

# RED CLIFFS MOBILE HOME VILLAGE No. 2

A Replat of a portion of Red Cliffs Mobile Home Village  
 Located in W1/2 NW1/4 Section 20,  
 Township 1 North, Range 2 West, Ute Meridian  
 Mesa County, Colorado

**BOARD OF TRUSTEES CERTIFICATE**  
 (Subdivision and Development Plats)

This plat approved by the City Council of the City of Fruita, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2001, 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 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 Board of Trustees.

CITY OF FRUITA, COLORADO  
 By: Doug Hall  
 Mayor

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

ATTEST:  
Margaret Graham  
 City Clerk

**DEDICATION:**

Know All Persons By These Presents:

The undersigned, Red Cliffs, LTD, a Colorado Limited Partnership, is the owner of record of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and being in a part of the W1/2 NW1/4 of Section 20, T1 N, R 2 W, Ute Meridian, the ownership of which is demonstrated in Book \_\_\_\_\_ at Page \_\_\_\_\_ and being more particularly described as follows:

Lots 16 through 31, in Block 3;  
 Lots 1 through 20, in Block 4;  
 Lots 1 through 19, in Block 5;  
 Lots 3 through 14, in Block 6  
**ALL IN RED CLIFFS MOBILE HOME VILLAGE.**

Said owners have caused the described real property to be subdivided and to be publicly known as

Red Cliffs Mobile Home Village No. 2

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

All streets, roadways, and circles to the City of Fruita in perpetuity as Public Right-of-Way.  
 All Multi-purpose Easements to the City of Fruita for the use of City-approved utilities and public utility 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 sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Utility and Irrigation Easements to public or private Utility and Irrigation providers as perpetual easements for the installation, operation, maintenance and repair of irrigation and utility facilities and appurtenances.

Said owner hereby acknowledges that all lienholders, if any, have represented approval of any effect that this plat may represent concerning the interests of said lienholders.

**Said owner DOES SUBSCRIBE HEREUNDER**

this 027 day of FEB, 2001, A.D.

Edna Clements  
 Edna Clements, President  
 RED CLIFFS, LTD. RED CLIFF PROPERTIES LLC

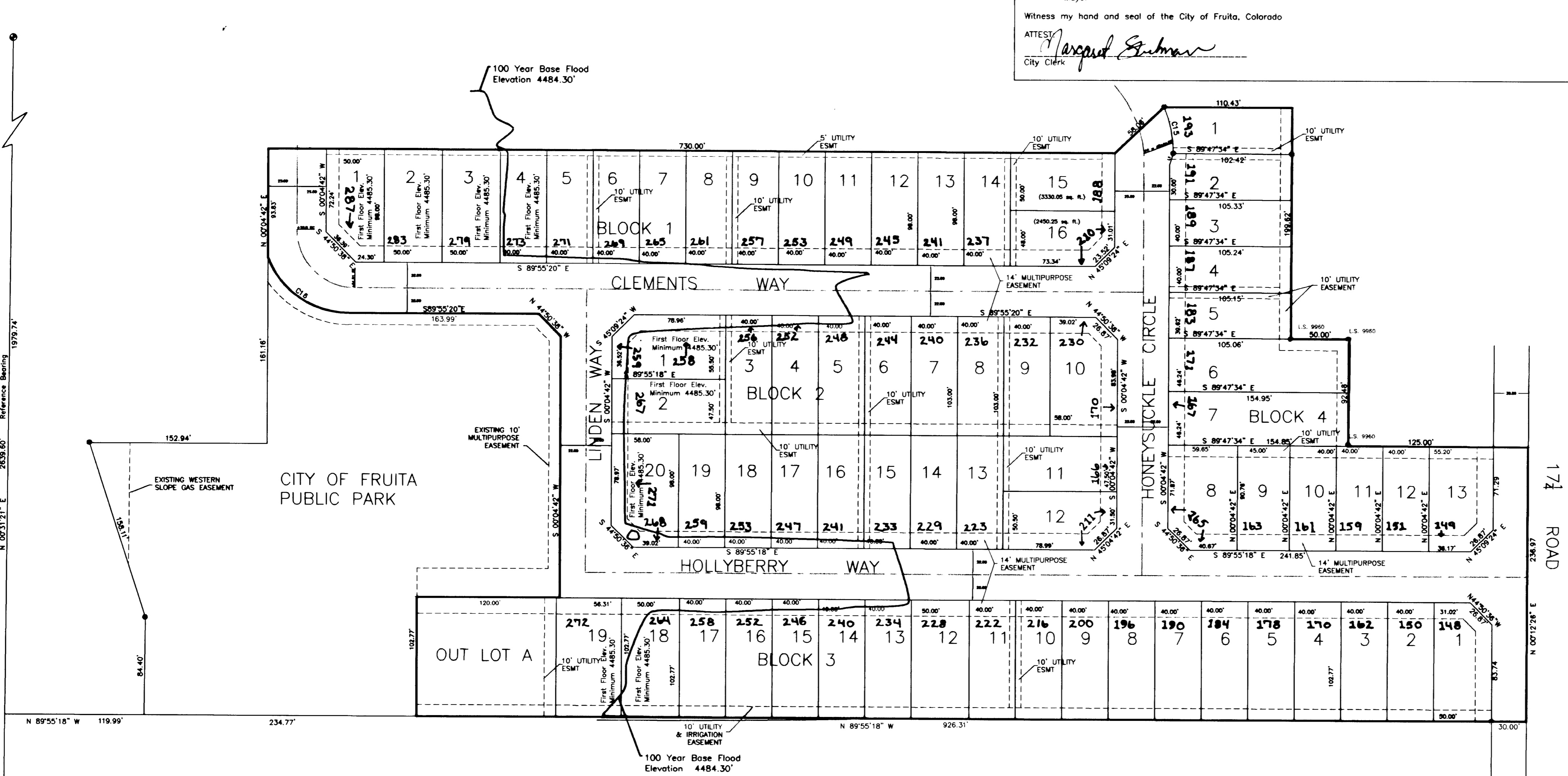
STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Edward L. Clements, Jr.  
 this 27 day of February, 2001, A.D.

