

FINAL PLAT SEDILLO SUBDIVISION

A Replat of the North 1/2 of Lots 1 through 7 and South 1/2 of Lots 1 through 8 of Block 4 of the Town of Cleveland located in the SE 1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN THESE PRESENTS that Everett Sedillo, Sandy R. Sedillo and Virginia L. Pierce are the owners of that real property situated in the SE 1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 2635 Pages 334-335 and Book 1879 at Page 574, of the records in the office of the Mesa County Clerk and Recorder. Said owners hereby plat said real property under the name and style of SEDILLO SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado; and being more particularly described as the North 1/2 of Lots 1 to 7 inclusive and the South 1/2 of Lots 1 to 8 inclusive in Block 4 of the Town of Cleveland together with that portions of vacated South Sycamore Street and East Carolina adjoining said Lots as vacated by Ordinance No. 367 filed September 19, 1977 at Reception No. 1142131 in the Mesa County Clerk and Recorder's Office.

That said owners hereby dedicate and set apart real property as and labeled on the Plat as shown hereon as follows: All multipurpose easements to the City of Fruita for the use of the 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.

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 owners hereby acknowledge that all lien holders, if any, associated with the interest of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Everett Sedillo, Sandy R. Sedillo and Virginia L. Pierce, have caused their names to be hereunto subscribed this _____ day of _____, A.D. 20____.

Everett Sedillo
Everett Sedillo (Owner)
Sandy R. Sedillo
Sandy R. Sedillo (Owner)
Virginia L. Pierce
Virginia L. Pierce (Owner)

NOTARY STATEMENT

State of Colorado)
) ss.
County of Mesa)

On this 2nd day of July, A.D. 2007 before me the undersigned officer, personally appeared Everett Sedillo, 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: 3/18/08

Elizabeth Raisch Notary Public



My Commission Expires 03/08/2008

NOTARY STATEMENT

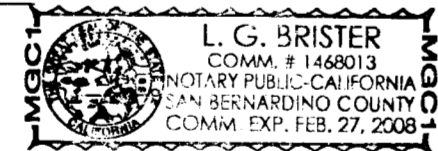
State of California)
) ss.
County of San Bernardino)

On this 16th day of July, A.D. 2007 before me the undersigned officer, personally appeared Sandy R. Sedillo, 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: 2/27/08

[Signature] Notary Public



NOTARY STATEMENT

State of Colorado)
) ss.
County of Mesa)

On this 3rd day of August, A.D. 2007, before me the undersigned officer, personally appeared Virginia L. Pierce, and acknowledged that she 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: 04/30/2010

[Signature] Notary Public



SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, 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 SEDILLO SUBDIVISION as laid out, platted, dedicated and shown hereon, that such plat was made from a survey of said property under my direct supervision and correctly shows the location and dimensions of the lots, staked on the ground in compliance with Title 37, Article 51, C.R.S., as amended and all other regulations governing the subdivision of land.

[Signature]
Cecil D. Caster

Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

TITLE CERTIFICATE

Land Title guarantee Company-Grand Junction, 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 Everett Sedillo and Sandy R. Sedillo free and clear of all liens, taxes, and encumbrances. 2006 TAXES FOR 4697-174-02-005; and 006 NOT PAID

EXECUTED this 2ND day of JULY, 2007.

By: [Signature]
LAWRENCE D. YENT/EXAMINER

SUBORDINATION BY LIEN HOLDER

Citifinancial Corporation (Lien holder) being the holder of a promissory note secured by a deed of trust and recorded on June 14, 2001 in Book 2888 at Page 970, in the office of the Mesa County Clerk and Recorder's Office hereby consents to the subdivision of the land set forth in this Final Plat, SEDILLO SUBDIVISION, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications and restrictions as shown on the Final Plat.

By: [Signature]
Lien Holder

NOTARY STATEMENT

State of Colorado)
) ss.
County of Mesa)

The foregoing was acknowledged before me this 2nd day of July, 2007, by Sheila L. Williams

As Branch Manager
of Citifinancial

Witness my hand and official seal.
My commission expires: 3/18/08

Elizabeth Raisch
Notary Public



My Commission Expires 03/08/2008

TITLE CERTIFICATE

Abstract and Title Company of Mesa County Inc., does hereby certify that I have examined the title to Block 4 shown on this plat and that title to such lands is vested in Virginia L. Pierce, free and clear of all liens, taxes, and encumbrances, as of July 31, 2007, except as shown here in.

