FINAL PLAT PINEDALE ESTATES

NE 1/4 SE 1/4 NE 1/4, Section 8, T1N, R2W, Ute Meridian City of Fruita, Mesa County, Colorado

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS That 1167 18 ROAD INC. is the owner of record of that real property situate in the NE 1/4 SE 1/4 NE 1/4 Section 8, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, Colorado, the ownership of which is demonstrated at Book 4453, Page 405, of the records in the office of the Mesa County Clerk and Recorder. Said owners does hereby plat said real property under the name and style of Pinedale Estates and being more particularly described as follows:

All that part of the NE 1/4 of the SE 1/4 of the NE 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, lying east of the centerline of a drain ditch, being more particularly described as follows: more particularly described as follows:

Beginning at the north 1/16th corner on the east line of said Section 8, being a Mesa County survey marker, the basis of bearing being S00°09'22"W to the east 1/4 of said Section 8, also being a Mesa County survey marker; thence S00°09'22"W a distance of 659.32 feet; thence N89°50'18"W a distance of 629.85 feet to the centerline of a drain ditch; thence along said centerline the following 3 courses:

1.).N01°12'22"E a distance of 34.49 feet

2.).N28°11'17"E a distance of 354.97 feet

3.).N20°43'09"E a distance of 332.75 feet to the north line of said NE 1/4 of the SE 1/4 of the NE 1/4

thence S89°49'40"E along said north line a distance of 345.53 feet to the Point of Beginning.

Said parcel contains 7.31 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:

18 Road, K 6/10 Road, Hickory Street, Bonsai Avenue, and Echo Canyon Street rights-of-way are dedicated to the City of Fruita for the use of the public forever.

Tracts A, B and D are dedicated to the City of Fruita as perpetual, non-exclusive blanket easements for the use by the general public for park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with residents of the Subdivision, subject to non-discriminatory rules and regulations promulgated by the Pinedale Estates Homeowners Association, Inc.

The 14' and 8' multipurpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual 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 sewer, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and

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 overhunden said easements by executing on placing any improvements thereon which man 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, 1167 18 ROAD INC., has caused its name to be

STATE OF COLORADO) COUNTY OF MESA

On this /2th day of July ... A.D., 2007, before me the President of 1167 18 Road Inc., Ebrahim Seghatoleslami, personally appeared and acknowledged that he executed the foregoing

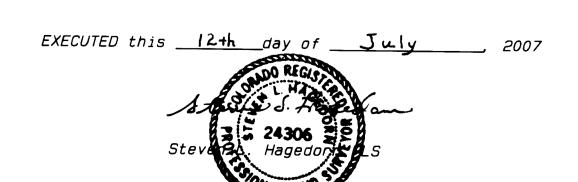
Certificate of Ownership and Dedication for the purposes therein contained. IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My rommission, expires: 07/29/2010

DIANE HAGEN NOTARY PUBLIC STATE OF COLORADO My Commission Expires 07/29/201

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 PINEDALE ESTATES, 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. I further certify that this Plat contains all applicable information required by Section 38–33.3–209 C.A.S., contained within the Colorado Common Interest Ownership Act.

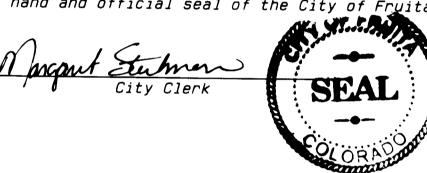


CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita. Colorado, this 1st day of August A.D., 2006, 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 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 expences 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. otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA. COLORADO

Witness my hand and official seal of the City of Fruita



PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 185 day of AUG A.D., 200%



TITLE CERTIFICATE

Abstract & Title Co. of Mesa County, Inc. 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 1167 18 ROAD INC., free and clear of all liens, taxes and encumbrances as of June 27, 2007, except as follows:

Deed of Trust recorded 11–14–06, in Book 4292, at Page 792, and Deed of Trust recorded June 21, 2007 in Book 4453 at Page 406.

