

SUSAN ALLEN MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE NE 1/4 NE 1/4 SECTION 17, T1N, R2W OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

Certificate of Dedication and Ownership

Susan R. Allen is the sole owner in fee simple of all the real property described as follows:
(Warranty Deed recorded in Book 2292 Page 962 of the Mesa County Clerk and Recorders Office)

THE N 1/2 E 1/2 N 1/2 TRACT 31 IN ORCHARD SUBDIVISION TO THE TOWN OF FRUITA,
Mesa County, Colorado

That said owner has by these presents laid out, platted and subdivided the same into lots as shown on this plat and designate the same as SUSAN ALLEN MINOR SUBDIVISION, a subdivision in 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, Colorado, for public use the utility easement and irrigation and drainage easements as shown hereon, for utility and drainage purposes only. We hereby accept the responsibility for the completion of required public improvements for the SUSAN ALLEN MINOR SUBDIVISION, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established.

EXECUTED this 08th day of December, 2003 A.D.

Susan R. Allen
Susan R. Allen

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 08th day of December, 2003 A.D., by Susan R. Allen.
Witness my hand and official seal.
My commission expires 04/15/2004 Notary Public Anna
Address PO Box 2313, Co. Rd. 6B RD 2

Subordination by Lienholder

MESA COUNTY TEACHERS FEDERAL CREDIT UNION being the holder of a promissory note secured by a deed of trust dated December 4, 1996 and recorded January 8, 1997, in Book 2292 of Page 963, 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, SUSAN ALLEN MINOR SUBDIVISION and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

Paul B. Henning
Mesa County Teachers Federal Credit Union, By: Paul B. Henning Manager
2302 North Avenue, Grand Junction, Colorado 81501

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing was acknowledged before me this 5th day of December, A.D., 2003, by Paul B. Henning.
Witness my hand and official seal.
Chris M. Martini
My commission expires: 3/30/2004 Notary Public
Address 3302 North Ave., Suite 203/501

Clerk and Recorders Certificate

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:52 o'clock P.M. this 10th day of December, 2003 A.D., and is duly recorded in Plat Book No. 20 Page No. 79
Reception No. 2165674 Drawer No. 00-102 Fee 10.00 Clerk and Recorder Janice Ward Deputy Lorie M. Eckman

Title Certification Book 3547 Page 909

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

We, Deborah title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, and we find the title to the property is vested to Susan R. Allen; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

EXECUTED this 08th day of December, 2003.

By Lorie M. Eckman Title Examiner

City of Fruita Planning Commission Certificate

This Plat is approved by the City of Fruita Planning Commission this 08th day of December, A.D., 2003.

Lorie M. Eckman
Chairman

Fruita City Council Certificate

This plat is approved by the City Council of City of Fruita, Colorado, this 08th day of December, A.D., 2003, 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, 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, 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 Board of Directors, City Council.

CITY OF FRUITA, COLORADO
BY: Lorie M. Eckman
Mayor
Witness my hand and seal of the City of Fruita, Colorado.

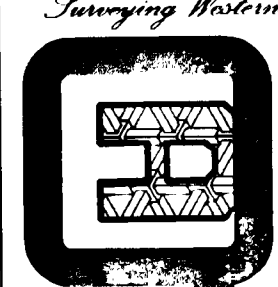
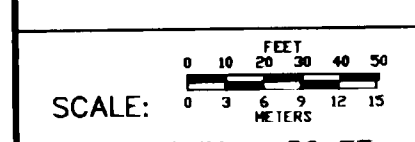
ATTEST: Lorie M. Eckman
City Clerk

Surveyor's Certificate

I, Max E. Morris, do hereby certify that I am a registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is true, correct and complete plat of the SUSAN ALLEN 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 Title 38, Article 51, C.R.S., as amended, and all other regulations governing this subdivision of land.

Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

SUSAN ALLEN MINOR SUBDIVISION

FINAL PLAT SITUATED IN THE NE 1/4 NE 1/4 SECTION 17, T1N, R2W OF THE UTE MERIDIAN, MESA COUNTY, COLORADO		
FOR: <u>PLANNING SOLUTIONS</u>		SURVEYED BY: <u>SB</u>
SCALE:  1 IN = 50 FT	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	DRAWN BY: <u>MEM</u>
DATE: <u>12/3/2003</u>		ACAD ID: <u>SAMSfm1</u>
		SHEET NO.
		FILE: <u>2003-098</u>

