

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 5th day of July, A.D., 2006, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of 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 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 owner designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

Mayor



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

TEST:

City Clerk

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Plat approved by the City of Fruita Planning Commission on the 13th day of June, A.D., 2006.

Acting Director

TITLE CERTIFICATE

First American Heritage Title Company 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 Michele M. Smith free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 16th day of October, A.D., 2006.

or: Nicole Lewis, Title Manager

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss. COUNTY OF MESA )

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 2:16 P.M., on this 15th day of NOVEMBER, A.D., 2006, in Book No. 4294, Page No. 173, Reception No. 2348906. Drawer SS-116, Fees 10 + 1

Janice Ward, Mesa County Clerk and Recorder; Sharon Burdgett, Deputy

DECLARATIONS

Declarations of Protective Covenants are filed in Book N/A at Pages N/A through N/A as Document No. N/A

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

FINAL PLAT KATE'S SUBDIVISION

NE 1/4 SW 1/4 SEC. 17, T1N, R2W, U.M.

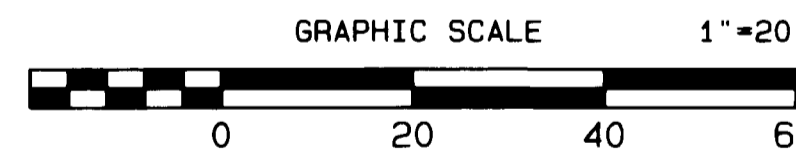
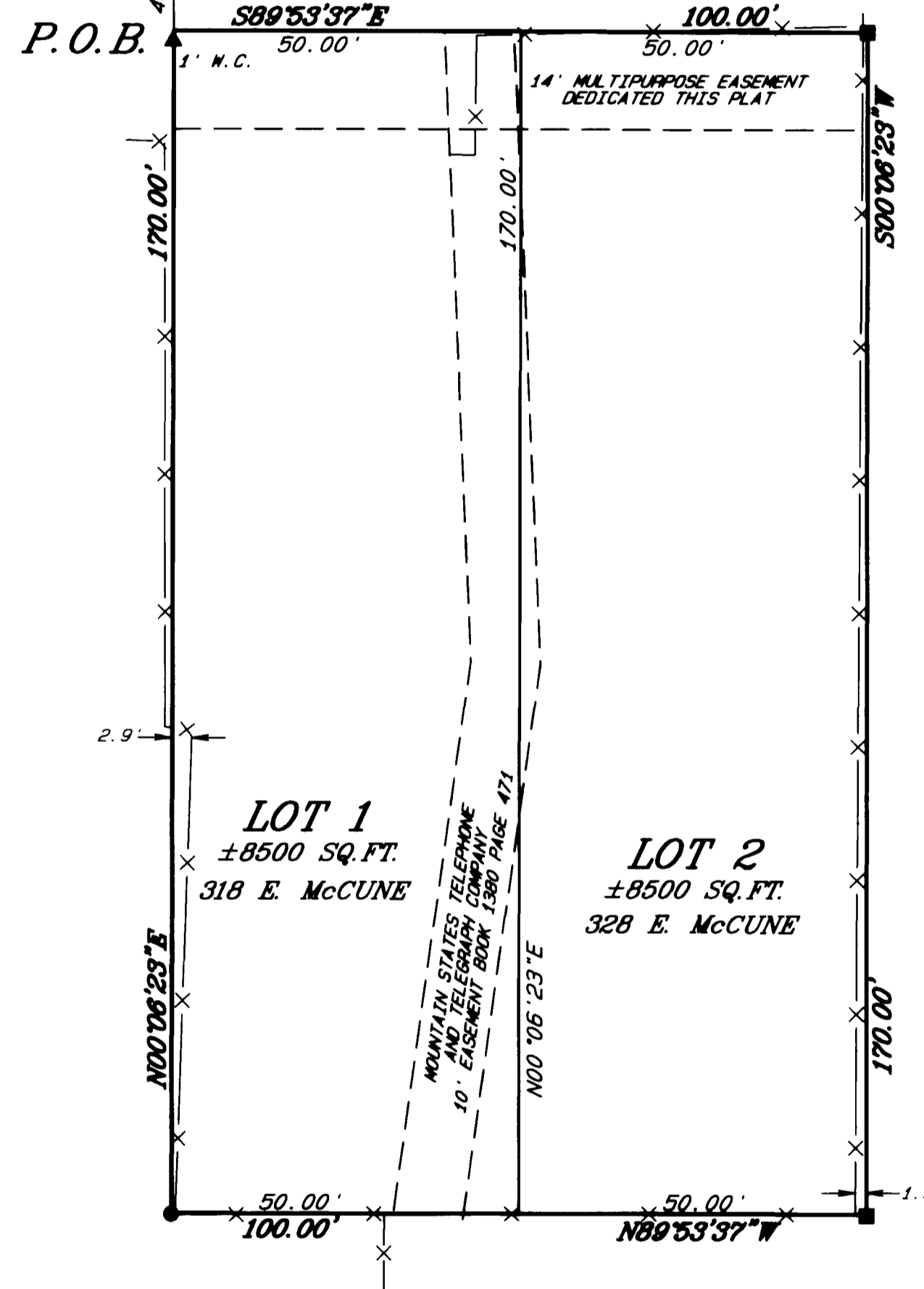
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