EXECUTED this 12 day of July A.D., 2007.

BY: Donald K Paris

CLERK AND RECORDER'S CERTIFICATE

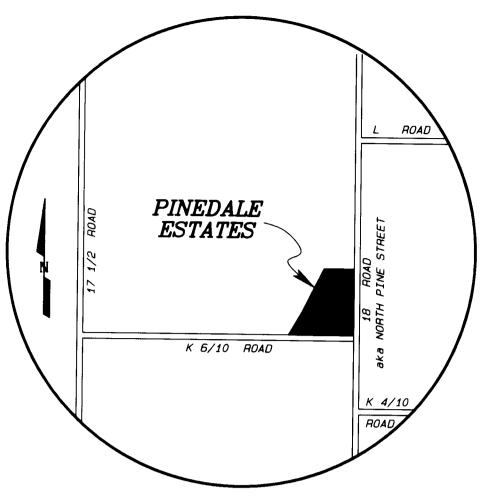
STATE OF COLORADO) COUNTY OF MESA

ATTEST:

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 12:55 P.M., on this 17th day of July A.D., 2007, in Book No. 4471 Page (s) No. 466 5667 Reception No. 239/189 Drawer TT-118 Fees 20 = 1:00 5.C

DECLARATIONS

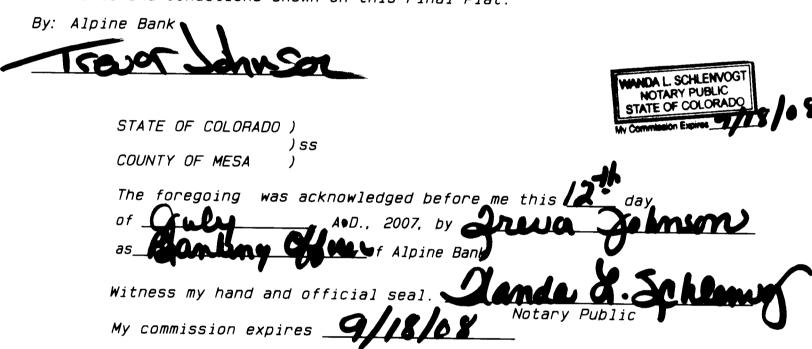
Declarations or Protective Covenants are filed in Book 4471 at Pages 684 through 707 as Document No. 2391292



VICINITY MAP N. T. S.

SUBORDINATION BY LIENHOLDERS

Alpine Bank, being the holder of a promissory note secured by a Deed of Trust dated August 15, 2006, recorded November 14, 2006 at Book 4292, Page 792, 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.



SUBORDINATION BY LIENHOLDERS

S W DEVELOPMENT, LLC being the holder of a promissory note secured by a Deed of Trust dated June 21, 2007, recorded June 21, 2007 at Book 4453, Page 406, 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.



STATE OF COLORADO

The foregoing was acknowledged before me this lath day ______ A.D., 2007, by Ebrahim Seghatoleslami as Managing Partner of SW DEVELOPMENT LLC

Witness my hand and official seal. __ My commission expires 07/29/2010

DIANE HAGEN NOTARY PUBLIC STATE OF COLORADO

PLAT NOTES

Irrigation and Irrigation/Drainage Easements are granted by separate instrument to the Pinedale Estates Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and for the conveyance of stormwater on the property platted. Tracts A, B, C, and D are granted by separate instrument to the Pinedale Estates Homeowners Association, subject to the terms of said grant and subject to the public easements dedicated hereon.

"RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.A.S. 35-3.5-101 et seq. 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 the certification shown hereon.