Witness my hand and official seal. Donna J. McDan  
 Notary Public

My commission expires 3/17/2001

Address 325 E. Aspen Ave. Ste 155 Fruita CO 81521



CURVE LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C15	41.05	105.10	N11°06'56"W	40.79
C16	90.38	75.00	S55°24'03"E	85.01

LINE	LENGTH	BEARING
L1	10.43	S16°47'18"W

**SUBORDINATION BY LIENHOLDER**

Edna Clements (Lien Holder) being the holder of a promissory note secured by a deed of trust dated 12/17/00 and recorded on 12/15/00, at Reception No. 127277 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 and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

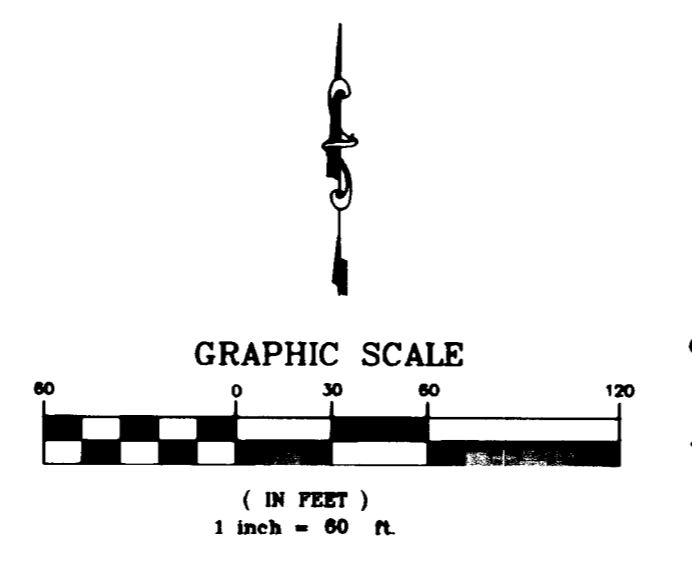
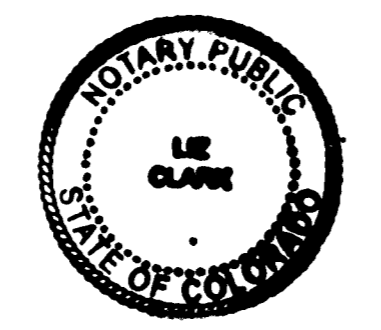
The Bank of New York  
 Lien Holder  
2415 F Rd  
 Street number and name, suite #  
Aspen Junction, Co 81505  
 City, State, and Zip  
 By: Rebecca Maitis, SVP  
 Lien Holder Signature

State of CO )  
 ) ss  
 County of Mesa )

The foregoing was acknowledged before me this \_\_\_\_\_ Day of \_\_\_\_\_, 2001, by Edna Clements AS \_\_\_\_\_ (Lien Holder).

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
 Notary Public



**LEGEND**

- FOUND USPLS SURVEY MONUMENT
- FOUND SUBDIVISION BOUNDARY MONUMENT
- PROPERTY LINE

**AREA QUANTITIES**

MOBILE HOME LOTS - 6.82ac.  
 PUBLIC ROW - 2.41 ac.  
 OUT LOT A - 0.28 ac.

TOTAL AREA - 9.51 ac.  
 TOTAL MOBILE HOME UNITS - 68

Declarations or Protective Covenants are filed in Book \_\_\_\_\_ at Page \_\_\_\_\_ as Document No. \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

This plat approved by the City of Fruita Planning Commission the 21 day of MARCH, 2001.

Terry D. Nichols  
 Chairman

**SURVEYOR'S CERTIFICATE:**

I, Terry D. Nichols, certify that this plat represents a true and correct copy made under my supervision and that it represents a true and correct description of the location of the survey monuments which are found or set.

Terry D. Nichols  
 Surveyor

**RED CLIFFS MOBILE HOME VILLAGE NO. 2**

A Replat of Red Cliffs Mobile Home Village  
 Located in W1/2 NW1/4 Sec 20 T 1 N, R 2 W, Ute Meridian  
 Mesa County, Colorado

FOR: Red Cliffs LLC

**NICHOLS ASSOCIATES, INC.**  
 751 Horizon Court Suite 102  
 Grand Junction, Colorado 81506  
 Tel: (970) 245-7101 Fax: (970) 245-3251  
 email: terrynichols@compuserve.com

DRAWN BY: NAI DATE DRAWN: 10/10/00 PROJ. NO.: 3680

DATE FIELD SURVEY COMPLETED: August 2000 SCALE: 1" = 60' SHEET 1 OF 1

**RECORDED INSTRUMENT: FROM QUALITY DOCUMENT PROVIDED FOR PRODUCTION**

**Basis of Bearings Statement:**  
 Bearings are based on the West line of the NW 1/4 Section 20, Township 1 North, Range 2 West, of the Ute Principal Meridian, to bear N00°31'21"E, 2639.60' with all bearings herein relative thereto.

**NOTICE:** Under 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.