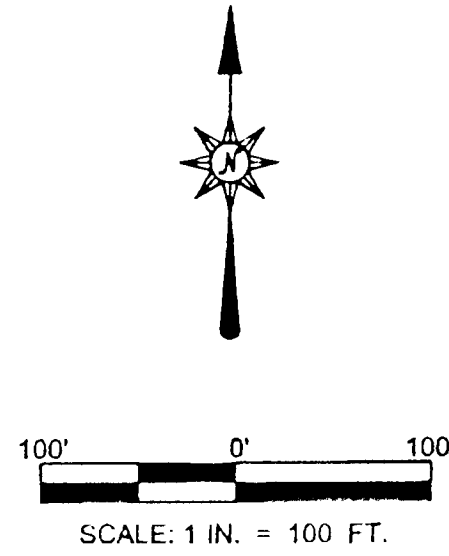


# FINAL PLAT IRON WHEEL RANCH P.U.D. FILING NO. 1

A REPLAT OF LOTS 1 AND 2 SKIFF MINOR SUBDIVISION  
SITUATED IN SE1/4NE1/4 SECTION 5, T1N, R2W, U.M.  
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO



**AREA SUMMARY**

|       |             |    |      |
|-------|-------------|----|------|
| LOTS  | 17.46 ACRES | OR | 100% |
| ROADS | 0.00 ACRES  | OR | 0%   |
| TOTAL | 17.46 ACRES | OR | 100% |

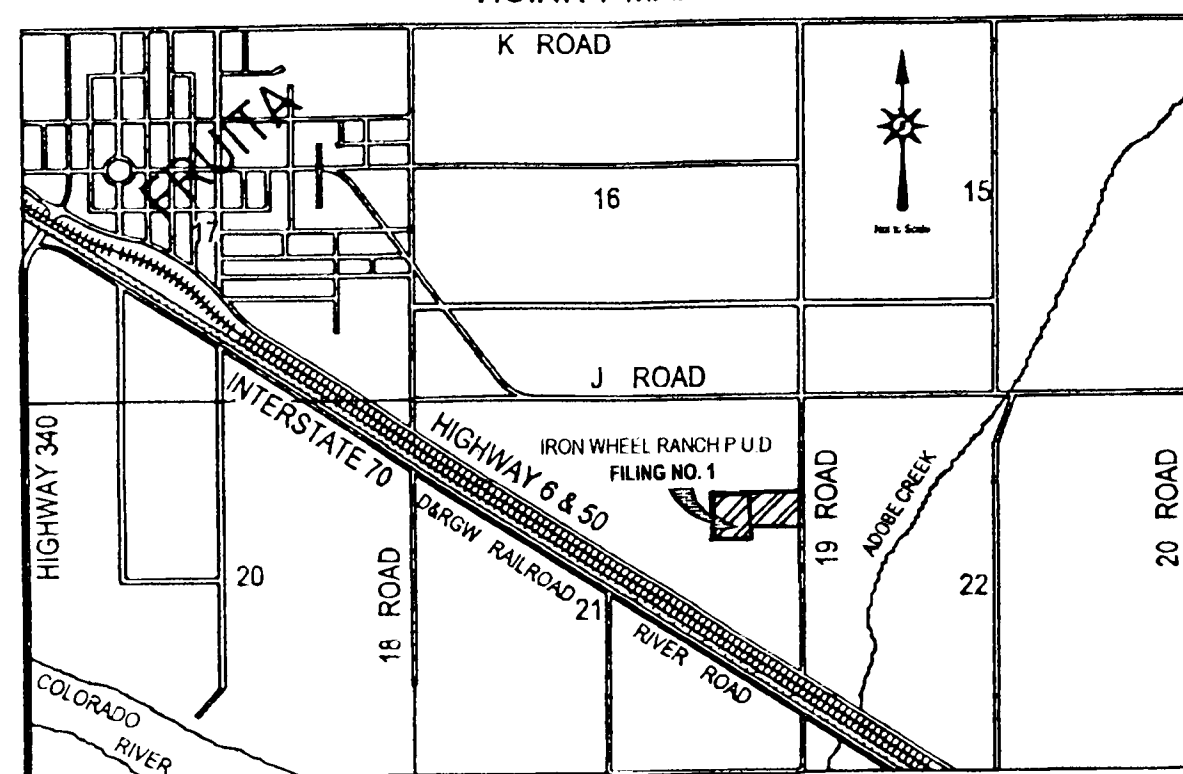
**BASIS OF BEARINGS STATEMENT**

The bearing between the East 1/4 corner (MCSM NO. 562) of Section 21, T1N, R2W, U.M. and the N 1/16 (MCSM NO. 563-1) on the East boundary of said Section 21 has been determined to bear N 00° 28' 07" E as indicated on survey plat Deposit No. 851-93 in the office of the Mesa County Surveyor.

