

THE QUEENS

FINAL PLAT

CITY OF FRUITA, COUNTY OF MESA, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

That the undersigned, Sunshine II Construction and Development, LLC, is the owner of that real property situated in the SW 1/4 SE 1/4 Section 7, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being described as follows:
 LOT 1, OAKS MINDR SUBDIVISION, as recorded in Plat Book 17 at Page 267 of the Mesa County records.

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as THE QUEENS subdivision in the City of Fruita, County of Mesa, Colorado, and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for the public use all streets shown hereon, including drives, avenues and courts.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Fruita for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer lines, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, tress and grade structures.

Tract A, a perpetual, non-exclusive blanket easement over and across Tract A is dedicated to the City of Fruita for use by the general public for park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with the residents of this subdivision, subject to non-discriminatory rules and regulations promulgated by the Queens Homeowners Association, Inc.

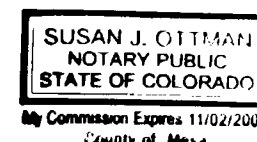
All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligations in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

We hereby accept the responsibility for the completion of required public improvements for THE QUEENS subdivision and further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County.

EXECUTED this 30th day of January, A.D., 2004
 Sunshine II Construction and Development, LLC
 By: Sundance Property Leasing, Inc., Manager

Lloyd J. Davis Jr.
 Lloyd J. Davis Jr. President

STATE OF COLORADO)
) ss
 COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 30th day of January, A.D., 2004, by Lloyd J. Davis Jr.
 My commission expires 11/27/06
 Witness my hand and official seal:
 Address: 2454 Patterson Road, Grand Junction, CO 81505
 Notary Public

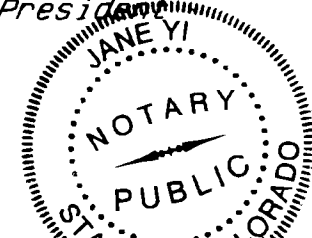
SUBORDINATION BY LIENHOLDER

The First United Bank being the holder of a promissory note secured by a deed of trust dated June 20, 2003 and recorded on June 25, 2003, at Reception No. 2129577, 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, of THE QUEEN'S 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.

The First United Bank
 8095 E. Belleview Ave.
 Englewood, Colorado, 80111

By: *Diana Le Smith*
 Diana Le Smith - Vice President

STATE OF COLORADO)
) ss
 COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 3rd day of February, A.D., 2004 by Diana Le Smith, Vice President of the First United Bank.
 Witness my hand and official seal:
 Address: 8095 E. Belleview Ave Englewood, CO 80111
 My commission expires: MY COMMISSION EXPIRES 7/1/2007
 Notary Public

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 20 day of FEBRUARY, A.D., 2004, for the 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 Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements have 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 building permit, or any other permit will be issued, this approval is with the understanding that all expenses involved require improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all 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 Trustees.

By: *[Signature]*
 City of Fruita, Mayor

Witness my hand and seal of the City of Fruita, Colorado
 ATTEST:

Margaret Eubank
 City Clerk



PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 10th day of FEBRUARY, A.D., 2004.

[Signature]
 Chairman

TITLE CERTIFICATE

Meridian Land Title, LLC, 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 Sunshine II Construction & Development, LLC and is free and clear of all liens, taxes and encumbrances, except as follows:
 DEED OF TRUST TO FIRST UNITED BANK rec. June 25, 2003 BK 3396 PG 585, RPT NO. 2129577
 EXECUTED this 6th day of FEBRUARY, A.D., 2004.

By: *[Signature]*
 LAWRENCE D. VENT
 TITLE EXAMINER/MERIDIAN LAND TITLE, LLC

PLAT NOTES

All Irrigation and Drainage Easements shown hereon shall be conveyed to the Queens Home Owner's Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water and to drain stormwater, free and clear of all liens and encumbrances.

Tract A shall be conveyed to the Queens Homeowners Association, Inc. by legal instrument, free and clear of all liens and encumbrances.

"RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3-5-101 et seq.

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 year from the date of the certification shown hereon.

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, 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 QUEENS subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me or under my direct supervision and correctly shows the location and dimensions of lots, in compliance with Title 38, Article 54, C.R.S., as amended and I further certify that this plat contains all of the information required by Section 38-33.3-209 C.R.S. to the best of my knowledge and belief.



