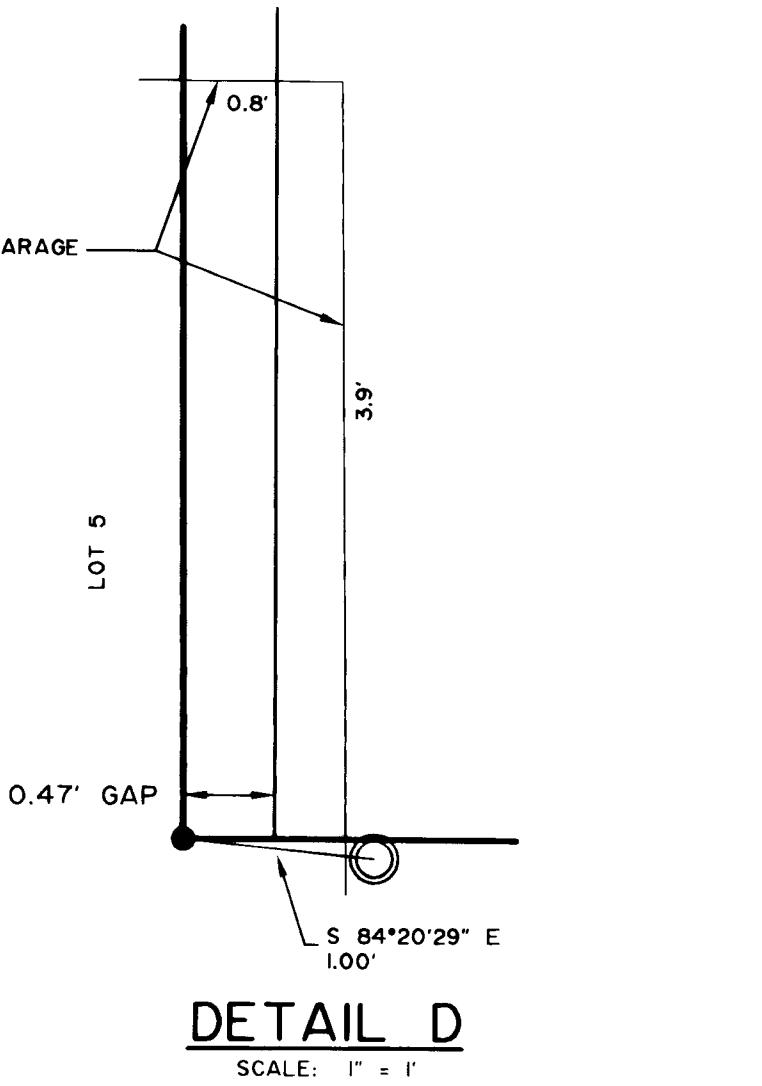
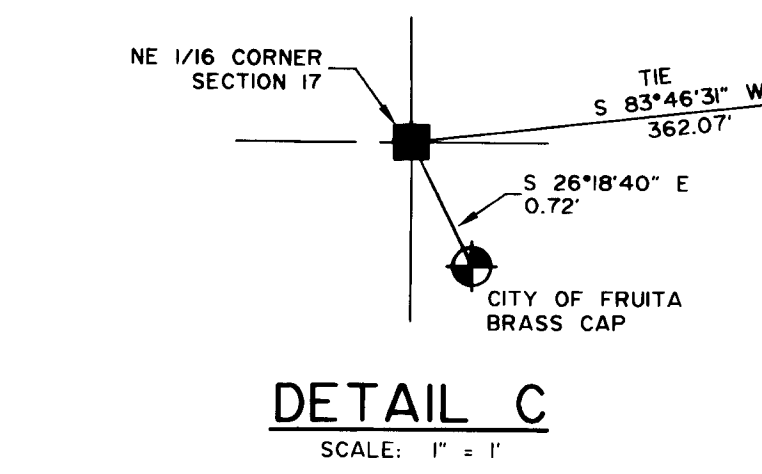
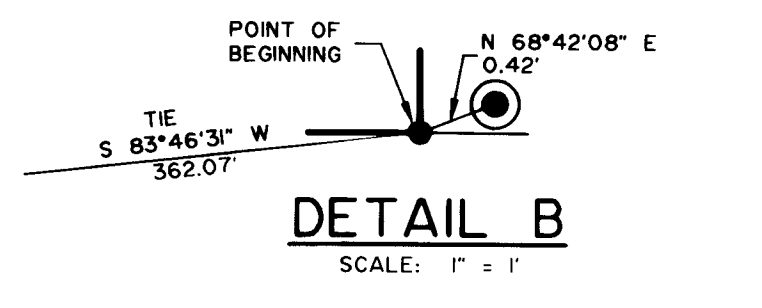
