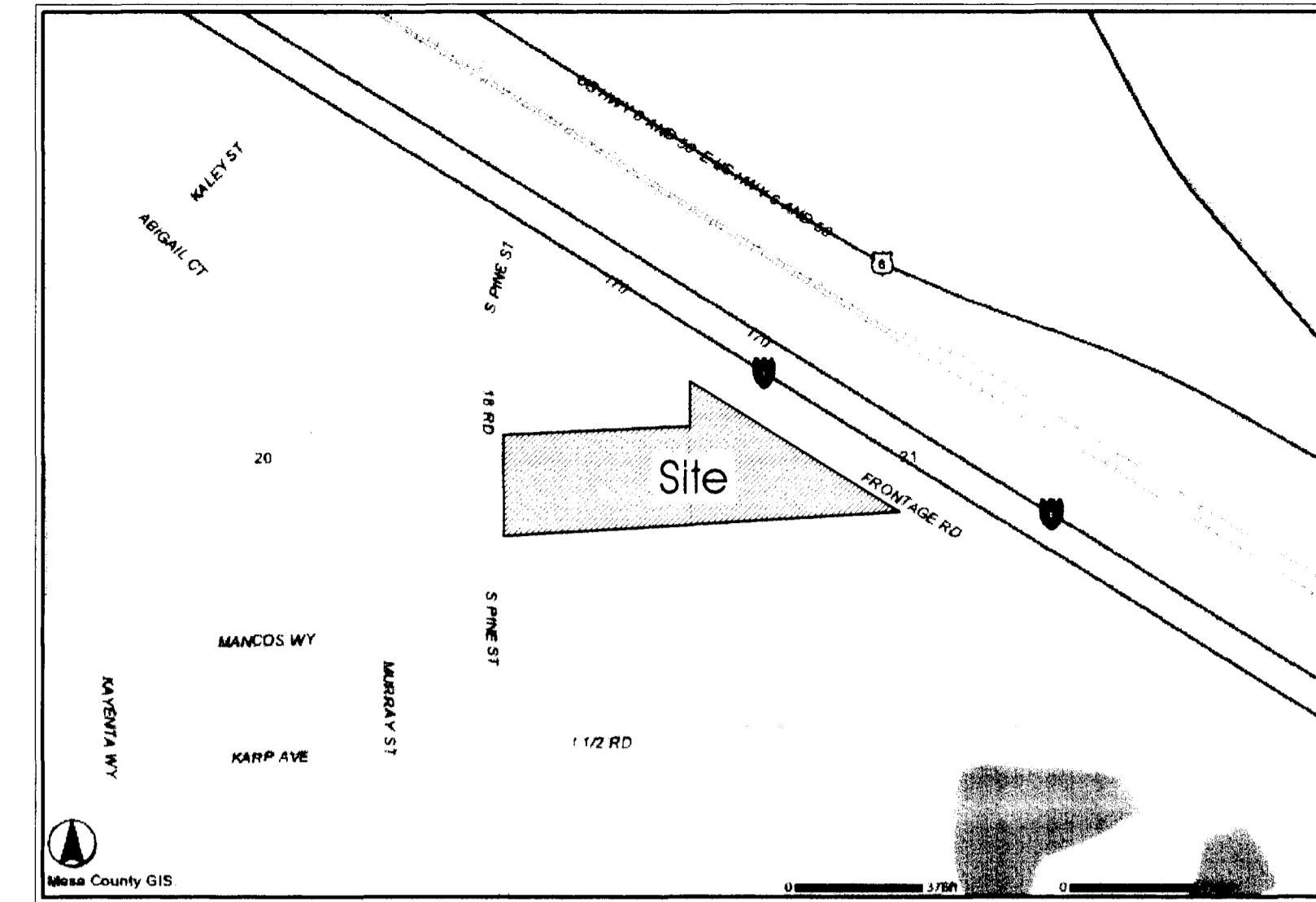




FINAL PLAT  
**River Glen Estates PUD**

PLANNED UNIT DEVELOPMENT  
 Being a Replat of LOTS 2 & 3  
 in PHEASANT HOLLOW SUBDIVISION NORTH  
 SITUATED IN THE SW1/4 NW1/4 SECTION 21, T1N, R2W, UTE MERIDIAN  
 City of Fruita, County of Mesa, State of Colorado



Vicinity Map

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that River Glen Development, LLC is the owner of record of that real property situated in the SW1/4 of the NW1/4 of Section 21, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book \_\_\_\_\_, Page \_\_\_\_\_ of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of RIVER GLEN ESTATES PUD Subdivision and being more particularly described as follows:

Lot 2 in PHEASANT HOLLOW SUBDIVISION NORTH and Lot 3 of PHEASANT HOLLOW SUBDIVISION NORTH

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

- All drives, places, and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
- A 14' Multi-Purpose Easement to the City of Fruita for the use of City approved utilities and public providers as a perpetual easement 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.
- A Utility Easement to the City of Fruita for the use of City approved utilities and public providers as a perpetual easement 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.
- All Irrigation Easements to be granted to the Home Owners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

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 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, a representative of said owner, River Glen Development, LLC, has caused his name to be hereunto subscribed this 12<sup>th</sup> day of June, 2006.

