

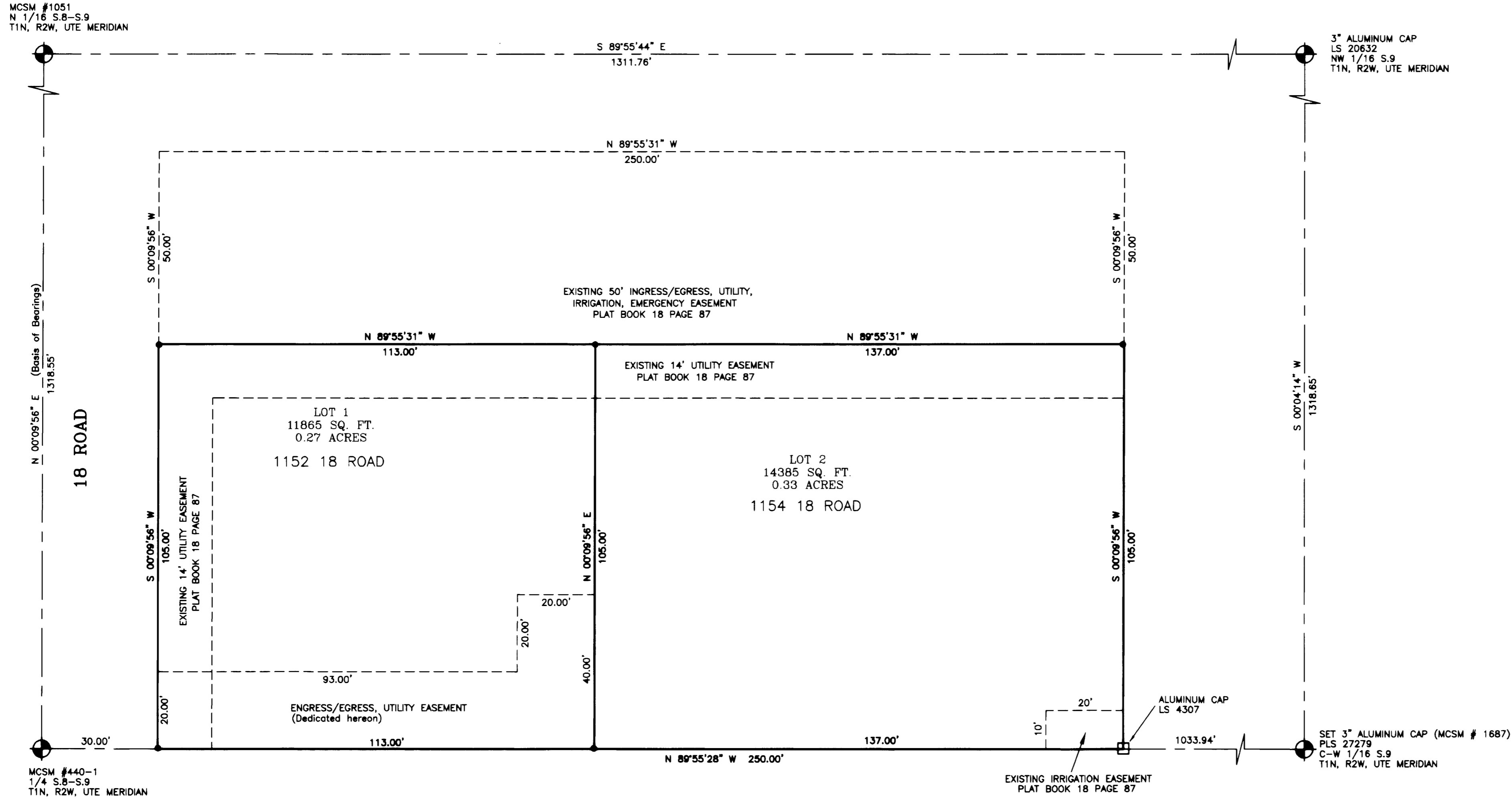
FINAL PLAT

MISSY MINOR SUBDIVISION

A RESUBDIVISION OF

LOT 2, PETERSON MINOR SUBDIVISION,

CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, We, Steve Moats and Sue Moats, are the owners in fee simple of all the real property described as follows:

LOT 2, PETERSON MINOR SUBDIVISION, SITUATED IN SW1/4 NW1/4, SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, COUNTY OF MESA, COLORADO.

have by these presents laid out, platted and subdivided the same into lots as shown on this plat and designate the same as **MISSY MINOR SUBDIVISION** in the City of Fruita, County of Mesa, State of Colorado, the public lands shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of required public improvements for the **MISSY MINOR SUBDIVISION** and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing 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 in Book 3953 at Page 518, as Document No. 226545 Containing 0.60 acres as described.

EXECUTED this 27th day of July, 2005.

By: Steve Moats By: Sue Moats

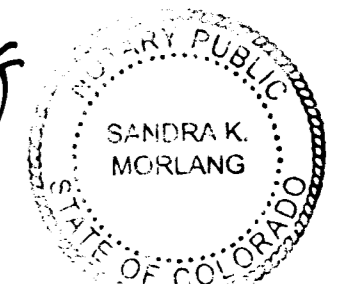
STATE OF COLORADO ss
COUNTY OF MESA

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 27th day of July, A.D., 2005.

By: Steve Moats By: Sue Moats

Witness my hand and official seal of Sandra K. Morlang
Notary Public

My commission Expires 6-29-09
Address 325 E. ASPEN
FRUITA, CO 81521



TITLE CERTIFICATE

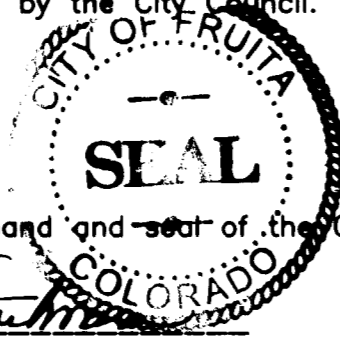
First American Heritage Title Company, does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Steve Moats and Sue Moats, free and clear of liens, taxes and encumbrances.

EXECUTED this 27th day of July, A.D., 2005

By: Danna Smith
Title Dept. manager

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 27th day of July, A.D., 2005, for the filing with the Clerk and Recorder of Mesa County, Colorado, and for the 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 public except as specifically agreed to by the City Council of 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 building permit, or any other 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 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]

Witness my hand and seal of the City of Fruita, Colorado
Attest: [Signature]
City Clerk

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 27 day of July, A.D., 2005.

By: [Signature]
Chairman

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 11:52 A.M. on this 27 day of July, A.D., 2005, in Book No. 3953, Page No. 514, Reception No. 226545

Drawer: RR-8, Fees 10⁰⁰

By: [Signature]
Mesa County Clerk and Recorder

By: [Signature]
Deputy

SURVEYOR'S CERTIFICATE

I, Stanley K. Werner, 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 **MISSY MINOR 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 Title 38, Article 51 C.R.S., as amended, and all other regulations governing this subdivision of land.

EXECUTED this 19 day of July, 2005

By: [Signature]
Stanley K. Werner

AREA SUMMARY

LOT 1	0.27 ACRES	=	45%
LOT 2	0.33 ACRES	=	55%
TOTAL ACREAGE	0.60 ACRES	=	100%

LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
- FOUND REBAR, AS NOTED

NOTES

The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observation on a MCSM #440-1 at the E1/4 of Section 8 and a MCSM #1051 at the N1/16 Section 8, Township 1 North, Range 2 West, Ute Meridian. The bearing on this line is N00°09'56"E a distance of 1318.55 feet.

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.

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	MISSY MINOR SUBDIVISION	
	A RESUBDIVISION OF	
LOT 2, PETERSON MINOR SUBDIVISION		CITY OF FRUITA,
COUNTY OF MESA, STATE OF COLORADO		HIGH DESERT SURVEYING, LLC
2591 B 3/4 ROAD GRAND JUNCTION, COLORADO 81503 (970) 254-8649		PROJECT NO. 04-121 SUR. BY: [DRAWN] [CHECKED] SHEET [] OF []
DATE: <u>BE</u> <u>CW</u> <u>SW</u>		1 1