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:20 o'clock P.M., this 3rd day of March, A.D. 2004, and is duly recorded in Plat Book No. 3599 at page 989-990 Reception No. 2179857. Fees 20.00 / 1.00 Drawer No. 01-137

Teresa Kern Deputy
Jamie Ward Clerk and Recorder

Declarations of Protective Covenants are filed in Book 3400 at Pages 38-51
 Reception No. 2179860

THE QUEENS		
LOCATED IN THE		
SW 1/4 SE 1/4, SEC 7, T1N, R2W, U.M.		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By	M.W.D.	Checked By
Drawn By	TMODEL	Date
Job No.	198-03-45	Sheet
		1 OF 2

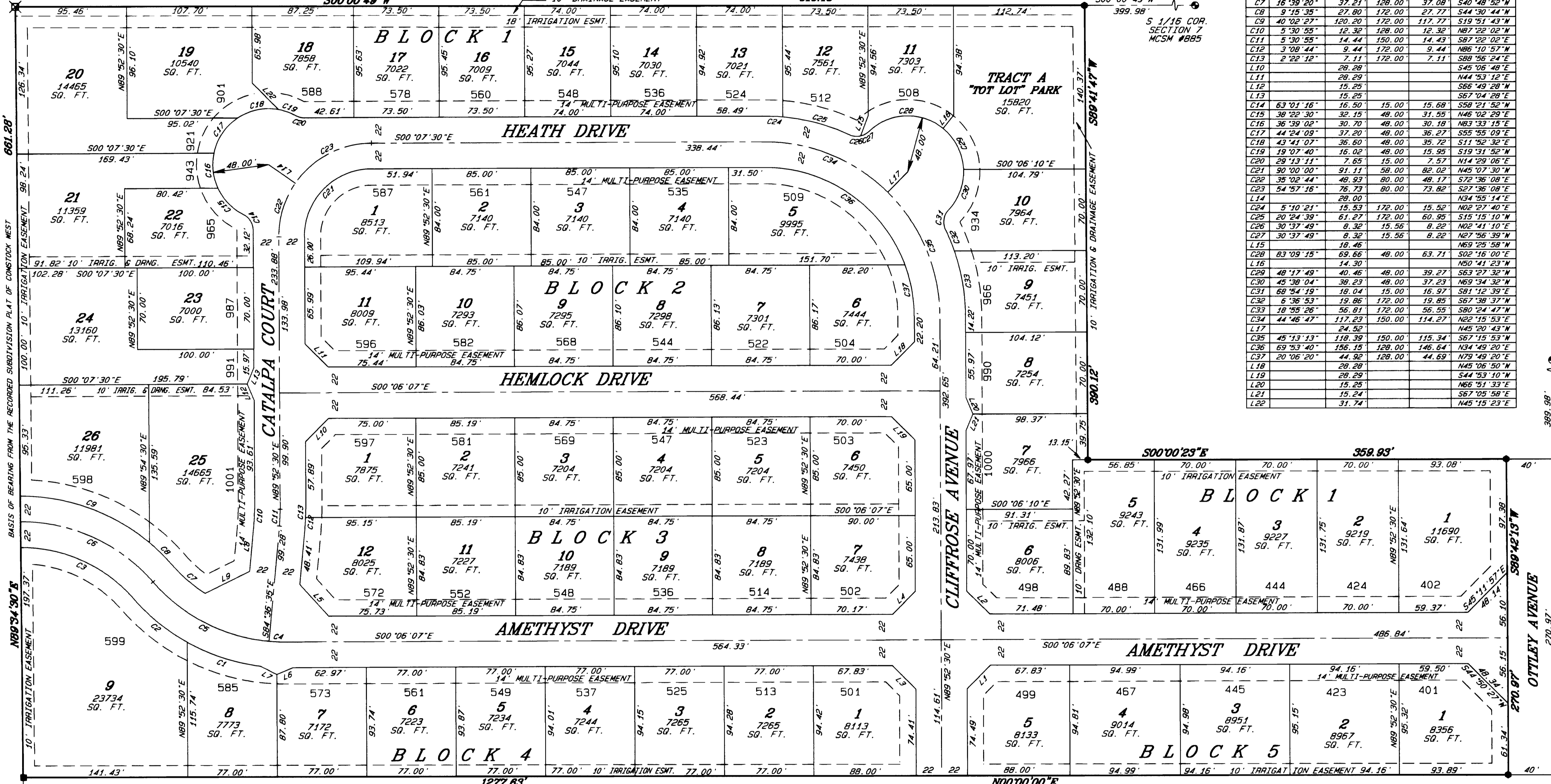
THE QUEENS

FINAL PLAT

CITY OF FRUITA, COUNTY OF MESA, COLORADO

SE 1/16 COR.
SECTION 7
BENCH MARK
4502.33, NAVD 88

LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING	
L1	28.51			545.06	49°E	
L2	28.05			544.53	11°E	
L3	28.53			544.53	11°N	
L4	28.04			545.06	50°N	
L5	36.78			547.38	39°E	
L6	15.18			522.34	02°E	
L7	15.71			527.02	22°N	
C1	22.15	47	66.83	172.00	66.41	N18°15'19"E
C2	19.46	19	59.30	172.00	59.01	N39°15'52"E
C3	49.12	32	109.83	128.00	106.59	N24°32'16"E
C4	5.29	18	14.37	150.00	14.36	S02°38'32"N
C5	43.45	21	114.55	150.00	111.79	N27°15'51"E
C6	49.15	41	128.97	150.00	125.03	N24°30'41"E
L8	41.05			584.36	35°N	
L9	46.59			626.02	05°N	
C7	16.39	20	37.21	128.00	37.08	S40°48'52"W
C8	9.15	35	27.80	122.00	27.77	S44°30'44"W
C9	40.02	27	120.20	122.00	117.77	S19°51'43"W
C10	5.30	55	12.32	128.00	12.32	N87°22'02"W
C11	5.30	55	14.44	150.00	14.43	S87°22'02"E
C12	3.08	44	9.44	172.00	9.44	N86°10'57"W
C13	2.22	12	7.11	172.00	7.11	S86°56'14"E
L10	28.28			545.06	48°E	
L11	28.29			544.53	12°E	
L12	15.25			565.49	28°N	
L13	15.25			567.04	28°E	
C14	63.01	16	16.50	15.68	S58°21'52"W	
C15	38.22	30	32.15	48.00	31.55	N46°02'29"E
