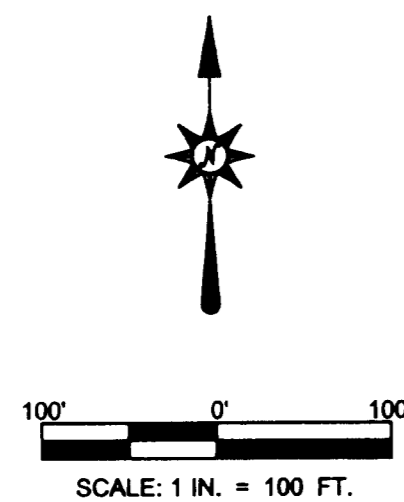


SKIFF MINOR SUBDIVISION

SITUATED IN SE 1/4 NE 1/4 SEC 21,
T1N, R2W, U.M.
CITY OF FRUITA, COUNTY OF MESA, COLORADO



AREA SUMMARY

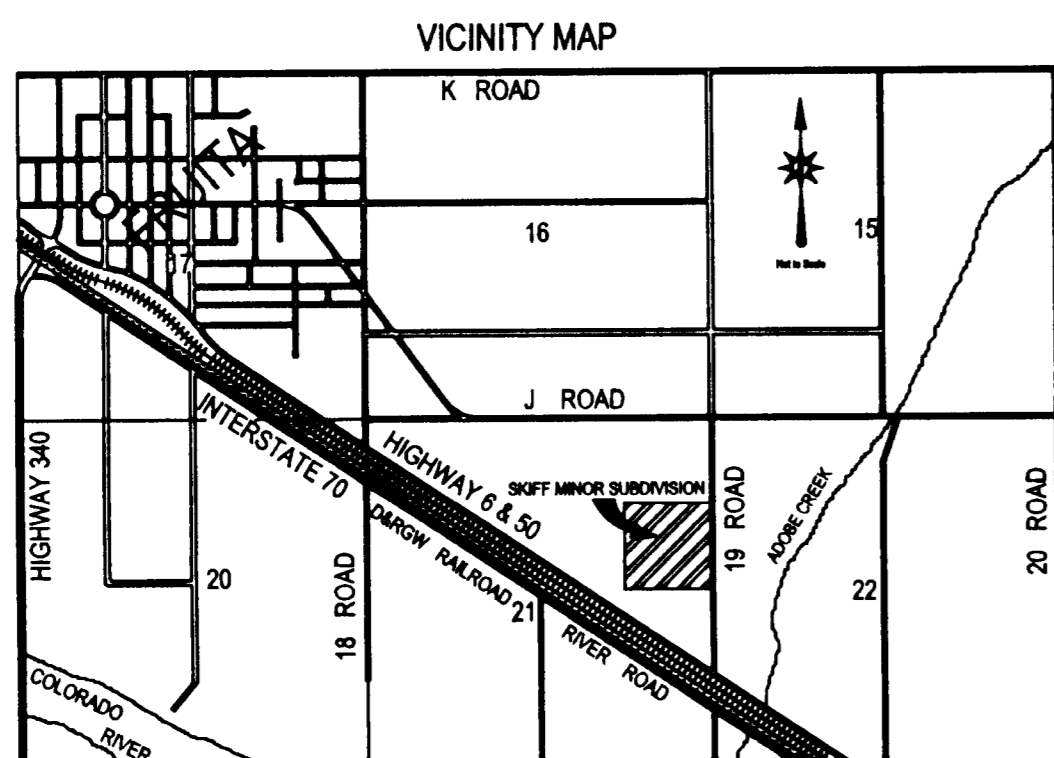
LOTS 39.06 ACRES OR 98 %
ROADS 0.91 ACRES OR 2 %
TOTAL 39.97 ACRES OR 100 %

BASIS OF BEARING STATEMENT

The bearing between the East 1/4 corner (MCSM NO. 562) of Section 21, T1N, R2W, U.M. and the North 1/16 (MCSM NO. 563-1) on the East boundary of said Section 21 has been determined to bear N 00° 28' 07" E as indicated on survey plat Deposit No. 851-93 in the office of the Mesa County Surveyor.