FRUITA CITY MONUMENT McCUNE AVENUE & MULBERRY STREET

FRUITA CITY MONUMENT McCUNE AVE & ELM STREET

449.99' 589°53'37"E BASIS OF BEARING FROM THE G. V. A. L. C. S. 189.99' 639.98'

McCUNE AVENUE 80' RIGHT-OF-WAY



SUBORDINATION BY LIENHOLDERS

Alpine Bank, being the holder of a promissory note secured by a Deed of Trust dated September 12, 2006, recorded September 21, 2006 at Book 4252 Page 798, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

Alpine Bank By: Lienholder

SUP - Alpine Bank

STATE OF COLORADO ) ss. COUNTY OF MESA )

The foregoing was acknowledge before me this 19th day of October, 2006, by Aaron Miller as SPP of Alpine Bank.

Witness my hand and official seal. My commission expires 04/23/2010



Notary Public

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
FOUND FRUITA CITY SURVEY MOINUMENT
SET 2" ALUMINUM CAP STAMPED D H SURVEY LS 37049 ON FOUND #5 REBAR
FOUND #4 REBAR REPLACED W/#5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEY LS 37049
SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
M.C. = WITNESS CORNER
FENCE LINE

LAND USE SUMMARY DOWNTOWN COMMERCIAL/RESIDENTIAL DESIGN NON-HISTORIC LOT 1 = 8500 SQ. FT. / 50% LOT 2 = 8500 SQ. FT. / 50%

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Michele M. Smith is the owner of record of that real property situate in the NE 1/4 SW 1/4 Section 17, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, Colorado, the ownership of which is demonstrated at Book 4034 at Page 704, 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 Kate's Subdivision and being more particularly described as follows: Commencing at a found Fruita City survey monument at the intersection of McCune Avenue and Mulberry Street, the basis of bearing being 589°53'37"E to another found Fruita City survey monument at the intersection of McCune Avenue and Elm Street; thence 589°53'37"E a distance of 449.99 feet; thence 500°06'23"W a distance of 40.00 feet to the Point of Beginning; thence 589°53'37"E a distance of 100.00 feet; thence 500°06'23"W a distance of 170.00 feet; thence N89°53'37"W a distance of 100.00 feet; thence N00°06'23"E a distance of 170.00 feet to the Point of Beginning. Said parcel contains 0.39 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

The 14' multipurpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Michele M. Smith, has caused its name to be hereunto subscribed this 18th day of October, A.D., 2006.

Michele M. Smith, Michele M. Smith

STATE OF COLORADO ) ss. COUNTY OF MESA )

On this 18th day of October, A.D., 2006, before me the undersigned officer, personally appeared Michele M. Smith and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for purposes therein contained.

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

My commission expires: 6/16/07

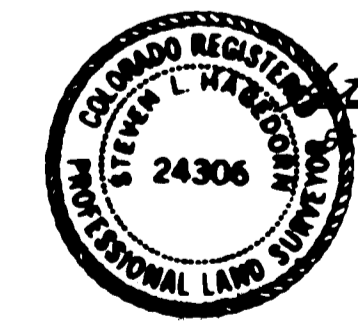
Shiranda Shaffer, Notary Public



SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of KATE'S 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 10th day of October, 2006



Steven L. Hagedorn

FINAL PLAT KATE'S SUBDIVISION LOCATED IN THE NE 1/4 SW 1/4 SEC.17, T1N, R2W, U.M. CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749

Designed By A. VP. Checked By M. N. D. Job No. 931-05-01 Drawn By TMODEL Date OCTOBER, 2006 Sheet 1 OF 1