

FINAL PLAT RED BARN SUBDIVISION

A REPLAT OF LOTS 1 & 3, ADOBE CREEK RANCH II, AND A PART OF
THE SW 1/4 OF SECTION 27, T. 1 N., R. 2 W., UTE MERIDIAN,
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Martin Azcarragga and Donna L. Azcarragga, are the owners of record of that real property situated in the NW 1/4 of Section 27, Township 1 South, Range 2 East of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3500, Page 35, of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby plat said real property under the name and style of RED BARN SUBDIVISION and being more particularly described as follows:

Lot 1 and Lot 3 of Adobe Creek Ranch II and a part of Section 27, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, Colorado described as follows:
Commencing at the SW Corner of said NW 1/4 whence the NW Corner of the SW 1/4 NW 1/4 bears N 00°03'28" E a distance of 1308.19 feet for a basis of bearings with all bearings contained herein relative thereto, thence S 89°41'55" E a distance of 33.00 feet to a point on the east right-of-way line of 19 Road and the True Point of Beginning; thence along said right-of-way line N 00°03'28" E a distance of 1258.18 feet; thence N 57°49'44" E a distance of 99.54 feet; thence N 88°02'38" E a distance of 535.67 feet; thence N 00°46'35" E a distance of 623.98 feet; thence S 76°10'01" E a distance of 831.80 feet; thence S 14°36'32" E a distance of 48.24 feet; thence S 09°26'30" W a distance of 191.76 feet; thence S 48°11'18" E a distance of 99.22 feet; thence S 59°21'48" E a distance of 227.68 feet; thence S 67°30'22" E a distance of 261.94 feet; thence N 85°51'29" E a distance of 55.46 feet; thence S 06°05'07" W a distance of 251.89 feet; thence N 89°55'57" W a distance of 270.17 feet; thence S 30°52'23" E a distance of 895.57 feet; thence S 51°08'26" W a distance of 231.27 feet; thence N 89°43'01" W a distance of 2.66 feet; thence S 44°59'23" W a distance of 108.36 feet; thence S 54°48'39" W a distance of 220.96 feet; thence S 25°57'27" W a distance of 391.15 feet; thence S 24°19'20" W a distance of 612.85 feet; thence S 00°03'10" E a distance of 432.86 feet; thence S 28°39'20" W a distance of 98.71 feet; thence N 00°06'17" E a distance of 972.22 feet; thence N 89°45'55" W a distance of 624.30 feet; thence N 00°08'19" W a distance of 13.88 feet; thence N 89°46'10" W a distance of 680.00 feet; thence N 00°04'43" E a distance of 652.65 feet to the True Point of Beginning.
Containing 98.41 acres as described.

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

- All road and circle rights-of-way are dedicated to the City of Fruita for the use of the public forever.
- All 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 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.
- Tract A shown hereon is dedicated and conveyed to the City of Fruita for the use by the general public for Trail purposes.
- Tract B shown hereon is dedicated and conveyed to the City of Fruita for the use by the general public for Future Trail purposes.
- Tract C shown hereon is dedicated and conveyed to the City of Fruita for the use by the general public for Future Sanitary Sewer lift station purposes.
- All drainage easements, irrigation easements and drainage and irrigation easements shown hereon are granted to the Red Barn Homeowners Association, Inc., except as noted as dedicated to the Grand Junction Drainage District.

All easements include the right of ingress and egress on, along, over, through, and across by the beneficiaries, their successors, and/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 owners hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Martin Azcarragga and Donna L. Azcarragga, have caused their names to be hereunto subscribed this 17th day of October, A. D., 2005.

Martin Azcarragga
Martin Azcarragga
Donna L. Azcarragga
Donna L. Azcarragga

STATE OF COLORADO }
COUNTY OF MESA } ss.

On this 17 day of October, A.D. 2005, before me the undersigned officer, personally appeared Martin Azcarragga and Donna L. Azcarragga, and acknowledged that they executed the following Certificate of Ownership and Dedication for the purposes therein contained.