PROTECTIVE AND RESTRICTIVE COVENANTS

Protective and restrictive covenants recorded in the records of the Mesa County Clerk and Recorder in Book _____ at Page(s) _____

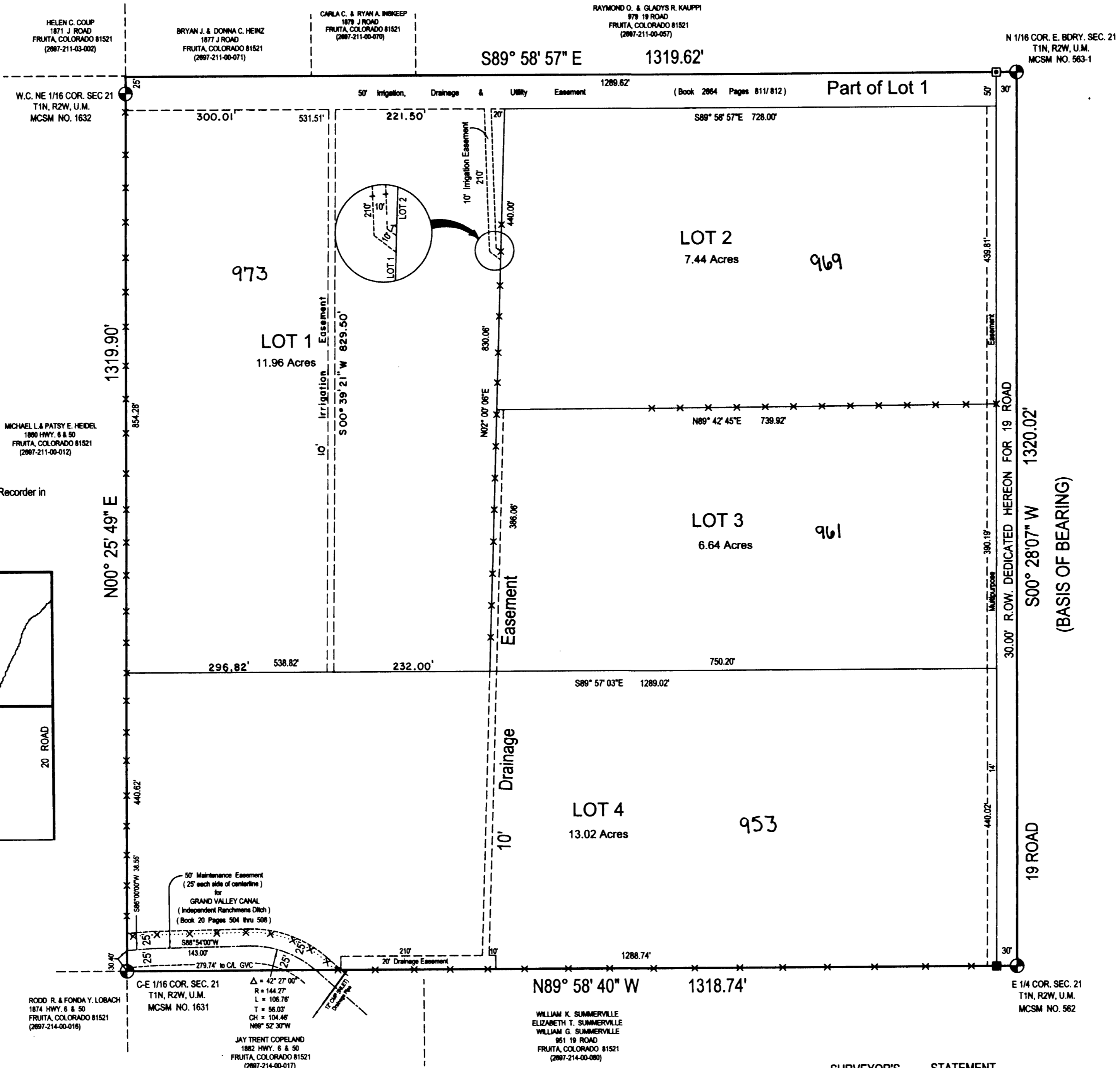


NOTICE: The owners of Lots 1 thru 4 in the Skiff Minor Subdivision will be responsible for the maintenance and upkeep of the drainage system, the inlet of which is located at the south boundary of said Skiff Minor Subdivision, which runs in a southerly direction across the Grand Valley Canal (Independent Ranchmans Ditch) right-of-way, privately owned lands, State Highway 6 & 50, Southern Pacific Transportation Company Railroad, and Interstate 70, to a point where it drains into Adobe Creek.

LEGEND:

- ⊙ MESA COUNTY SURVEY MARKER
- SET NO. 5 REBAR W/MON. CAP IN CONC. (PLS4307)
- ⊥ SET NO. 5 REBAR W/MON. CAP AT ALL LOT CORNERS (PLS4307)
- EXISTING FENCELINE
- FD. NO. 5 REBAR & MON. CAP (LS20677), AND 1/2 IN. PIPE EMBEDDED BOTH IN CONCRETE

NOTE: 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.



