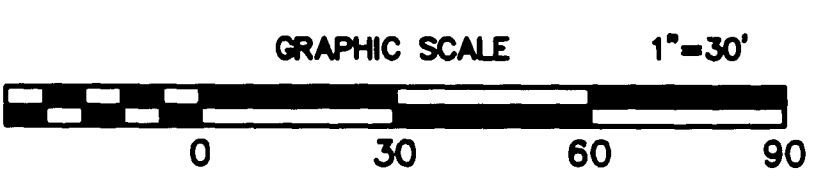
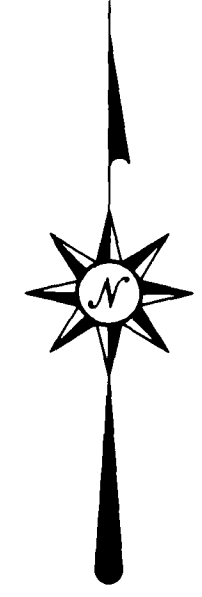


FINAL PLAT STEELE MINOR II SUBDIVISION

A PARCEL OF LAND LOCATED IN TRACT 9 OF THE ORCHARD SUBDIVISION
CITY OF FRUITA, MESA COUNTY, COLORADO
SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

- SET REBAR & CAP PLS 36569
- y - FIRE HYDRANT
- δ - WATER VALVE
- x - POWER POLE
- ∩ - TELEPHONE PEDESTAL
- - FENCELINE



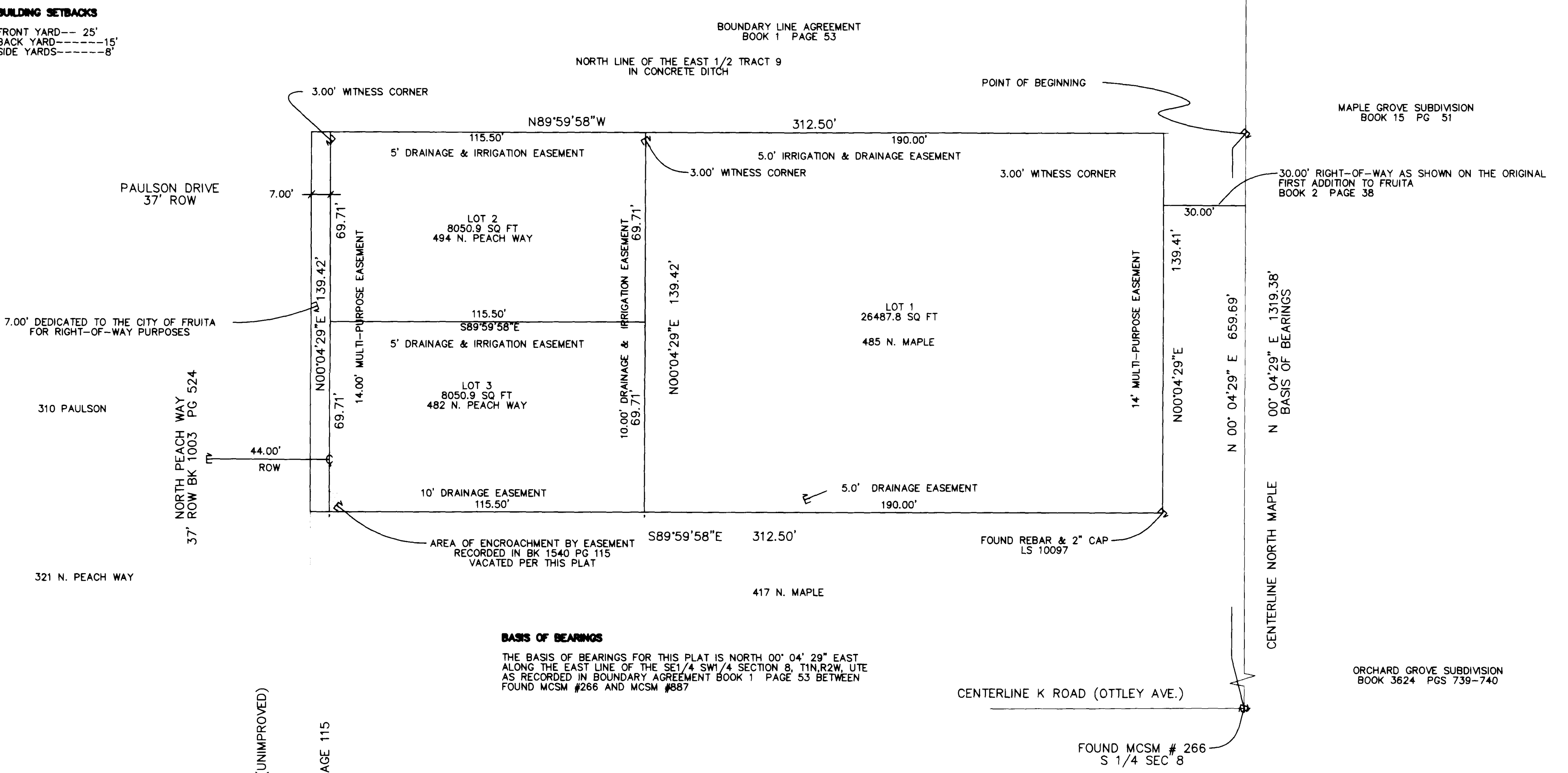
BUILDING SETBACKS
FRONT YARD--- 25'
BACK YARD-----15'
SIDE YARDS-----8'

