

FINAL PLAT
RIVER ROCK SUBDIVISION
SW 1/4 NE 1/4 SEC.20, T1N, R2W, U.M., CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that C & H Development, LLC is the owner of record of that real property situate in the SW 1/4 NE 1/4 Section 20, 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 4405, Page 298 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 Rock Subdivision and being more particularly described as follows:

N 1/2 NW 1/4 SW 1/4 NE 1/4 of said Section 20.
Said parcel contains 5.0 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:

- 1.) Maple Street and Beech Avenue are dedicated to the City of Fruita for the use of the public forever.
2.) The 14' 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.
3.) Tract B is dedicated to the City of Fruita as a perpetual, non-exclusive blanket easement for the use by the general public for park, recreation and pedestrian path purposes.

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, said owner C & H Development, LLC has caused their name to be hereunto subscribed this 5th day of July, A.D., 2007.

[Signature]
C & H Development, LLC, Manager

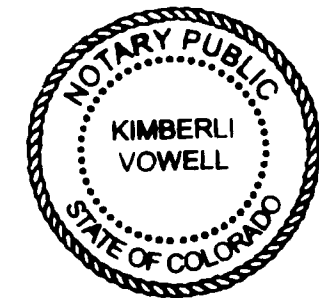
STATE OF COLORADO)
COUNTY OF MESA) ss.

On this 5 day of July, A.D. 2007, before me the undersigned officer, personally appeared Karl Clemens 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: My Commission Expires May 16, 2010

[Signature]
Notary Public



SUBORDINATION BY LIENHOLDERS

C & H Development, LLC, being the holder of a promissory note secured by Community Banks of Colorado, a Deed of Trust dated April 19, 2007, in Book 4405 at Page 298, 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: [Signature]
Richard K. Brown, President
Lienholder

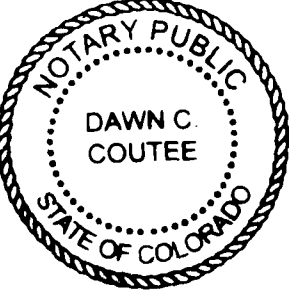
STATE OF COLORADO)
COUNTY OF MESA)

The foregoing was acknowledged before me this 5th day of July, A.D., 2007, by Richard K. Brown, President

Witness my hand and official seal.

My commission expires: My Commission Expires July 23, 2009

[Signature]
Dawn C. Coutee
Notary Public



CITY COUNCIL CERTIFICATE

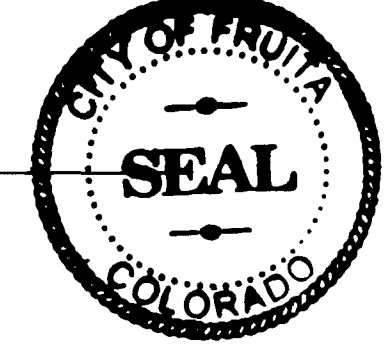
This Plat approved by the City Council of the City of Fruita, Colorado, this 7th day of August, A.D., 2007, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the 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, 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 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 City Council.

City of Fruita, Colorado

By: [Signature]
Mayor

Witness my hand and official seal of the City of Fruita, Colorado
ATTEST:

[Signature]
City Clerk



PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 31st day of Aug, A.D., 2007.

[Signature]
Chairman

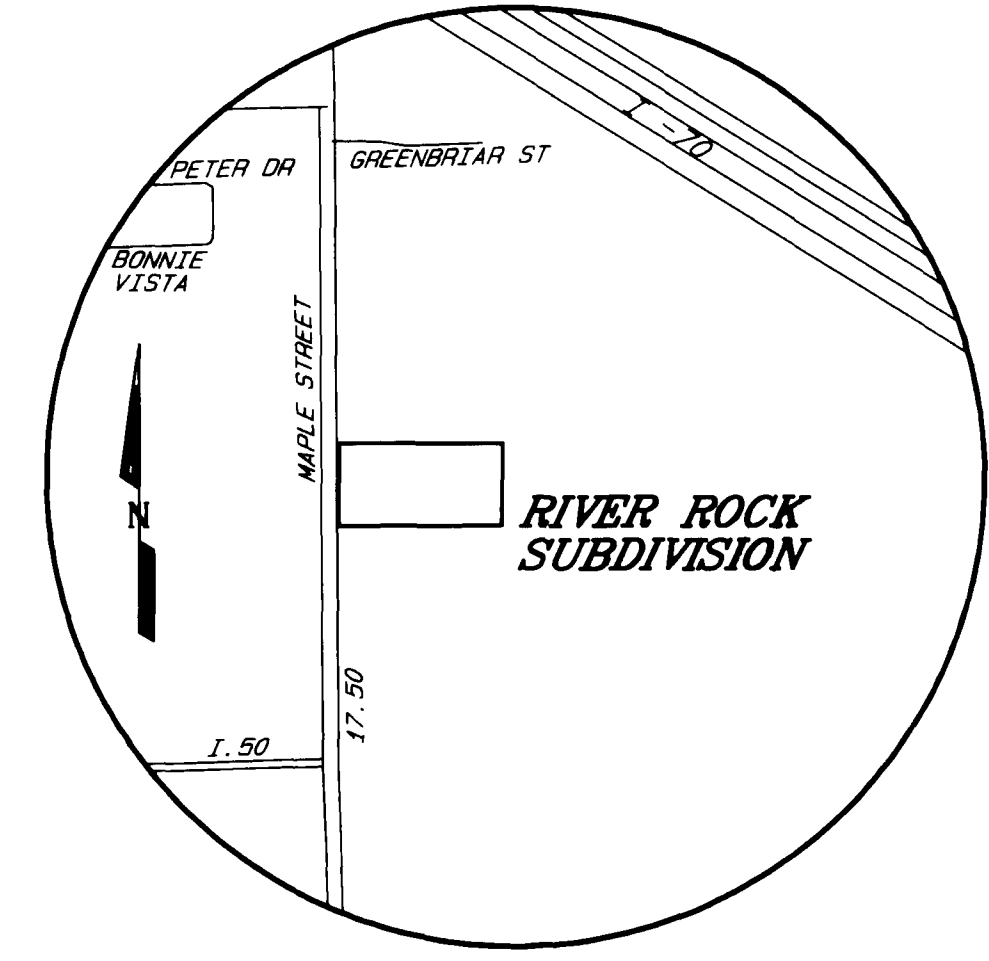
CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 12:08 o'clock P.M., on this 24th day of October, A.D. 2007, in Book 4540 Page(s) No. 860 & 861 Reception No. 2418950 Drawer No. 44-18 and Fees \$20.00 + \$1.00 S.C.