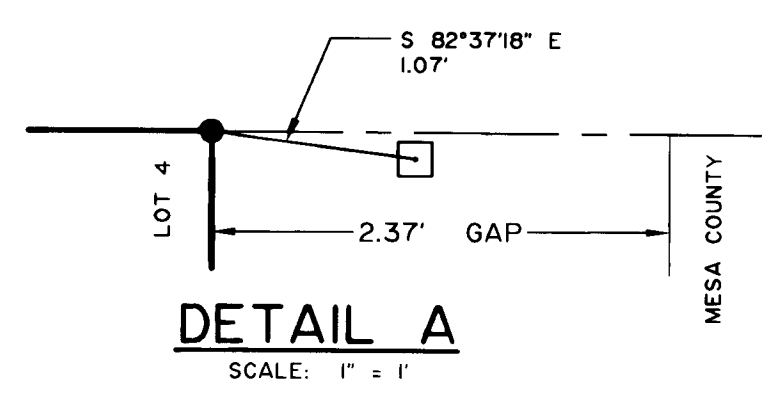
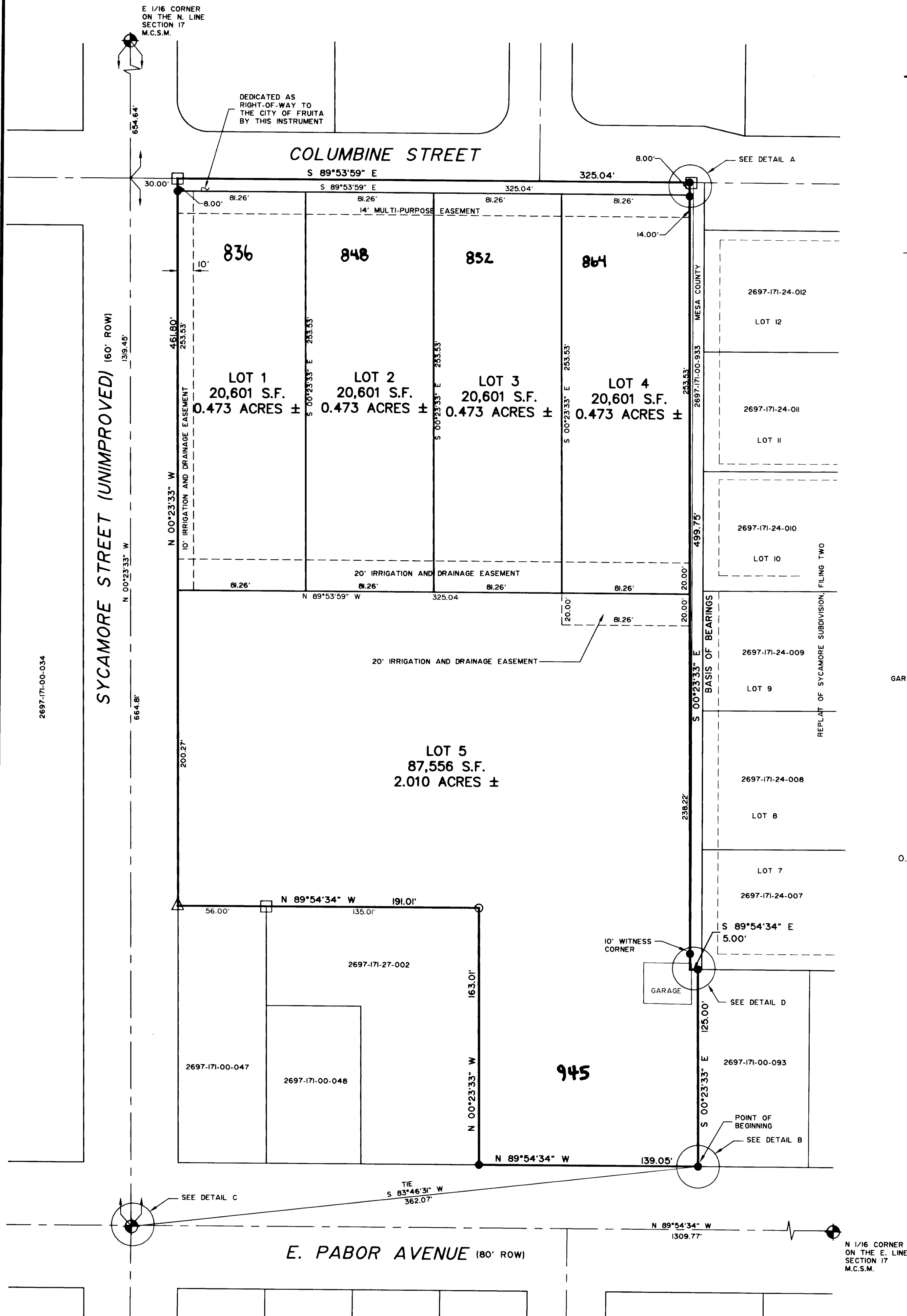