LAND USE SUMMARY

LOT 1- 26487.88 SQ FT
LOT 2- 8050.92 SQ FT
LOT 3- 8050.92 SQ FT

DEDICATED ROW PER THIS INSTRUMENT- 975.87 SQ FT
TOTAL ACREAGE- 43565.59

FOUND MCSM #887
S-C 1/16 SEC 8



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 00° 04' 29" EAST ALONG THE EAST LINE OF THE SE1/4 SW1/4 SECTION 8, T1N, R2W, UTE AS RECORDED IN BOUNDARY AGREEMENT BOOK 1 PAGE 53 BETWEEN FOUND MCSM #266 AND MCSM #887

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO | SS
COUNTY OF MESA |
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER AT
2:37 P.M., ON THIS 24th DAY OF APRIL, A.D., 2007, IN ~~BOOK~~ BOOK NO. 4408
PAGE(S) NO. 52 RECEPTION NO. 2376670
DRAWER TT-78 FEES 10⁰⁰/18
Janice Rich
CLERK AND RECORDER, MESA COUNTY, COLORADO
Janice Muldrey
DEPUTY CLERK

SUBORDINATION BY LIENHOLDERS

SUN TRUST MORTGAGE, BEING THE HOLDER OF A PROMISSORY NOTE SECURED BY A DEED OF TRUST DATED AUGUST 17, 2004, RECORDED AT BOOK 3723 AT PAGE 65, 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.

LIENHOLDER
DELORES L. BAKER
STATE OF COLORADO | SS
COUNTY OF MESA |
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF MARCH, 2007, BY JACKIE L. MULLER AS ATTORNEY IN FACT FOR SUN TRUST MORTGAGE, INC.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 7-31-08
Delores L. Baker
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EVELYN M. STEELE, ROBERT D. STEELE, AND CONNIE S. STEELE ARE THE OWNERS OF RECORD OF THAT REAL PROPERTY SITUATED IN TRACT 9 OF THE ORCHARD SUBDIVISION TO THE CITY OF FRUITA, SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT BOOK 3723, PAGE 65, 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 THE STEELE MINOR SUBDIVISION II AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SE 1/4 SW 1/4 SAID SECTION 8, FROM WHICH THE SOUTH 1/4 CORNER OF SECTION 8 BEARS SOUTH 00° 04' 29" WEST, A DISTANCE OF 659.69'; THENCE NORTH 89° 59' 58" WEST, A DISTANCE OF 30.00' TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT 9 OF THE ORCHARD SUBDIVISION; THENCE ALONG THE NORTH LINE OF TRACT 9, NORTH 89° 59' 58" WEST, A DISTANCE OF 312.50'; THENCE SOUTH 00° 04' 29" WEST, A DISTANCE OF 139.41'; THENCE SOUTH 89° 59' 58" EAST, A DISTANCE OF 312.50' TO THE EAST LINE OF TRACT 9; THENCE NORTH 00° 04' 29" EAST, A DISTANCE OF 139.41' TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINING +/- 1.00 ACRES. THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART THAT 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.
- THE 14' MULTI-PUPOSE EASEMENT IS DEDICATED 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.
- ALL IRRIGATION AND DRAINAGE EASEMENTS ARE DEDICATED TO THE STEELE MINOR II HOMEOWNERS ASSOCIATION. NO STRUCTURES, INCLUDING SHEDS, SLABS, CURBING, AND RAISED LANDSCAPING WHICH AFFECT THE FLOW OF STORMWATER OR OTHER SURFACE DRAINAGE ARE ALLOWED IN IDENTIFIED DRAINAGE EASEMENTS.

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 LIENHOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HER

IN WITNESS WHEREOF, SAID OWNERS, EVELYN M. STEELE, ROBERT D. STEELE, AND CONNIE S. STEELE, HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 22nd DAY OF February, A.D., 2007.

