FINAL PLAT TANJEN MINOR SUBDIVISION

NE 1/4 SW 1/4 SECTION 17, T1N, R2W, UTE MERIDIAN CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this _____day of _____, 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 provision that approval in no way obligates the City of Fruita for financing or construction 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 specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee 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 expences 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 owner designated hereon, and not the City of Fruita, the responsibility of the owner designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

Witness my hand and official seal of the City of Fruita.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Plat approved by the City of Fruita Community Development Department the 27th day of December, A.D., 2007.

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TITLE CERTIFICATE

Land Title Guarantee Company, does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in John E. Newbury, and Teri A. Newbury free and clear of all liens, taxes, and encumbrances, except as follows: DEED OF TRUST IN FAVOR OF ALPINE BANK: BOOK 4537 PAGE 30%

EXECUTED this 18 day of December A.D., 2007. LAWRENCE D. VENT/EXAMINER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) COUNTY OF MESA

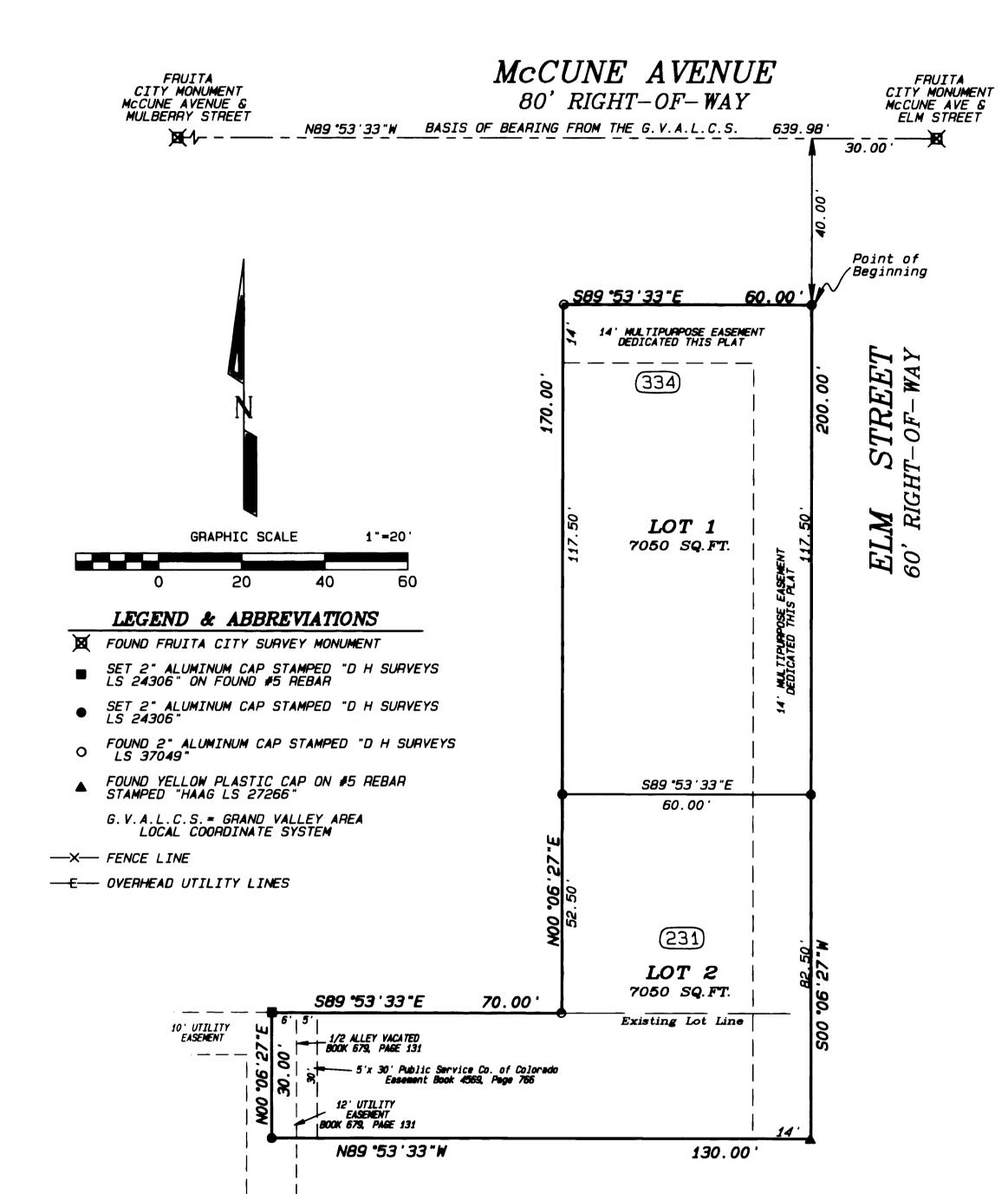
This Plat was filed for record in the office of the Mesa County Clerk and Recorder at A. M., on this 4th day of January. A. D., 2008, in Book No. 458 1