**PROTECTIVE AND RESTRICTIVE COVENANTS**

Protective and restrictive covenants recorded in the records of the Mesa County Clerk and Recorder in Book 3420 at Page(s) 195

**VICINITY MAP**



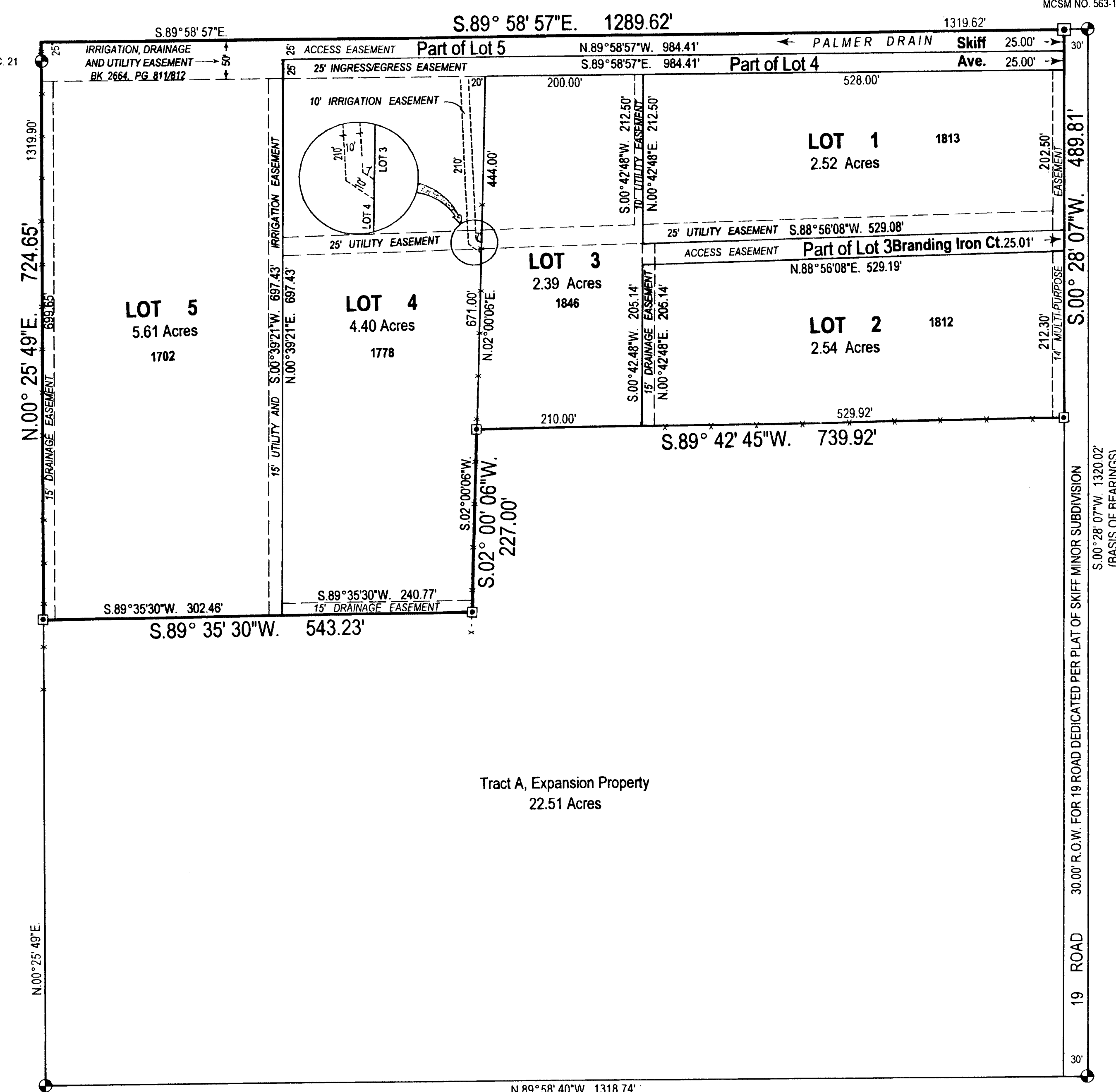
**NOTICE:** The owners of Lots 1 thru 5 in the IRON WHEEL RANCH P.U.D. FILING NO. 1 will be responsible for the maintenance and upkeep of the drainage system, the inlet of which is located at the south boundary of the Skiff Minor Subdivision, which runs in a southerly direction across the Grand Valley Canal (Independent Ranchmens Ditch) right-of-way, privately owned lands, State Highway 6 & 50, Southern Pacific Transportation Company Railroad, and Interstate 70, to a point where it drains into Adobe Creek.