[Signature]
Clerk and Recorder

[Signature]
Deputy

Declarations of Protective Covenants are filed in Book 4540 at Pages 893 - 919
Reception No. 2408955



VICINITY MAP
NOT TO SCALE

TITLE CERTIFICATE

Land Title Guarantee Company - Grand Junction does hereby certify that we have examined the title to all lands shown on this Plat and that title to such lands is vested in Karl R. Clemens free and clear of all liens, taxes and encumbrances, except as follows. C & H DEVELOPMENT, LLC
*2006 Taxes not paid
**DEED OF TRUST REQUIRED IN BOOK 4405, PAGE 299

EXECUTED this 5th day of July, A.D., 2007.

BY: [Signature]
LAWRENCE J. VENT/EXAMINER

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a correct and complete Plat of RIVER ROCK SUBDIVISION as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, in compliance with Title 38, Article 51, C.R.S., as amended, and all applicable other regulations governing the subdivision of land.

EXECUTED this 5th day of July, 2007.

Michael W. Drissel PLS



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CITY OF FRUITA, COUNTY OF MESA
STATE OF COLORADO

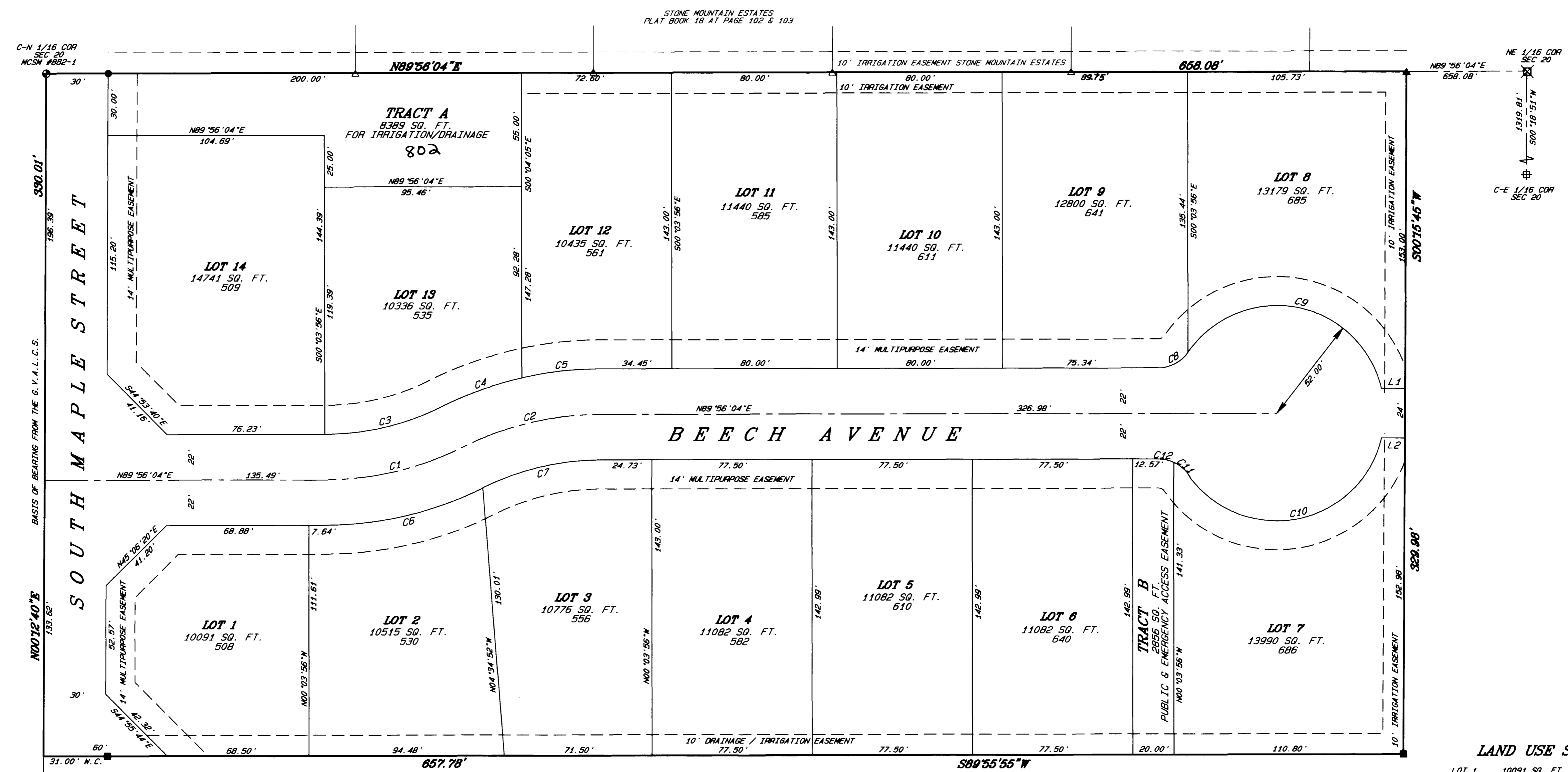
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749 - FAX (970) 245-0301