River Glen Development LLC

BY [Signature], MANAGING MEMBER  
 Representative of River Glen Development, LLC

STATE OF COLORADO }  
 COUNTY OF MESA } S.S.

On this 12<sup>th</sup> day of June, 2006 before me the undersigned officer, personally appeared Jerry Browder, Managing Member a representative of River Glen Development, LLC, 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 commission expires: 09/17/2009

[Signature]  
 Notary Public



**SUBORDINATION BY LIENHOLDERS**

Grand Valley National Bank, being the holder of a promissory note secured by a deed of trust dated 6-12-06 recorded 6-12-06 at Book 4178, Page 478-484 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.

By: Cathy Davis, President  
 Lien Holder

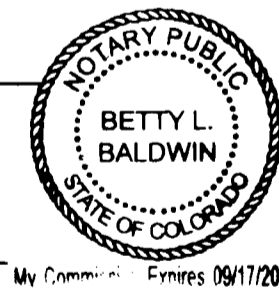
STATE OF COLORADO }  
 COUNTY OF MESA } S.S.

The foregoing was acknowledged before me this 12<sup>th</sup> day of June, 2006 by CATHY DAVIS as President of Grand Valley National Bank.

Witness my hand and official seal.

My commission expires: 9-17-2009

[Signature]  
 Notary Public



**TITLE CERTIFICATE**

LAWRENCE D. VENT, does hereby certify that I have examined the title to all lands shown on this Plat and that the title to such lands is vested in RIVER GLEN DEVELOPMENT, LLC free and clear of all liens, taxes, and encumbrances, except as follows: DEED OF TRUST IN FAVOR OF INTERMOUNTAIN BANK RECORDED APRIL 7, 2006, BOOK 4130 PAGE 311

EXECUTED this 9<sup>th</sup> day of JUNE, 2006.

By: [Signature]  
 Title Examiner LAWRENCE D. VENT/MERIDIAN LAND TITLE, LLC

**PLANNING COMMISSION CERTIFICATE**

This Plat approved by the City of Fruita Planning Commission this 4<sup>th</sup> day of June, 2006.

[Signature]  
 Chairperson

**TRANSFER OF DEVELOPMENT RIGHTS CERTIFICATE**

This plat is approved with Transfer of Development Rights consisting of 1 total credits from a Transfer Development Right Certificate recorded at Book 4163, Pages 61, in the office of the Clerk and Recorder of Mesa County, Colorado.

These credits allow for an increased density of 7 additional units from a base of 14 dwelling units, as permitted under Chapter 17.09 of the Fruita Land Use Code (2004, as amended).

[Signature]  
 City of Fruita, Community Development Director, Acting

The foregoing was acknowledged before me this 19<sup>th</sup> day of JUNE, 2006, by CHATS BRUNAKER as City of Fruita, Community Development Director.

Witness my hand and official seal.

My commission expires: 02/12/06

[Signature]  
 Notary Public

**CITY COUNCIL CERTIFICATE**

This Plat approved by the City Council of the City of Fruita, Colorado, this 4<sup>th</sup> day of APRIL, 2006, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance of 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 that the size, soil conditions, subsurface 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 expenses 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 owners designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council.

CITY OF FRUITA, COLORADO

Witness my hand and official seal of the City of Fruita.

By: [Signature]  
 Mayor

[Signature]  
 City Clerk



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
 COUNTY OF MESA } S.S.

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 10:55 o'clock A.M., on the 19<sup>th</sup> day of JUNE, 2006, in Book No. 4183, at Page(s) No. 74-75, as Document No. 2323206. Fees: \$200.10

MESA COUNTY CLERK & RECORDER

By: [Signature]  
 Deputy

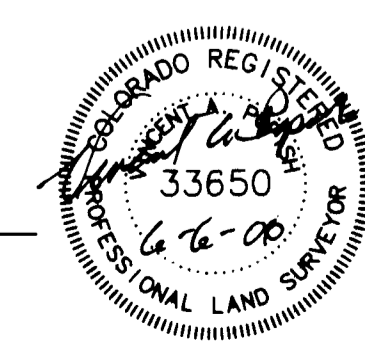
Declarations or Protective Covenants are filed in Book 4183, at Page(s) 114 to 153, as Document No. 2323208.

**SURVEYOR'S CERTIFICATE**

I, Vincent A. Popish, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Plat of River Glen 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.

EXECUTED this 6 day of JUNE, 2006.

[Signature]  
 Vincent A. Popish, P.L.S. No. 33650  
 Independent Survey, Inc.



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SITUATED IN THE SW1/4 NW1/4 SECTION 21, T1N, R2W, UTE MERIDIAN  
 City of Fruita, County of Mesa, State of Colorado

**INDEPENDENT SURVEY, Inc.**

VINCENT A. POPISH, PLS  
 133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263  
 Grand Junction, Colorado 81501 Call (970)261-1409

Client: Cathy Horen  
 Date: 5/15/06  
 Scale: 1"=50'  
 Drawn by: JAP/DJS  
 Checked by: VAP  
 File No.: 204339  
 File Name: FinalPlat Verbiage