> FINAL PLAT PINEDALE ESTATES NE 1/4 SE 1/4 NE 1/4, SEC. 8, T.1N., R.2W., U.M. CITY OF FRUITA, MESA COUNTY, COLORADO

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

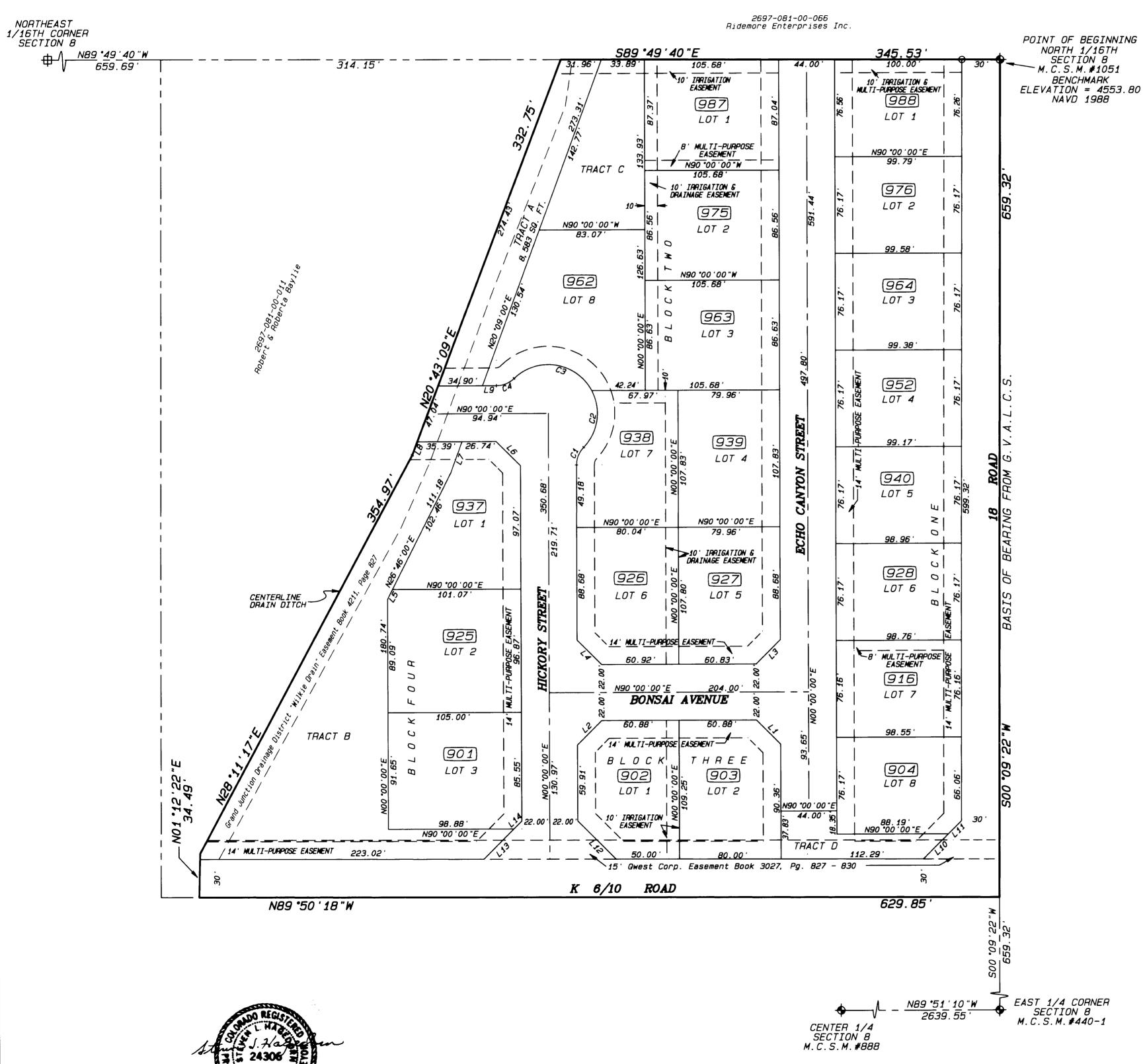
Designed By S.L.H. Checked By M.W.D. Job No. 813-06-20