Table with 3 columns: Designed By, Checked By, Job No. and 3 columns: Drawn By, Date, Sheet. Values include M.W.D., S.L.H., 813-05-21, TMODEL, JULY 2007, 1 OF 2.

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LAND USE SUMMARY

LOT 1	10091 SQ. FT.	SINGLE FAMILY
LOT 2	10515 SQ. FT.	SINGLE FAMILY
LOT 3	10776 SQ. FT.	SINGLE FAMILY
LOT 4	11082 SQ. FT.	SINGLE FAMILY
LOT 5	11082 SQ. FT.	SINGLE FAMILY
LOT 6	11082 SQ. FT.	SINGLE FAMILY
LOT 7	13990 SQ. FT.	SINGLE FAMILY
LOT 8	13179 SQ. FT.	SINGLE FAMILY
LOT 9	12800 SQ. FT.	SINGLE FAMILY
LOT 10	11440 SQ. FT.	SINGLE FAMILY
LOT 11	11440 SQ. FT.	SINGLE FAMILY
LOT 12	10435 SQ. FT.	SINGLE FAMILY
LOT 13	10336 SQ. FT.	SINGLE FAMILY
LOT 14	14741 SQ. FT.	SINGLE FAMILY
TRACT A	8389 SQ. FT.	FOR IRRIGATION/DRAINAGE
TRACT B	2856 SQ. FT.	PUBLIC ACCESS EASEMENT
ROADS	0.98 ACRES	PUBLIC RIGHT OF WAY
TOTAL	4.98 ACRES	

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - ⊗ FOUND #6 REBAR W/2.5" ALUMINUM CAP STAMPED LS 4307
 - ⊕ FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED LS 18469
 - FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED LS 24953
 - ▲ FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED LS17485
 - △ FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEY LS 20677
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
M. C. = WITNESS CORNER
SQ. FT. = SQUARE FEET

L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	26°26'47"	69.24'	150.00'	68.62'	N76°42'41"E
C2	26°26'47"	69.24'	150.00'	68.62'	N76°42'41"E
C3	26°26'47"	59.08'	128.00'	58.56'	N76°42'41"E
C4	13°38'03"	40.93'	172.00'	40.83'	N70°18'19"E
C5	12°48'44"	38.46'	172.00'	38.38'	N83°31'42"E
C6	26°26'47"	79.39'	172.00'	78.69'	S76°42'41"W
C7	26°26'47"	59.08'	128.00'	58.56'	S76°42'41"W
C8	55°21'54"	16.91'	17.50'	16.26'	N62°15'07"E
C9	132°01'22"	119.82'	52.00'	95.02'	S79°25'09"E
L1		11.47'			S89°56'04"W
L2		11.34'			N89°56'04"E
C10	132°01'22"	119.82'	52.00'	95.02'	N79°17'18"E
C11	30°13'32"	9.23'	17.50'	9.13'	S49°48'47"E
C12	25°08'23"	7.68'	17.50'	7.62'	S77°29'44"E

PLAT NOTES

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.



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 STATE OF COLORADO

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Designed By	M. W. D.	Checked By	S. L. H.	Job No.	813-06-21
Drawn By	TMOEL	Date	JULY 2007	Sheet	2 OF 2