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

My commission expires: 06/18/2009
Robin D. Blevens
Robin D. Blevens
Notary Public



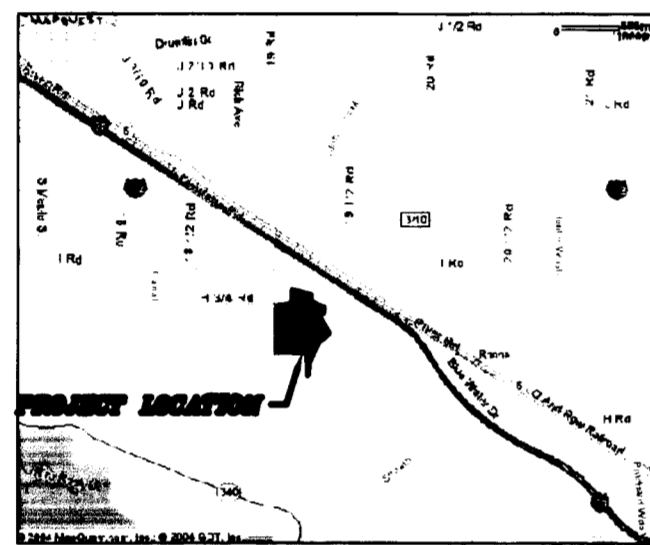
TITLE CERTIFICATE

Abstract and Title Co. of Mesa County, does hereby certify to having examined the same to all lands shown on this plat and that title to such lands is vested in Martin Azcarragga and Donna L. Azcarragga is free and clear of all liens, taxes, and encumbrances, except as follows:

Deeds of Trust recorded in Book 3509 at Page 576-577 and Book 3098 at Pages 849-850, and Book 3681 at Page 168, and Taxes for 2005, as of January 4, 2006

EXECUTED this 9th day of January, 2006

By: *Karen A. Brown-Ellison*, Examiner
Title examiner's signature
Abstract & Title Company



LOCATION MAP
SEE REVERSE



SURVEYOR'S CERTIFICATE

I, Jeffrey C. Fletcher, 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 RED BARN 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 the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the 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 Common Interest Ownership Act.

EXECUTED this 17th Day of OCTOBER, 2005.

Jeffrey C. Fletcher
Jeffrey C. Fletcher, Colorado PLS # 24953



PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 14th day of NOVEMBER, 2005

Jessie Carter
Chairman

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 15th day of NOVEMBER, 2005, 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 public 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 that the size, soil conditions, sub-surface 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 Fruita City Council.

By: *John Adams*
Mayor

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

ATTEST:
Patricia Eubank
City Clerk



CLERK AND RECORDER'S CERTIFICATE

This plat was filed for the record in the office of the Mesa County Clerk and Recorder at 3:37 o'clock P.M. on the 16th day of February, 2006, and is duly recorded in Book 4096 at Page(s) 159-161 as Document No. 2302289 RR-110

By: *Tamara Horn*
Deputy

Janice Ward
Clerk and Recorder

Declarations of Protective Covenants are filed in Book 4096 at Page(s) 193-229, as Document No. 2302293-2302294

SUBORDINATION BY LIENHOLDERS

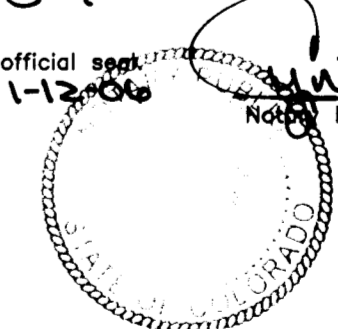
Grand Valley National Bank being the holder of a promissory note secured by a Deed of Trust dated June 17, 2002, recorded June 18, 2002 at Book 3098, Page 849, and a Deed of Trust dated September 26, 2003, recorded October 16, 2003 at Book 3509, Page 576 and a Deed of Trust dated May 19, 2004, recorded June 22, 2004 at Book 3681, Page 168, 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 Deeds of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: *John W. Fradovich*
Grand Valley National Bank
925 N. 7th St.
Grand Junction, CO 81501

STATE OF COLORADO }
COUNTY OF MESA } ss.

The foregoing was acknowledged before me this 7th day of October, 2005 by John W. Fradovich as President of Grand Valley National Bank

Witness my hand and official seal:
My commission expires: 1-12-06
Cynthia J. Hotter
Notary Public

