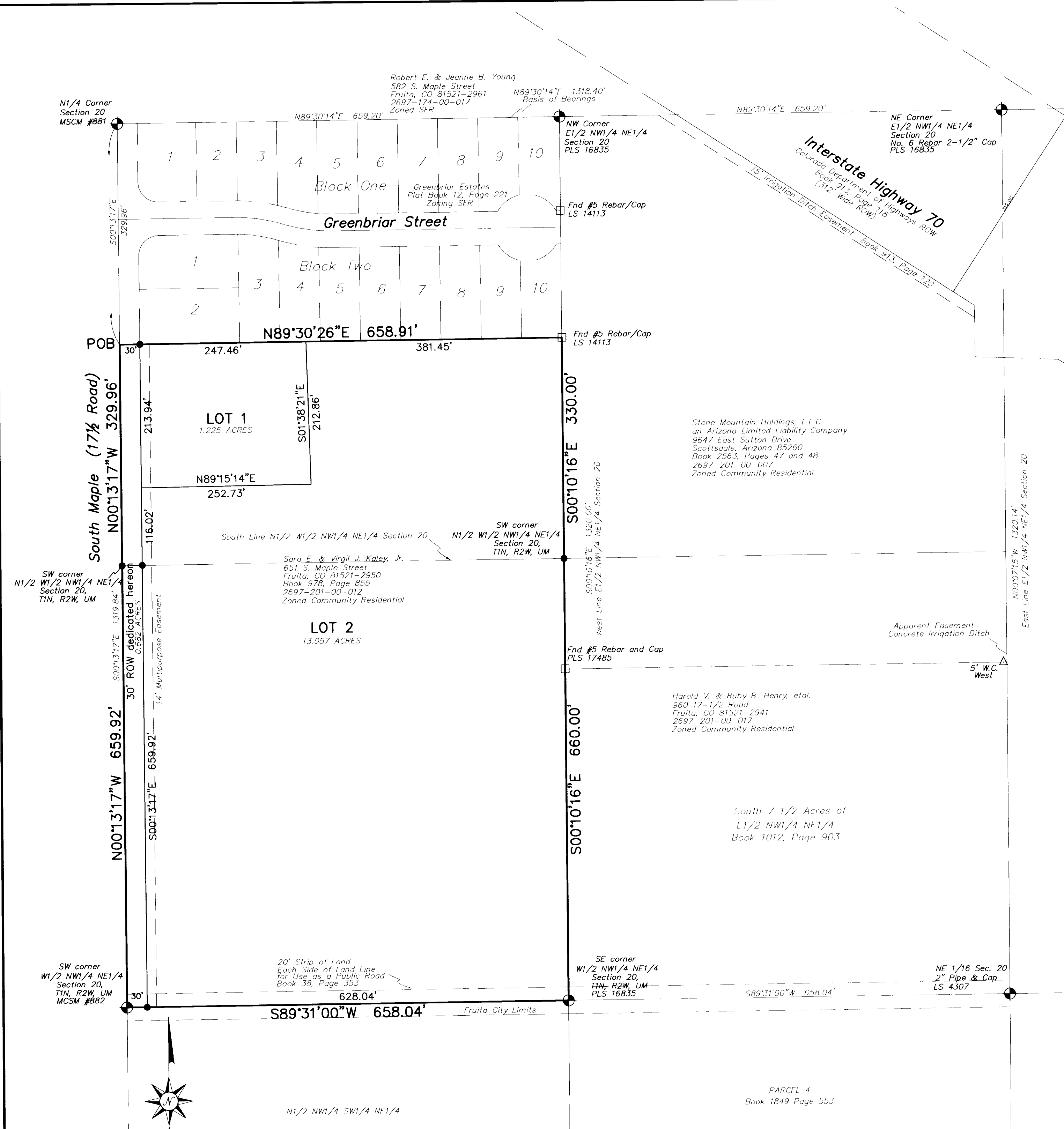


KALEY SUBDIVISION

CITY OF FRUITA, MESA COUNTY, COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Sara E. Kaley and Virgil J. Kaley, Jr., the sole owners in fee simple of all that real property described as follows:

BEING a portion of that property, located in the West Half of the Northwest Quarter of the Northeast Quarter (W1/2 NW1/4 NE1/4) of Section 20, Township 1 North, Range 2 West, of the Ute Meridian, as described in Book 978, Page 855 as recorded in the Mesa County Clerk and Recorders Records, and being further described by metes and bounds, as follows:

COMMENCING at the Northwest corner of the NW1/4 NE1/4 of said Section 20, whence the Northeast corner of the NW1/4 NE1/4 of said Section 20 bears North 89 degrees 30 minutes 14 seconds East, a distance of 1318.40 feet, for a basis of bearings with all bearings contained herein relative thereto; thence, along the West line of the NW1/4 NE1/4 of said Section 20, South 00 degrees 13 minutes 17 seconds East, a distance of 329.96 feet; to the POINT OF BEGINNING; thence North 89 degrees 30 minutes 26 seconds East, a distance of 658.91 feet, to a point on the East line of the West Half of the NW1/4 NE1/4 of said Section 20; thence, along the East line of the West Half of the NW1/4 NE1/4 of said Section 20, South 00 degrees 10 minutes 16 seconds East, a distance of 330.00 feet, to the Southeast corner of the North Half of the West Half of the NW1/4 NE1/4 of said Section 20, South 00 degrees 10 minutes 16 seconds East, a distance of 660.00 feet, to the Southeast corner of the West Half of the NW1/4 NE1/4 of said Section 20; thence, along the said South line of the West Half of the NW1/4 NE1/4 of said Section 20, South 89 degrees 31 minutes 00 seconds West, a distance of 658.04 feet, to the Southwest corner of the West Half of the NW1/4 NE1/4 of said Section 20; thence, along the West line of the NW1/4 NE1/4 of said Section 20, North 00 degrees 13 minutes 17 seconds West, a distance of 659.92 feet, to the Southwest corner of the North Half of the West Half of the NW1/4 NE1/4 of said Section 20; thence, continuing along the West line of the NW1/4 NE1/4 of said Section 20, North 00 degrees 13 minutes 17 seconds West, a distance of 329.96 feet to the POINT OF BEGINNING.

Said parcel containing an area of 14.964 Acres more or less, as described.

Said owners have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the KALEY SUBDIVISION, in 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, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places, and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of all required public improvements for the Kaley Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. We further state that this Subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Mesa County, Colorado in Book _____ at Page _____ as Document No. _____.

Executed this 24th day of May, 2000.

by Virgil J. Kaley Jr. by Sara E. Kaley

NOTARY PUBLIC CERTIFICATION

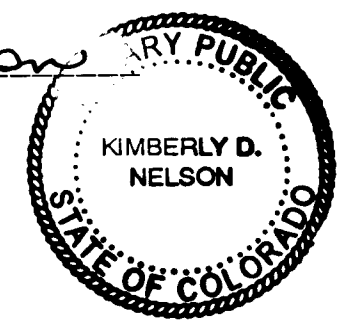
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 24th day of May, A.D., 2000, by Sara E. Kaley and Virgil J. Kaley, Jr., owners.

Witness my hand and official seal

Kimberly D. Nelson
Notary Public

My Commission Expires 7-8-2003



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of KALEY Subdivision.

Signed this 31st day of May, 2000.

by: Dana Hassell, Executive Vice President
for: EXTRAL MORTGAGE

NOTARY PUBLIC CERTIFICATION

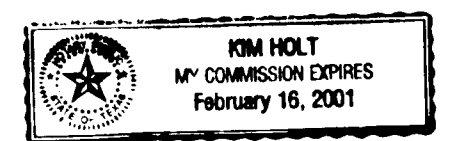
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Dana Hassell this 31st day of May, A.D., 2000.

Witness my hand and official seal:

Kim Holt
Notary Public

My Commission Expires 2-16-01



PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 8th day of June, 2000.

Daniel Kausiny
Chairman

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 5th day of February, 2000, 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 public, except as specifically agreed to by the Board of Trustees 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 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, 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: Doug Hall
Mayor

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

ATTEST:

Kimberly D. Nelson
City Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 08:36 o'clock A.M., June 22, A.D., 2000, and was duly recorded in Plat Book No. 17, Page No. 340, Reception No. 1954583, Drawer No. II 113, Fees: \$10.00

Monika Todd
Clerk and Recorder

By: Elisio Laabs
Deputy

GENERAL NOTES

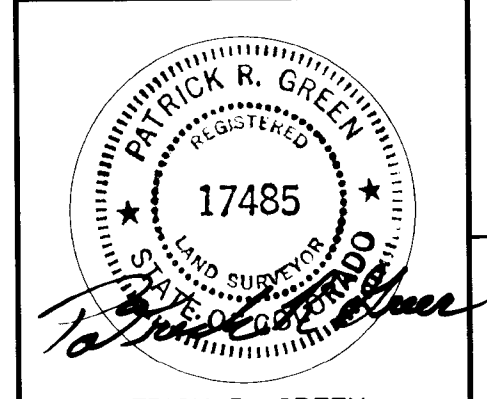
- Basis of bearings is the North line of the NW1/4 NE1/4 of Section 20 to bear North 89 degrees 30 minutes 14 seconds East, a distance of 1318.40 feet. Both monuments on this line are as shown on the accompanying plat.
- Easement and title documents (schedules A&B) provided by First American Title Company Title Commitment No. 00136864.
- 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 _____, Page _____, Mesa County Records.

AREA SUMMARY		
LOTS	= 14.282 Acres	95.44%
ROAD ROW	= 0.682 Acres	4.56%
TOTAL	= 14.964 Acres	100.00%

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, 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 KALEY SUBDIVISION, as laid out, platted, dedicated and shown hereon that the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

Certified this 2nd day of June, 2000



KALEY SUBDIVISION
SECTION 20, T1N, R2W,
UTE MERIDIAN, CITY OF FRUITA,
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2000-07	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: MARCH, 2000	RM	RSK		1	1

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.