**LEGEND:**

- MESA COUNTY SURVEY MARKER
- SET NO. 5 REBAR W/MON. CAP IN CONC. (PLS4307)
- SET NO. 5 REBAR W/MON. CAP AT ALL LOT CORNERS (PLS4307)
- EXISTING FENCELINE

**NOTE:** 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 THE CERTIFICATION SHOWN HEREON

W.C. NE 1/16 COR. SEC. 21  
T1N, R2W, U.M.  
MCSM NO. 1632



S.E. 1/16 COR. SEC. 21  
T1N, R2W, U.M.  
MCSM NO. 1631

E. 1/4 COR. SEC. 21  
T1N, R2W, U.M.  
MCSM NO. 562

**POWER OF ATTORNEY**

Power of Attorney for future road right-of-way dedication to the City of Fruita recorded in Book 3420 at Page 189. This is an agreement to allow access, in the future, through the 1 3/4 Road alignment (Skiff Avenue).

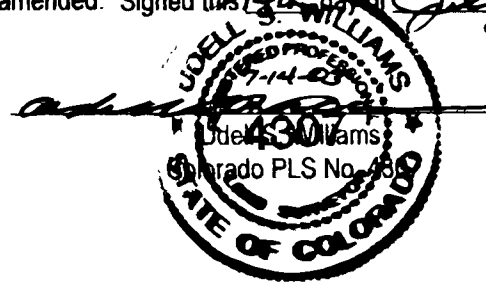
**TITLE CERTIFICATE**

\_\_\_\_\_ 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 \_\_\_\_\_ free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
By: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, Udell S. Williams, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat is a true, correct and complete plat of IRON WHEEL RANCH P.U.D. FILING NO. 1, as laid out, platted, dedicated and shown hereon, that such plat was prepared from the results of an accurate survey of said property by me and under my supervision, and correctly shows the location and dimensions of the lots. I further state that this Plat contains all of the information required by Title 38, Article 51, C.R.S., as amended. Signed the 16th day of July, 2003.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That Edith S. Skiff, George A. Skiff and Annette R. Skiff are the owners of that real property described in Book 2958 at Pages 86 and 87, and in Book 2705 at Page 462 of the records of the Mesa County Clerk and Recorder's Office, that said real property is described as follows:

Lots 1 and 2 in Skiff Minor Subdivision, City of Fruita, Mesa County, Colorado

That said owners have, by these presents, caused to be laid out, platted and subdivided said real property into lots and blocks as shown on this plat and designate the same IRON WHEEL RANCH P.U.D. FILING NO. 1, a subdivision of a part of 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, State of Colorado, the utility, drainage and irrigation easements shown hereon to the City of Fruita and the owners of the lots platted hereon for utility, drainage and irrigation purposes only.

That said owners do hereby accept responsibility for the completion of all required improvements for IRON WHEEL RANCH P.U.D. FILING NO. 1, and further, grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

That said owners do hereby declare there are no lien holders nor encumbrances to said property.

Executed this 16th day of July, 2003.  
Edith S. Skiff, George A. Skiff, Annette R. Skiff

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 16th day of July, 2003, by Edith S. Skiff, George A. Skiff and Annette R. Skiff.

Witness my hand and official seal: \_\_\_\_\_ Notary Public  
My Commission expires 11/8/2006

**CITY OF FRUITA PLANNING COMMISSION CERTIFICATE**

Approved this 11th day of March, 2003, by the City of Fruita Planning Commission.  
Chairman

**FRUITA CITY COUNCIL CERTIFICATE**

This plat approved by the Fruita City Council, Colorado, this 1st day of April, 2003, for filing with the Clerk and recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita the public dedication 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 public except as specifically agreed to by the Fruita City Council. 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, 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 Fruita City Council.

City of Fruita, Colorado  
By: Jim Adams, Mayor

Witness my hand and seal of the City of Fruita. ATTEST: Margaret Sulman, City Clerk

**CLERK AND RECORDERS CERTIFICATE**

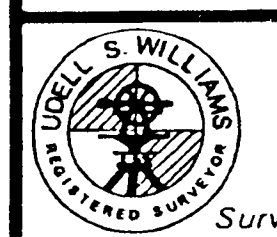
STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in the office of the Mesa County Clerk and Recorder at 4:11 o'clock P.M. on this 16th day of July, 2003, and was duly recorded in Plat Book No. 19 at Page No. 311, Reception No. 2134566, Drawer No. 0016, Fees 10.00.

Janice Ward, Mesa County Clerk and Recorder  
By: Shirley Howard, Deputy

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FILING NO. 1**

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SITUATED IN SE1/4NE1/4 OF SECTION 21, T1N, R2W, U.M.  
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO



UDELL S. WILLIAMS  
Professional Land Surveyor  
449 E. Scenic Dr. (970) 254-0157  
Grand Junction, Colorado 81503-1569  
Surveying Western Colorado & Eastern Utah Since 1953

Colorado  
Utah