EXECUTED this 7th day of August, 2007.

By: [Signature]
*aportion of land

SUBORDINATION BY LIEN HOLDER

Mesa County Federal Credit Union (Lien holder) being the holder of a promissory note secured by a deed of trust and recorded on November 1, 2002 in Book 3195 at Page 757, Reception Number 2085492, in the office of the Mesa County Clerk and Recorder's Office hereby consents to the subdivision of the land set forth in this Final Plat and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions and covenants as shown on the Final Plat.

By: [Signature]
Lien Holder

NOTARY STATEMENT

State of Colorado)
) ss.
County of Mesa)

The foregoing was acknowledged before me this 8th day of August, 2007, by Isabel Fieland As Loan Officer

of Mesa County Federal Credit Union

Witness my hand and official seal.
My commission expires: 9/25/2010

[Signature]
Notary Public



My Commission Expires 09/27/2007

DEPARTMENT PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 29th day of August, 2007.

[Signature]
Chairman Director

CITY COUNCIL CERTIFICATE

This plat was approved by the City Council of the City of Fruita, Colorado this

5th day of June, 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 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, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any required permit will be issued, this approval is with the understanding that all expenses involving required improvements for all utility services, paving, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that are 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 seal of the City of Fruita, Colorado.



ATTEST

[Signature]
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder's

Office at 9:05 o'clock at A M. on the 31st day of

August, 2007, and is duly recorded in

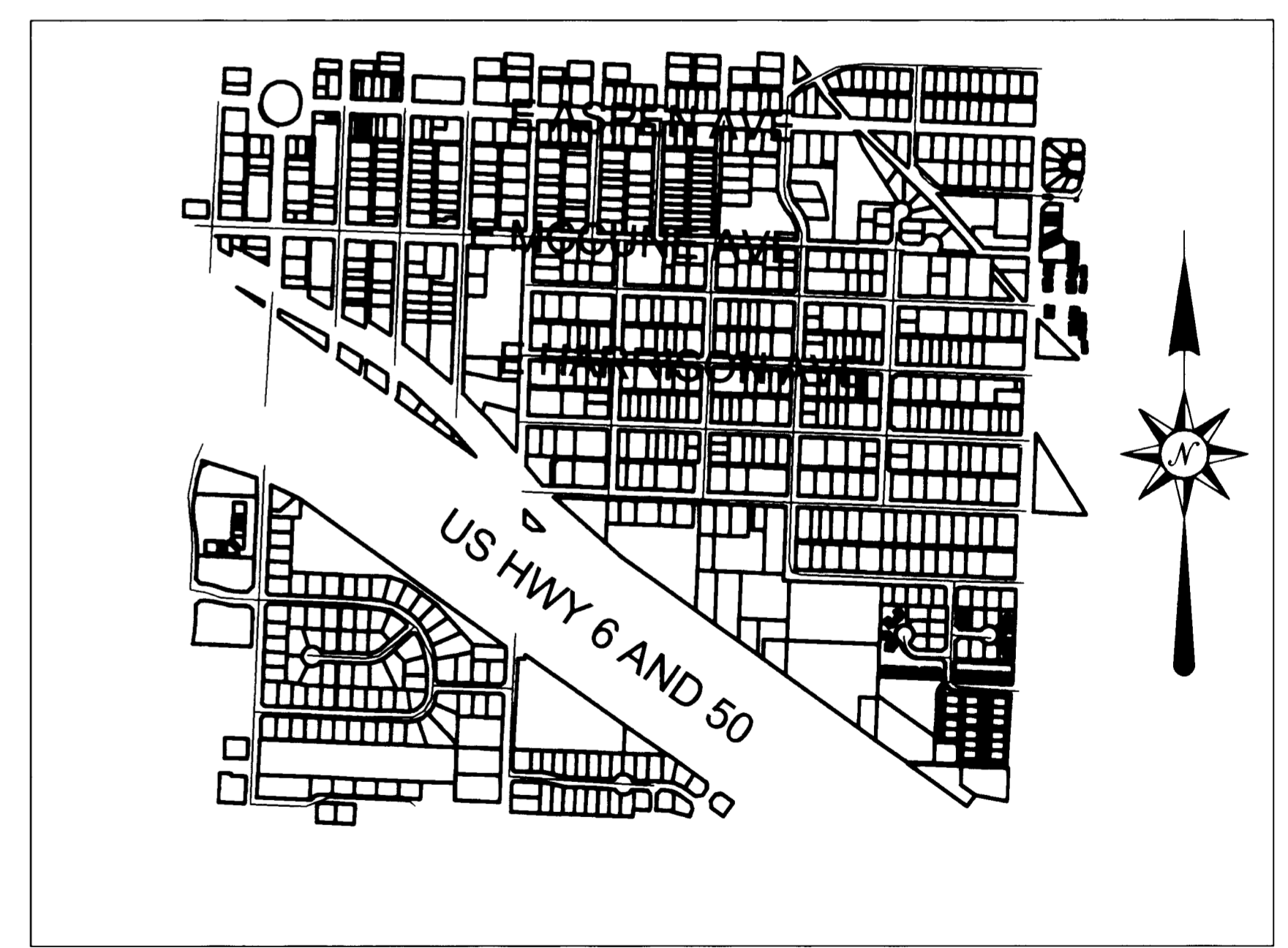
Book 4504 at Page 744+745 as Document Number