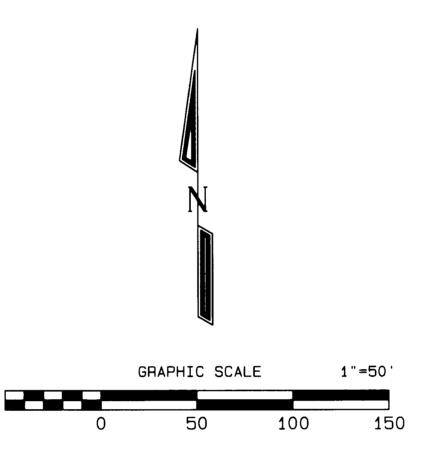
Drawn By TERRAMODEL Date JULY, 2007

FINAL PLAT

PINEDALE ESTATES

NE 1/4 SE 1/4 NE 1/4, Section 8, T.1N., R.2W., Ute Meridian City of Fruita, Mesa County, Colorado





LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER (MCSM)
- FOUND 2 1/2" ALUMINUM CAP STAMPED "MAP SURVEY LS 11980"
- O FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED "TLC LS 18478"
- SET 2" ALUMINUM CAP ON #5 REBAR
 "STAMPED D H SURVEY LS 24306" W.C. = WITNESS CORNER

G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM

000 = ADDRESS

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	44 *06 ' 53 "	20.00'	15.40 '	S22 °03 '26 "W	15.02°
C2	71 * 51 ' 30 "	<i>38</i> . 50 '	48.29	508 °11 '08 "W	45.18′
С3	106 ° 22 ' 15 "	<i>38.50'</i>	71.48′	S80 *55 ' 45 "E	61.64'
C4	44 *06 ' 53 "	20.00'	15. 4 0′	N67 *56 ' 34 "E	15.02°

LINE TABLE

TA (C)	5545746	DICTANOS
LINE	BEARING	DISTANCE
L 1	S45 *00 ' 00 "E	27.04
L2	N45 *00 '01 "E	27.04
L3	545 °00 '00 "W	27.04
L4	N45 *00 '00 "W	27.04
L5	N26 *4 6 ' 00 "E	8.72°
L6	S45 *00 '00 "E	27.04
L7	N20 *09 '00 "E	26.32°
L8	N20 *43 ' 09 "E	11.28
L9	N89 *59 '24 "E	11.00
L10	N45 *09 ' 32 "E	28.07
L11	N45 *09 ' 32 "E	14.35 °
L12	544 ° 50 ′ 09 "E	42.49
L13	N45 *04 ' 36 "E	<i>33.73</i> '
L14	N45 *04 ' 36 "E	8.64

LAND USE SUMMARY

LOTS (21 TOTAL) TRACT A TRACT B TRACT C TRACT D DEDICATED ROADS	SINGLE FAMILY RESIDENTIAL DRAINAGE/TRAIL DRAINAGE/DETENTION/TRAIL/PARK IRRIGATION OPEN SPACE/TRAIL PUBLIC RIGHT-OF-WAY	0.20 0.61 0.18 0.07	ACRES ACRES ACRES ACRES ACRES ACRES	56.0% 2.7% 8.3% 2.5% 1.0% 29.5%
TOTAL AREA		7. 31	ACRES	100%
NOTE: Individual square	footage and address, appear on	each	lot shown	hereon.



PINEDALE ESTATES

NE 1/4 SE 1/4 NE 1/4, SEC. 8, T.1N., R.2W., U.M.

CITY OF FRUITA, MESA COUNTY, COLORADO D H SURVEYS INC.

FINAL PLAT

118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749

Checked By M. W.D. Designed By S.L.H. Job No. 813-06-20 rawn By TERRAMODEL Date JULY, 2007 Sheet 2 OF 2

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.