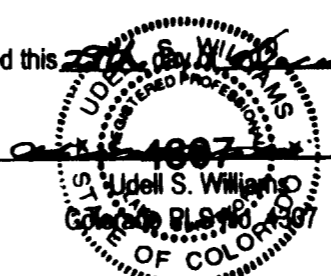
NOTES:

- It appears that Lots 1 & 2 have existing accesses off 19 Road.
- Access to Lots 3 & 4 shall have a minimum surface width of 18 feet at the edge of pavement and taper to a minimum surface width of 12 feet at a distance of 6 feet from the edge of the road and this surface needs to be maintained to the edge of the City street Right-of-Way. The minimum section depth shall be 2 inches of HPB with 6 inches of Class 6 ABC.
- Driveway grades may not exceed 10% and adequate drainage shall be provided. All driveways and approaches shall be so constructed that they shall not interfere with the drainage system of the street and this drainage system shall become an integral part of the existing drainage system. A drainage structure consisting of a RCP culvert shall be designed to adequately handle the flow in the drainage ditch if necessary.
- The horizontal axis of an approach or driveway to the highway shall be a perpendicular angle to the centerline of the highway and extend a minimum of 40 feet beyond the traveled way with only one approach to any parcel. The access to Lots 3 & 4 shall be at least 100 feet apart.
- Access permit shall be issued by Mesa County.

SURVEYOR'S STATEMENT

I, Udell S. Williams, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat is a true, correct and complete plat of SKIFF MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such plat was prepared from the results of an accurate survey of said property by me and under my supervision, and correctly shows the location and dimensions of the lots.

Signed this 27th day of February, 1999.



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Tony G. Skiff, Edith A. Skiff and George A. Skiff are the owners of that real property described in Book 696 at pages 411 and 412, and Book 1041 at page 77 of the records of the Mesa County Clerk and Recorder, that said real property is described as follows:

SE 1/4 NE 1/4 in Section 21, Township 1 North, Range 2 West of the Ute Meridian

That said owners have, by these presents, caused to be laid out, platted and subdivided said real property into lots and blocks as shown on this plat and designate the same SKIFF MINOR SUBDIVISION, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, State of Colorado, for public use that part of 19 Road shown hereon; the utility, drainage and irrigation easements shown hereon to the City of Fruita and the owners of the lots platted hereon for utility, drainage and irrigation purposes only.

That said owners do hereby accept responsibility for the completion of all required improvements for SKIFF MINOR SUBDIVISION, and further, grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

That said owners do hereby declare there are no lienholders nor encumbrances to said property.

Executed this 18th day of February, 2000.

Tony G. Skiff, Edith A. Skiff, George A. Skiff

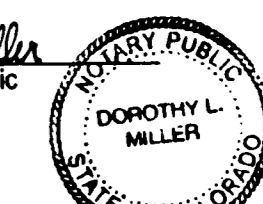
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 18th day of February, 2000, by Tony G. Skiff, Edith A. Skiff and George A. Skiff.

Witness my hand and official seal:

My Commission expires 3/17/2000

Dorothy L. Miller, Notary Public



CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 18th day of February, 2000, by the City of Fruita Planning Commission.

David Spruay, Chairman

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council, Colorado, this 07th day of December 1999, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita the public dedication shown hereon, subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Fruita City Council. 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 improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, 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
By Lyle N. Baldwin, Mayor

Witness my hand and seal of the City of Fruita. ATTEST Margaret Gibson, City Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in the office of the Mesa County Clerk and Recorder at 12:59 o'clock P.M., on this 5th day of April, 2000, and was duly recorded in Plat Book No. 17 at Page No. 303, Reception No. 945067, Drawer No. 1182. Fees \$10.00

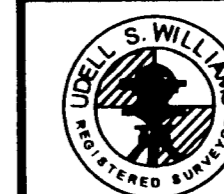
Monika Todd, Mesa County Clerk and Recorder; Olivia Herrera, Deputy

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SKIFF MINOR SUBDIVISION

SITUATED IN SE 1/4 NE 1/4 SEC. 21, T1N, R2W, U.M.
CITY OF FRUITA, COUNTY OF MESA, COLORADO



UDELL S. WILLIAMS
Professional Land Surveyor
751 Road Avenue (970)244-1821
Grand Junction, Colorado 81501

Surveying Western Colorado & Eastern Utah Since 1953

Colorado
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