# RYAN'S MINOR SUBDIVISION

A REPLAT OF A PORTION OF TRACT 31, ORCHARD SUBDIVISION TO THE TOWNSITE OF FRUITA, LOCATED IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE PRINCIPAL MERIDIAN, COUNTY OF MESA, LYING IN THE INCORPORATED TOWN OF THE TOWN OF FRUITA, COLORADO

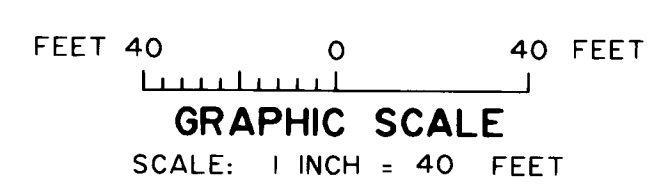


**FRUITA CITY COUNCIL CERTIFICATE**  
 Approved this 20th day of February, A.D. 2001, by the Fruta City Council of the City of Fruta, County of Mesa.

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
  - BASIS OF BEARINGS: The line between the NE corner and the angle point on the east line of Ryan's Minor Subdivision is assumed to have a bearing of S 00° 23' 33" E, relative to the Mesa County Local Coordinate System Grid with all other bearings shown hereon relative thereto.
  - Existing property corners which were recorded during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
  - This survey is based on the property description and exceptions provided by Meridian Land Title, Inc. of Grand Junction, CO, Policy No. 107 1861, dated June 29, 1999.
  - Typical Setbacks for Lot 1 thru Lot 4:  
 Front Yard = 25'  
 Side and Rear Yard = 8'  
 (Except where easements govern)