Reception No. 2418678 Drawer VV-49 , Fees 10 +1

DECLARATIONS

Declarations or Protective Covenants are filed in Book _____ at Pages_ _as Document No.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon



SUBORDINATION BY LIENHOLDERS

Alpine Bank, a Colorado banking corporation, being the holder of a promissory note secured by a Deed of Trust dated October 4, 2007, recorded October 18, 2007 at Book 4537, Page 308, at Reception No. 2408073 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.

The forgoing was acknowledged before me this ______ day of December, 2007. by Mark Martin-Williams of Alpine Bank Fruitz

Witness my hand and official seal

My commission expires: 10/25/200



LAND USE SUMMARY

LOT 1 = 7,050 SQ.FT. SINGLE FAMILY RESIDENTIAL 334 McCune Ave. 50% OF TOTAL AREA LOT 2 = 7,050 SQ.FT. SINGLE FAMILY RESIDENTIAL 231 E. Elm St. 50% OF TOTAL AREA TOTAL AREA OF SUBDIVISION = 14, 100 SQ.FT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that John E. Newbury and Teri A. Newbury are the owners of record of that real property situate in the NE 1/4 SW 1/4 Section 17, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, Colorado, being Lot 1 and 2 in William Schwartz's Subdivision, together with vacated alley adjacent to Lot 2 as shown in Ordinance #183 recorded in Book 679 at Page 131, except the south 50 feet of said Lot 2, the ownership of which is demonstrated at Book 1765 at Page 488, of the records in the office of the Mesa County Clerk and Recorder. Said owners do becally plat said real property upder the name and style of Said owners do hereby plat said real property under the name and style of Tanjen Minor Subdivision and being more particularly described as follows:

Commencing at a found Fruita City survey monument at the intersection of McCune Avenue and Elm Street, the basis of bearing being N89°53'33"W to another found Fruita City survey monument at the intersection of McCune Avenue and Mulberry Street; thence N89°53'33"W a distance of 30.00 feet; thence S00°06'27"W a distance of 40.00 feet; thence S00°06'27"W a distance of 200.00 feet; thence N89°53'33"W a distance of 130.00 feet; thence N89°53'33"W a distance of 30.00 feet; thence S89°53'33"E a distance of 30.00 feet; thence S89°53'33"E a distance of 170.00 feet; thence S89°53'33"E a distance of 170.00 feet; thence S89°53'33"E a distance of 60.00 feet to the Point of Beginning. Said parcel contains 0.32 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

The 14' multipurpose easements 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 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 encumbrancers, if any, associated with the interest of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owners, John E. Newbury and Teri A. Newbury, have caused their names to be hereunto subscribed this 18 day of December A.D., 2007.

STATE OF COLORADO COUNTY OF MESA

On this 18 day of December, A.D., 2007, before me the undersigned officer, personally appeared John E. Newbury³⁵and Teri A. Newbury and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes thereigneentained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires: <u>01/10/2010</u>

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of TANJEN MINOR SUBDIVISION, a subdivision of a part of the City of Fruita, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 17TH day of December, 2007



FINAL PLAT TANJEN MINOR SUBDIVISION LOCATED IN THE NE 1/4 SW 1/4 SECTION 17, T1N, R2W, U.M.

D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749 Checked By M. W. D. Job No. 952-06-01 Designed By S.L.H.

Orawn By TERRAMODEL Date DECEMBER, 2007 Sheet