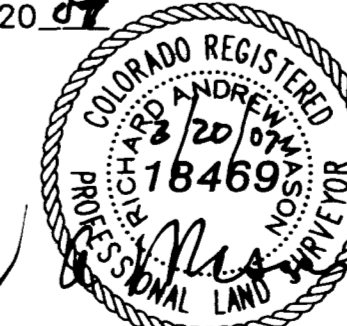
By: Jim Burkary CEO
for Rio Grande Federal Credit Union
760 Rood Avenue
Grand Junction, Co. 81501

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Hussman Minor Subdivision, 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 applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

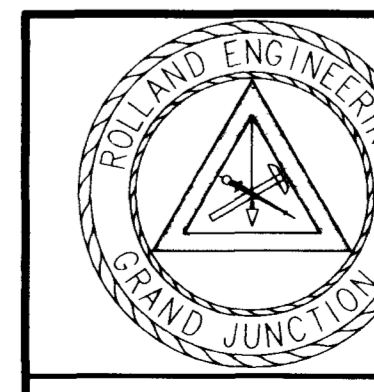
EXECUTED this 20 day of March, 2007

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



GENERAL NOTES:

- Title information from Mesa County real property records and from Meridian Land Title LLC, Policy No. GJR65000034, effective date May 4, 2006.
- Basis of Bearings is S89°51'20"W between Mesa County Survey Markers for the N1/16 Corner on the east line of Section 18 and the NE1/16 Corner of Section 18 in Township One North, Range Two West of the Ute Meridian, (According to the Plat of Moorland Minor Subdivision, Reception No. 2184005).
- There are no proposed public dedications of streets or easements.
- Outlot A is for Open Space purposes only.
- Drainage easement to be granted to proposed owners by separate instrument.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\5008\5008PLAT.DWG			
FINAL PLAT HUSSMAN MINOR SUBDIVISION			
SITUATE IN THE NE1/4 NE1/4 OF SECTION 18 T1N, R2W OF THE UTE MERIDIAN CITY OF FRUITA MESA COUNTY, COLORADO			
Designed Drawn LC	Checked Date 1/24/07	RAM Proj# 5008 Rv:	Sheet 1 Of 2