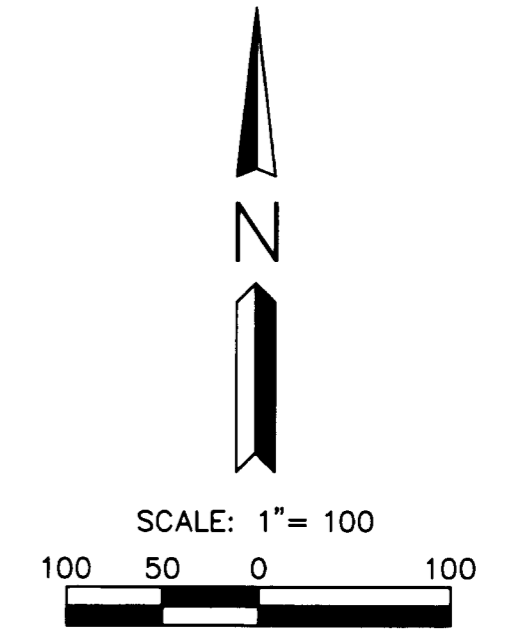


Prepared for: Martin and Donna Azcarragga
Grand Junction, Colorado

FINAL PLAT RED BARN SUBDIVISION A REPLAT OF LOTS 1 & 3 ADOBE CREEK RANCH II, & PART OF THE NW 1/4 S. 27, T1N, R2W, UTE MERIDIAN CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO	
High Desert Surveying, LLC 2591 E 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: BE/ES/CW	DRAWN BY: JCF
JOB NO. 04-73	SHEET 1 OF 3
REVISION DATE: OCTOBER 4, 2005	

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.

FINAL PLAT RED BARN SUBDIVISION

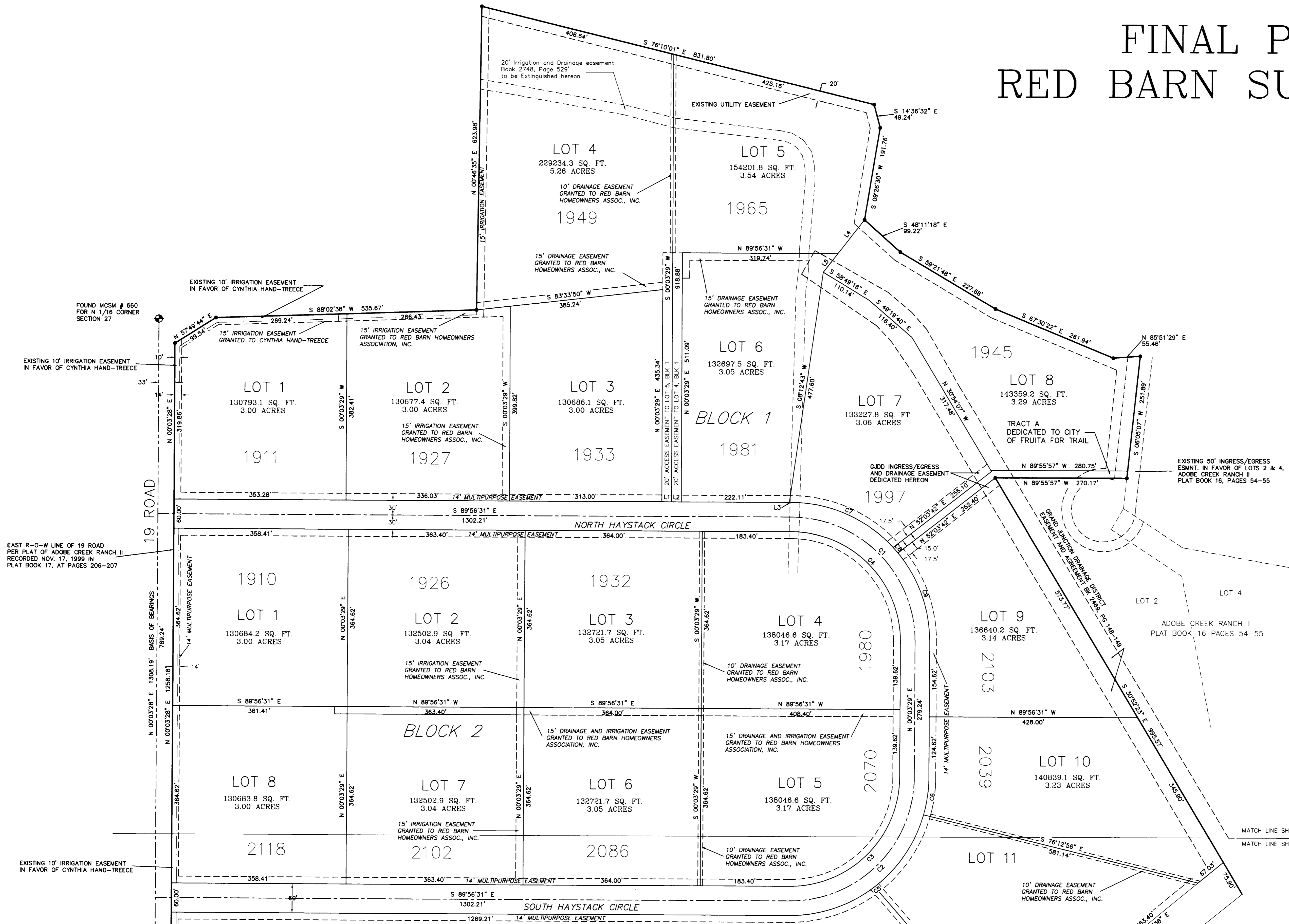


AREA SUMMARY

LOTS	=	90.10 Acres	91.6%
TRACTS	=	3.18 Acres	3.2%
ROAD ROW	=	5.13 Acres	5.2%
TOTAL	=	98.41 Acres	100.00%