Evelyn M. Steele DATE 2/22/07
EVELYN M. STEELE
Robert D. Steele DATE 2/22/07
ROBERT D. STEELE
Connie S. Steele DATE 2/22/07
CONNIE S. STEELE

JEWEL LEE KEITH
NOTARY PUBLIC
STATE OF COLORADO

STATE OF COLORADO | SS
COUNTY OF MESA |
ON THIS 22nd DAY OF February, A.D., 2007, BEFORE ME THE UNDERSIGNED OFFICERS, EVELYN M. STEELE, ROBERT D. STEELE, AND CONNIE S. STEELE, PERSONALLY APPEARED AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETO AFFIX MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 8/10/07
Jewel Lee Keith
970-242-7513
NOTARY PUBLIC

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT APPROVED BY THE CITY OF FRUITA COMMUNITY DEVELOPMENT DEPARTMENT THE 22 DAY OF March, 2007.
DIRECTOR Paul S.

CITY COUNCIL CERTIFICATE

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO, THIS 22 DAY OF March, 2007, FOR FILING WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AND FOR CONVEYANCE OR DEDICATION TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISIONS 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 SPECIFICATION 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.

James Colman
(MAYOR) CITY OF FRUITA, COLORADO
WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF FRUITA, COLORADO
ATTEST: August Subran
CITY CLERK

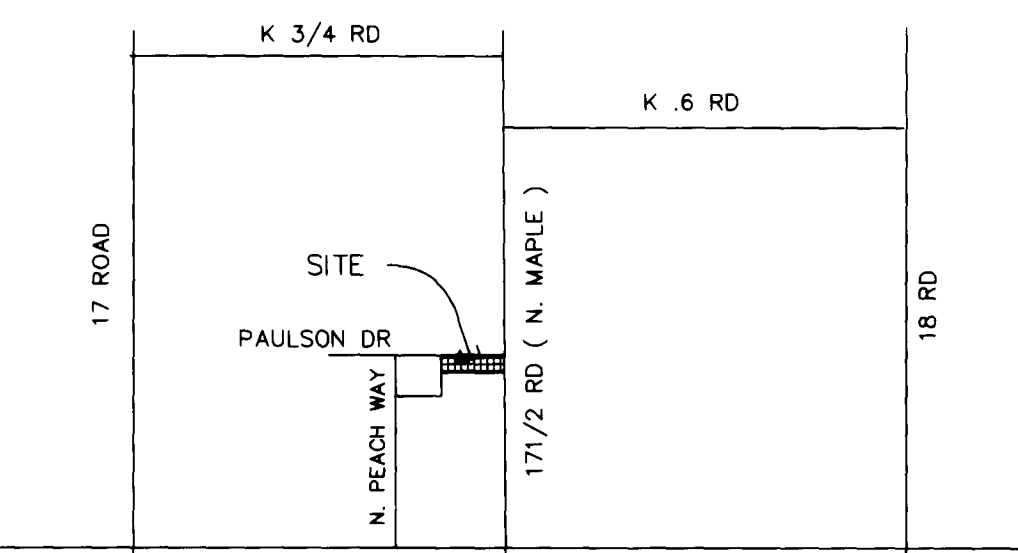


COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT APPROVED BY THE CITY OF FRUITA COMMUNITY DEVELOPMENT DEPARTMENT THE 22 DAY OF March, 2007.
CHAIRMAN Not Applicable

TITLE CERTIFICATE

LAWRENCE D. VENT 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 CONNIE S. STEELE, EVELYN M. STEELE FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
2004 TAXES NOT PAID
DEED OF TRUST, BOOK 3723 PAGE 65
EXECUTED THIS 23rd DAY OF MARCH, 2007



SURVEYOR'S CERTIFICATE

I, DAVID W. JENKINS, 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 THE STEELE MINOR SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, STAKED UPON THE GROUND IN COMPLIANCE WITH THE TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND ALL OTHER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

EXECUTED THIS 20th DAY OF FEB, 2007.
David W. Jenkins
DAVID W. JENKINS PLS 36869



ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS UPON DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

FINAL PLAT
STEELE MINOR II SUBDIVISION

A PARCEL OF LAND LOCATED IN TRACT 9 OF THE ORCHARD SUBDIVISION
CITY OF FRUITA, MESA COUNTY, COLORADO
SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

PREPARED BY
CIMARRON SURVEYING LLC
2591 B 3/4 ROAD
GRAVE JUNCTION, CO, 81503
970.254.8649 OFFICE 970.255.7047 FAX

ASSOCIATION EASEMENTS TO HOMEOWNERS
ASSOCIATION 9/28/04
DEED TO THE CITY FOR THE PLAT TO BE RECORDED TO THE CITY
AMEND TEXT BLOCK 7/25/05

SKETCH PLAN 02/11/05