Janice Rich Drawer IT-140

MESA COUNTY CLERK AND RECORDER

By: [Signature] Fees 20.00 1.00
Deputy

Vicinity Map
Not to Scale



Sheet 1 of 2

SEDILLO SUBDIVISION
Located in the SE 1/4 of Section 17
Township 1 North, Range 2 West
the U.M.

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.

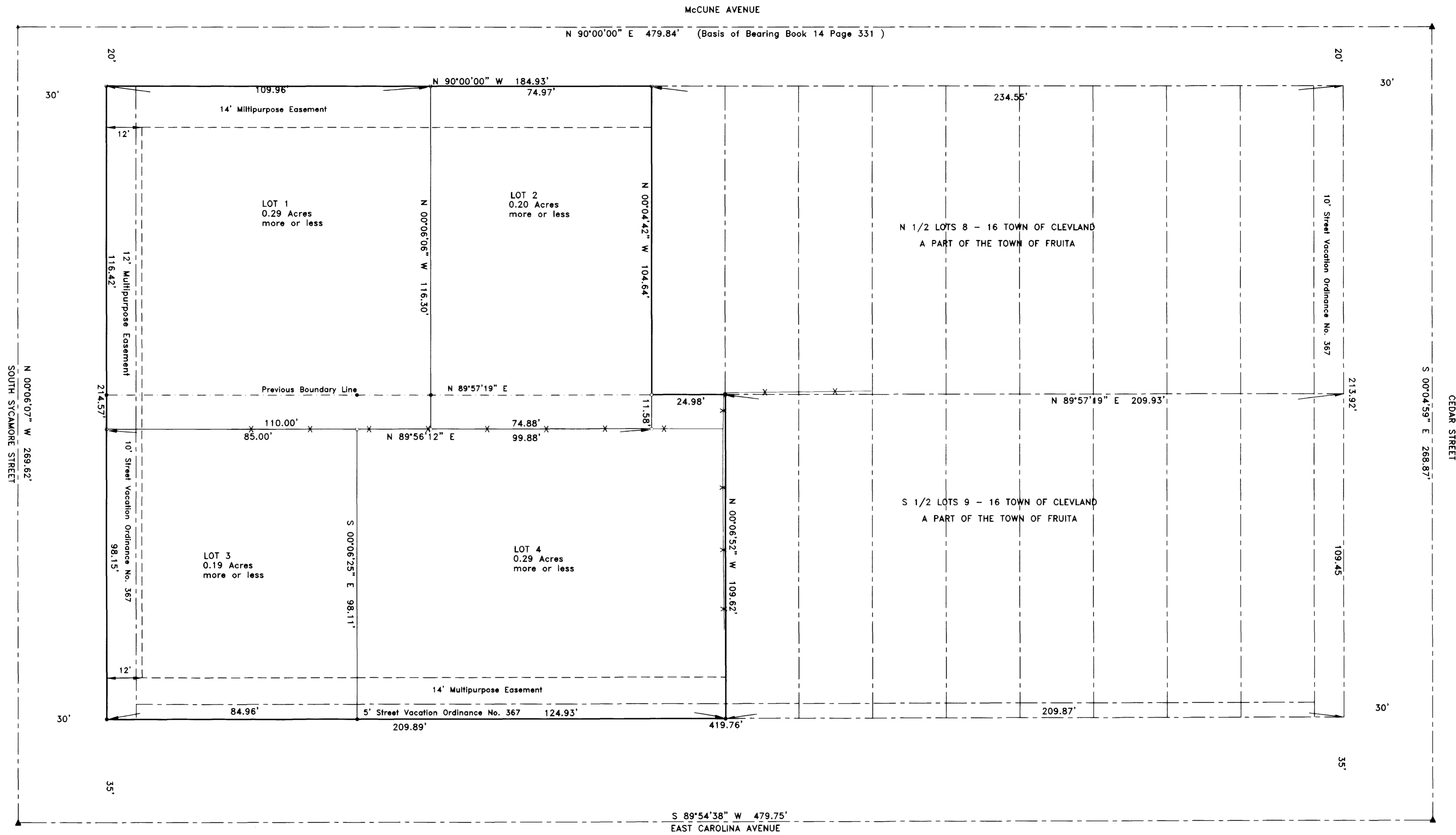
Monument Surveying Inc.
741 Rood Ave
Grand Junction, CO 81501
(970) 245-4189 (970) 245-4674