- LEGEND**
- ◆ MESA COUNTY OR BLM SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 IN CONCRETE
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS

- NOTES**
- Bearings are based upon GPS observations using the Mesa County SIMS LCS. The West line of the SW 1/4 NW 1/4 of Section 27 bears N00°03'28"E a distance of 1308.19 feet. Both monuments are Mesa County Survey Markers.
 - Easement and title documents provided by Abstract and Title Co. of Mesa County, Inc., policy # 913807 C. Dated August 15, 2004.
 - 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".



FOUND MCSM #666 FOR WEST 1/4 COR. SECTION 27
S 89°41'50" E 33.00'

FOUND 1.5" ALUM. CAP LS 24320 P.O.B.

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L1	N 89°56'31" W	20.00'
L2	N 89°56'31" W	20.00'
L3	S 89°56'31" E	4.79'
L4	S 38°01'02" W	88.44'
L5	S 38°01'02" W	48.59'
L6	S 52°03'42" W	255.10'
L7	S 52°03'42" W	252.40'

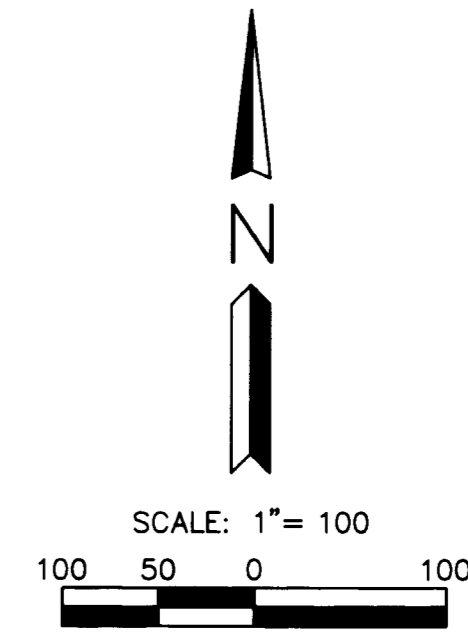
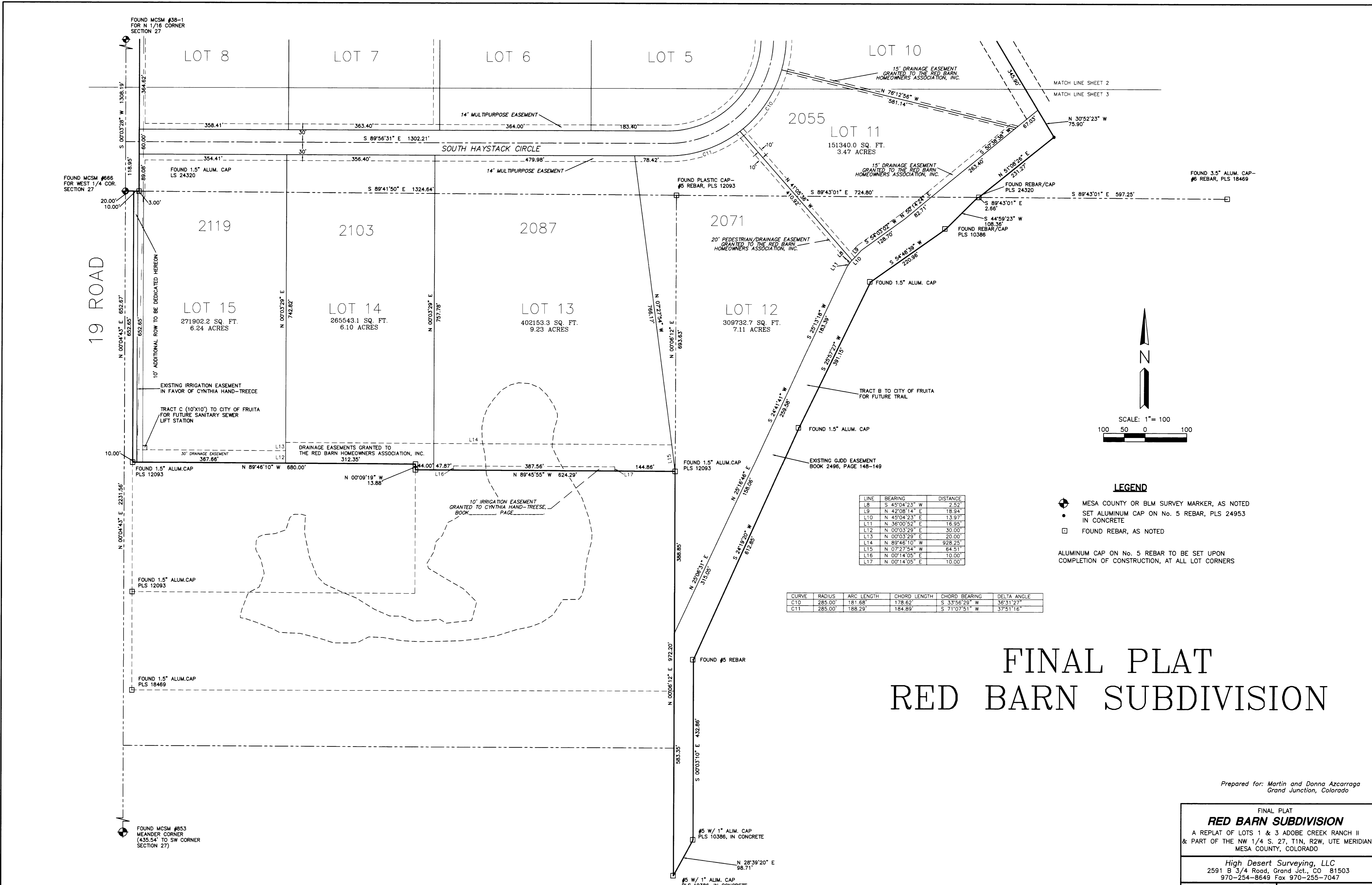
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	255.00'	400.55'	360.62'	S 44°56'31" E	90°00'00"
C2	255.00'	400.55'	360.62'	S 45°03'29" W	90°00'00"
C3	225.00'	353.43'	318.20'	S 45°03'29" W	90°00'00"
C4	225.00'	353.43'	318.20'	S 44°56'31" E	90°00'00"
C5	285.00'	369.97'	344.54'	S 52°52'07" W	74°22'43"
C6	285.00'	77.70'	77.46'	S 07°52'07" W	15°37'17"
C7	285.00'	235.01'	228.41'	S 66°19'09" E	47°14'46"
C8	285.00'	15.03'	15.02'	S 41°11'08" E	03°01'15"
C9	285.00'	197.84'	193.70'	S 19°48'31" E	39°43'59"

