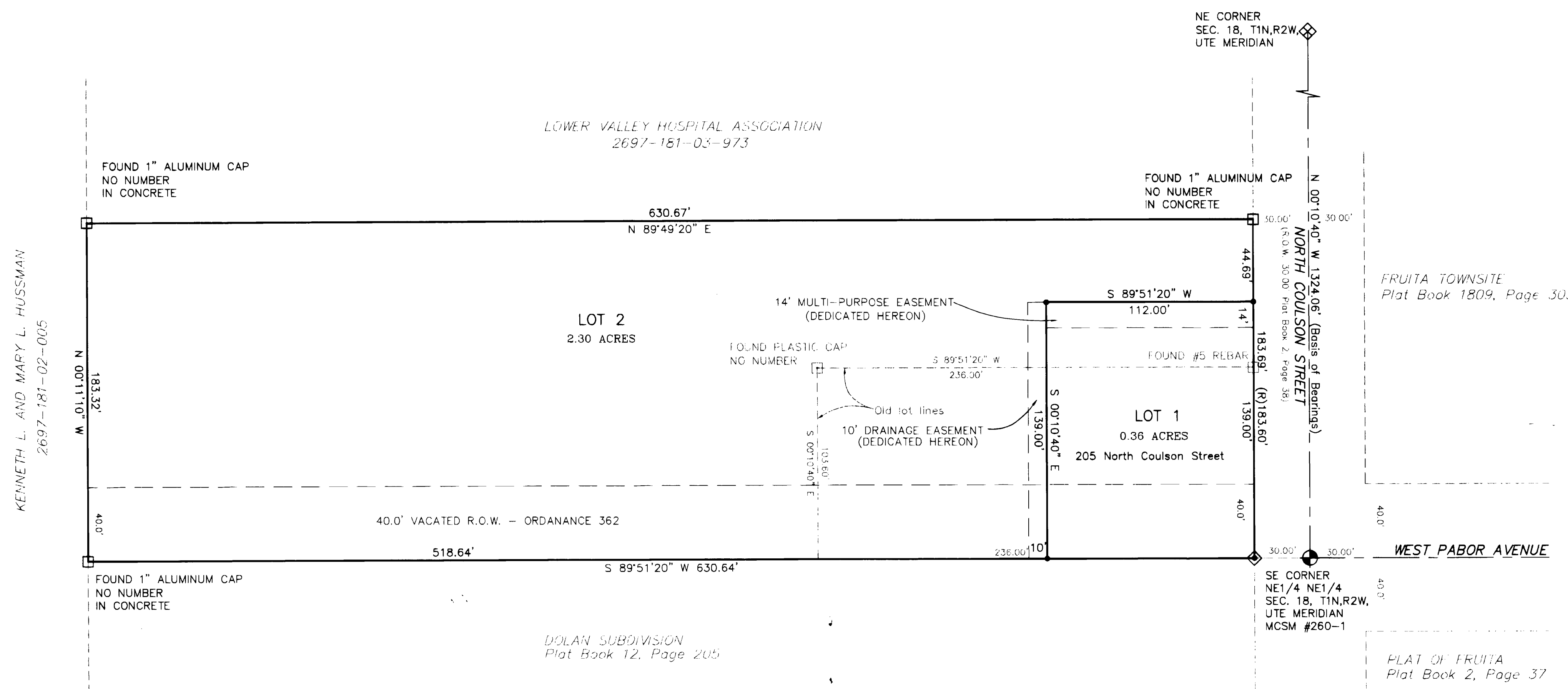


MOORLAND MINOR SUBDIVISION

A REPLAT OF MANDATORY SUBDIVISION, A SUBDIVISION OF PARCEL "B" OF A SUBDIVISION OF TRACT 44 OF ORCHARD SUBDIVISION TO THE CITY OF FRUITA SUBDIVISION REPLAT



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, I, Debra K. Moorland, the sole owner in fee simple of all the real property described as follows:

MANDATORY SUBDIVISION, A SUBDIVISION OF PARCEL "B" OF A SUBDIVISION OF TRACT 44 OF ORCHARD SUBDIVISION TO THE CITY OF FRUITA SUBDIVISION REPLAT

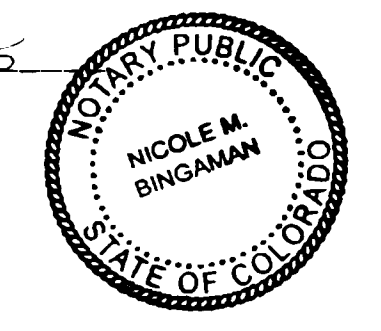
The said owner has by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the MOORLAND MINOR SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, State of Colorado, for the public use and the public lands shown hereon for utility and drainage purpose only. We hereby accept the responsibility for the completion of required public improvements for the MOORLAND 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. Containing 2.66 acres as described.

EXECUTED this 26 day of March, 2004
By: Debra K. Moorland
Debra K. Moorland

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 26 day of March, A.D., 2004.

by Debra K. Moorland
Witness my hand and official seal: Debra K. Moorland
Notary Public
My Commission Expires 12/30/04
Address 15277 W. 130th Circle, CO, 81525
My commission expires: June 30, 2004



TITLE CERTIFICATE

Meridian Land Title, LLC, 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 Debra K. Moorland, free and clear of all liens, taxes, and encumbrances.

EXECUTED this 26 day of March, A.D., 2004

BY: L. D. VENT
LAWRENCE D. VENT/MERIDIAN LAND TITLE, LLC
TITLE EXAMINER

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1:58 o'clock P.M., this 29 day of MARCH, A.D., 2004, and is duly recorded in Plat Book No. 3616 at page 630, Reception No. 2187005, Fees 10.00, Drawer No. PP-2

Lucinda NeElog Deputy
Jana Ward Clerk and Recorder

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 31 day of March, A.D., 2004, for the 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 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
By: Jana Ward
Mayor

ATTEST:
Debra K. Moorland
City Clerk

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 26 day of MAR, 2004.

Bill Jallen
Chairman

PLAT NOTES

Easement and Title Information provided by Meridian Land Title Company, Policy No. 65945, Sept. 9, 2003.

The bearings hereon are grid bearings of the Mesa County SIMS/LCS determined by GPS observation on MCSM #260-1 at the SE corner, NE1/4 NE1/4 of Section 18 and aluminum cap "PLS 27279" for the NE corner of Section 18, Township 1 North, Range 2 West, Ute Meridian. The bearing of this line is N00°10'40"W.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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.

LEGEND

- ◆ MESA COUNTY SURVEY MARKER, AS NOTED
- FOUND REBAR
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- ◆ SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
- ◆ FOUND 2" ALUMINUM CAP ON No. 6 REBAR, PLS 24953

SURVEYOR'S CERTIFICATION

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 MOORLAND 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 upon the ground in compliance with Title 38, Article 51 C.R.S., amended, and all other regulations governing this subdivision of land. I further certify that this plat contains all of the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Comm. on Ownership Act.

SCALE: 1" = 40'
40 20 0 40

STANLEY K. WERNER
EXECUTED this 29 day of March, 2004.

Prepared for: Debbie Moorland
Fruita, Colorado

FINAL PLAT MOORLAND MINOR SUBDIVISION	
NE1/4 NE1/4 SECTION 18 T1N, R2W, UTE MERIDIAN MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: CW/ES	DRAWN BY: SKW
JOB NO. 03-79	SHEET 1 OF 1
REVISION DATE: March 16, 2004	