DESIGNED _____ FIELD APPROVAL BKH
DRAWN CDC TECHNICAL APPROVAL _____
CHECKED LMB APPROVED 7/2/07 Final

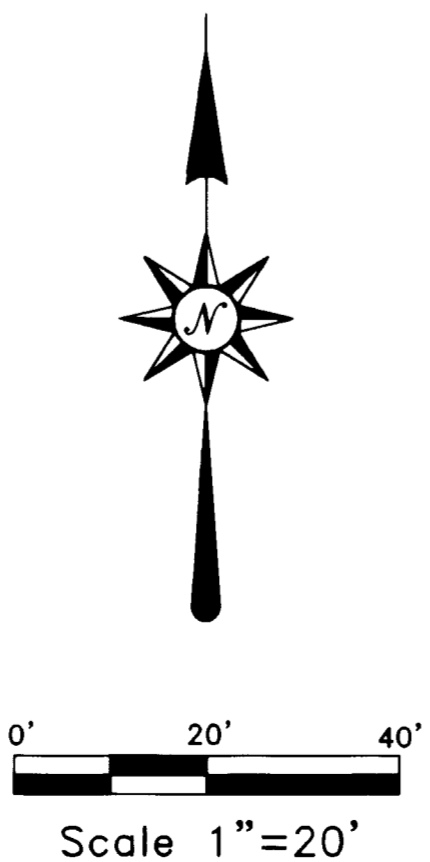
PREPARED FOR: Everett Sedillo JOB NO. 07-02

FINAL PLAT SEDILLO SUBDIVISION

A Replat of the North 1/2 of Lots 1 through 7 and South 1/2 of Lots 1 through 8 of Block 4 of the Town of Cleveland located in the SE 1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian



Cecil D. Castor
Registered Professional Land Surveyor
P.L.S. Number 24943



LEGEND	
○	= Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
▲	= City of Friuta Monument
●	= Found No. 5 Rebar and Cap "Monument PLS 24943"
-x-	= Fence

LOT SUMMARY		
LOTS	0.97 acres	100 %
STREETS	0.0 acres	0 %
TOTAL	0.97 acres	

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.

Monument Surveying Inc.
741 Rood Ave
Grand Junction, CO 81501
(970) 245-4189 (970) 245-4674

Sheet 2 of 2

SEDILLO SUBDIVISION
Located in the SE 1/4 of Section 17
Township 1 North, Range 2 West
the U.M.

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>CDC</u>	TECHNICAL APPROVAL _____
CHECKED <u>LMB</u>	APPROVED <u>8/15/07</u>
PREPARED FOR: <u>Everett Sedillo</u>	JOB NO. <u>07-02</u>