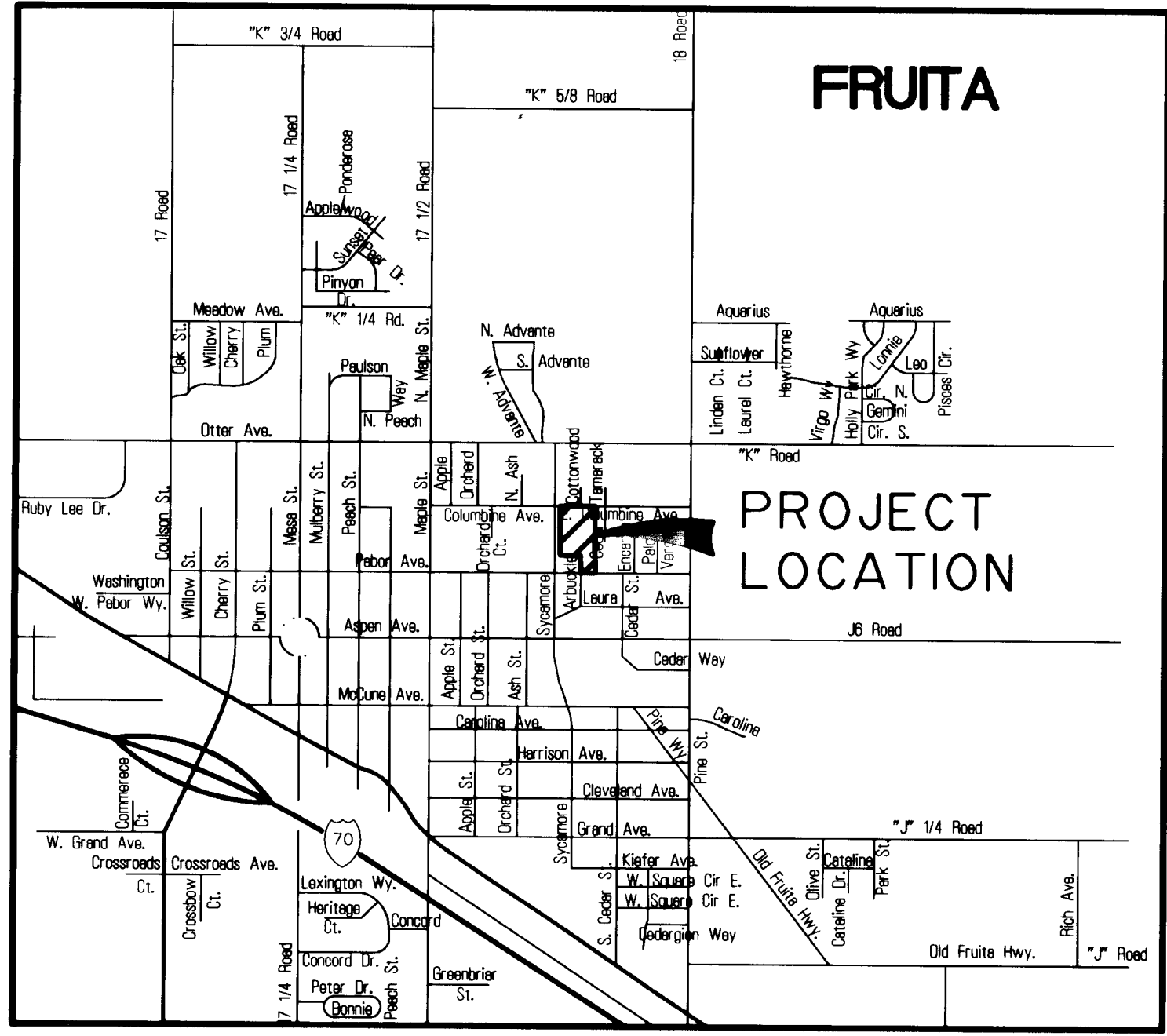
### LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC. 25954
- SET THIS SURVEY, PK AND WASHER
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP (ILLEGIBLE) SET IN CONCRETE
- △ FOUND THIS SURVEY, 1/2" DIAMETER BARE REBAR
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, STAMPED MUSGROVE, LS 10386
- ⊙ FOUND THIS SURVEY, CARRIAGE BOLT
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- FOUND IN PLACE, BARE REBAR



### AREA TABLE

LOT 1	0.473 AC.±	11.9%
LOT 2	0.473 AC.±	11.9%
LOT 3	0.473 AC.±	11.9%
LOT 4	0.473 AC.±	11.9%
LOT 5	2.010 AC.±	50.8%
COLUMBINE STREET DEDICATION	0.060 AC.±	1.6%
<b>TOTAL</b>	<b>3.962 AC.±</b>	<b>100%</b>



### CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Linda J. Akers and Bill A. Akers, the sole owners in fee simple of all the real property described as follows:

That certain parcel of land described in Book 2604 at Page 135 in the office of the Clerk and Recorder of Mesa County, Colorado, located in the NE 1/4 of the NE 1/4 of Section 17, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado, and being a part of Tract 31, Orchard Subdivision to the Town of Fruta described as follows:

- Beginning at the southeasterly corner of said parcel of land where the NE 1/4 corner of said Section 17 bears S 83° 46' 31" W, 362.07 feet:
- Thence N 89° 54' 34" W, 139.05 feet along the south line of said Tract 31;
  - Thence N 00° 23' 33" W, 163.01 feet;
  - Thence N 89° 54' 34" W, 191.01 feet to the west line of said Tract 31;
  - Thence N 00° 23' 33" W, 461.80 feet to the northwest corner of the south half of said Tract 31;
  - Thence S 89° 53' 59" E, 325.04 feet along the north line of the south half of said Tract 31;
  - Thence S 00° 23' 33" E, 499.75 feet;
  - Thence S 89° 54' 34" E, 5.00 feet;
  - Thence S 00° 23' 33" E, 125.00 feet to the point of beginning.

Said tract of land as described above contains 3.962 acres.

have by these presents laid out, platted and subdivided the same into lots as shown on this plat and designate the same as the Ryan's Minor Subdivision in the City of Fruta, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to the City of Fruta, County of Mesa, Colorado, for public use the portion of Columbine Street shown hereon and the 14 foot multi-purpose easement shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of required public improvements for the Ryan's Minor Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing irrigation and drainage services for which the 10 foot and 20 foot irrigation and drainage easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Mesa County, in Book 2855 at Page 1682, 1683 as Document No. 1997677.

EXECUTED this 23rd day of May, 2001.

By: *Linda J. Akers*  
 Linda J. Akers, owner

By: *Bill A. Akers*  
 Bill A. Akers, owner

State of Colorado )  
 County of Mesa ) ss.

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 23rd day of May, 2001, by Linda J. Akers and Bill A. Akers as owners of Ryan's Minor Subdivision.

Witness my hand and official seal.

My commission expires: *3/24/05*  
*Notary Public*

**TITLE CERTIFICATE**

Meridian Land Title, Inc. does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Linda J. Akers and Bill A. Akers free and clear of all liens, taxes and encumbrances, except as follows:

CHASE MANHATTAN MORTGAGE CORP., 1500 N. 17TH ST., DENVER, CO, DEED OF TRUST 6/21/99 14 BOOK 2604 AT PAGE 136 FOR 148,000.00

ALPINE BANK GRAND JUNCTION, 225 N. 5TH ST., DENVER, CO DEED OF TRUST 1/31/01 BK 2787/178 150,000.00

EXECUTED this 4th day of May, 2001.

By: *Greg Clark*  
 Title Examiner

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
 County of Mesa ) ss.

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:44 P.M., on the 23rd day of May, A.D. 2001 in Plat Book No. 18, Page No. 155, Reception No. 1997615.

Drawer No. *23-127*, Fees *10.00*

*Monika Todd*  
 Mesa County Clerk and Recorder

*Shirley Howard*  
 Deputy

**CITY OF FRUITA PLANNING COMMISSION CERTIFICATE**

Approved this 12th day of December, A.D. 2001, by the Planning Commission of the City of Fruta, Colorado Mesa.

*John W. Blum*  
 Chairman

**SURVEYOR'S CERTIFICATE**

I, Jonathan M. Kobylarz, being an employee of Criterion Engineering Corporation, do hereby certify that I am a registered Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the Ryan's Minor Subdivision as laid out, platted, dedicated and shown hereon, that such plat was made from and accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the boundary of said plat, staked upon the ground in compliance with the applicable sections of Title 38, Article 5, C.R.S., as amended, and the other regulations governing the subdivision of land.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 25th day of April, 2001.

*Jonathan M. Kobylarz*  
 Jonathan M. Kobylarz, F.S. 25954

**RYAN'S MINOR SUBDIVISION**  
 A REPLAT OF A PORTION OF TRACT 31, ORCHARD SUBDIVISION TO THE TOWNSITE OF FRUITA, LOCATED IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE PRINCIPAL MERIDIAN, COUNTY OF MESA, LYING IN THE INCORPORATED TOWN OF THE TOWN OF FRUITA, COLORADO

CRITERION ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 40'    JOB NO: 4049-00-01    DATE: 4-4-01    SHEET NO: 1 of 1