Prepared for: Martin and Donna Azcarraga
Grand Junction, Colorado

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RED BARN SUBDIVISION
A REPLAT OF LOTS 1 & 3 ADOBE CREEK RANCH II & PART OF THE NW 1/4 S. 27, 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: BE/ES/CW	DRAWN BY: JCF
JOB NO. 04-73	SHEET 2 OF 3
REVISION DATE: OCTOBER 4, 2005	



LEGEND

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 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS

LINE	BEARING	DISTANCE
L8	S 45°04'23" W	2.52'
L9	N 42°08'14" E	18.94'
L10	N 45°04'23" E	13.97'
L11	N 36°00'52" E	16.95'
L12	N 00°03'29" E	30.00'
L13	N 00°03'29" E	20.00'
L14	N 89°46'10" W	928.25'
L15	N 07°27'54" W	64.51'
L16	N 00°14'05" E	10.00'
L17	N 00°14'05" E	10.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10	285.00'	181.68'	178.62'	S 33°56'29" W	36°31'27"
C11	285.00'	188.29'	184.89'	S 71°07'51" W	37°51'16"

FINAL PLAT RED BARN SUBDIVISION

Prepared for: Martin and Donna Azcarraga
Grand Junction, Colorado

FINAL PLAT RED BARN SUBDIVISION A REPLAT OF LOTS 1 & 3 ADOBE CREEK RANCH II & PART OF THE NW 1/4 S. 27, T1N, R2W, UTE MERIDIAN MESA COUNTY, COLORADO	
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SUR. BY: BE/ES/CW	DRAWN BY: JCF
JOB NO. 04-73	SHEET 3 OF 3
REVISION DATE: OCTOBER 4, 2005	

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