C16	38.39	32	30.70	48.00	30.18	N63°33'15"E
C17	44.24	08	37.20	48.00	36.27	S55°55'09"E
C18	43.41	07	36.60	48.00	35.72	S11°52'32"E
C19	19.07	40	16.02	48.00	15.95	S19°31'52"W
C20	28.13	11	7.63	15.00	7.57	N14°29'06"E
C21	90.00	00	91.11	58.00	82.02	N45°07'30"W
C22	39.02	44	48.93	80.00	48.17	S72°36'08"E
C23	54.97	16	76.73	80.00	73.82	S27°36'08"E
L14	28.00			544.53	14°E	
C24	5.10	12	15.53	172.00	15.52	N02°27'40"E
C25	20.24	38	61.27	172.00	60.95	S15°15'10"W
C26	30.37	49	8.32	15.56	8.22	N02°41'10"E
C27	30.37	49	8.32	15.56	8.22	N27°56'39"W
L15	18.46			569.25	58°N	
C28	83.09	15	69.66	48.00	63.71	S02°16'00"E
L16	14.30			550.41	23°N	
C29	48.17	49	40.46	48.00	39.27	S63°27'32"W
C30	45.38	04	38.23	48.00	37.23	N69°34'32"W
C31	68.54	19	18.04	15.00	16.97	S81°12'39"E
C32	6.36	53	19.06	172.00	19.85	S87°38'37"W
C33	18.95	26	56.81	172.00	56.55	S80°24'47"W
C34	44.46	47	117.29	150.00	114.27	N22°15'53"E
L17	24.52			545.06	43°N	
C35	45.13	13	118.39	150.00	115.34	S67°15'53"W
C36	69.53	40	156.15	128.00	146.64	N34°49'20"E
C37	20.06	20	44.92	128.00	44.69	N79°49'20"E
L18	28.28			545.06	50°N	
L19	28.29			544.53	10°N	
L20	15.25			565.51	33°E	
L21	15.24			567.05	58°E	
L22	31.74			545.15	23°E	

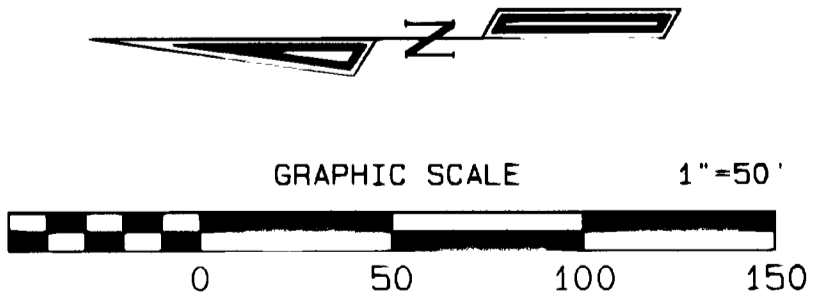


S 1/16 COR.
SECTION 7
MCSM #885

S 1/4 COR.
SECTION 7
MCSM #884-1



C-S 1/16 COR.
SECTION 7
MCSM #1288



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ⊠ FD. 2.5" ALUM. CAP STAMPED JOHNSON 16835
 - FD. #5 REBAR W/PLASTIC CAP MARKER MONUMENT LS 24953
 - FD. #5 REBAR W/PLASTIC CAP MARKED QED LS 16413
- MCSM = MESA COUNTY SURVEY MARKER
DRNG = DRAINAGE
IRRIG = IRRIGATION
ESMT = EASEMENT

AREA SUMMARY

DED. ROADS =	3.54 AC. / 22%
LOTS =	12.28 AC. / 75%
TRACT A =	0.36 AC. / 02%
TOTAL =	16.18 AC. / 100%

THE QUEENS
LOCATED IN THE
SW 1/4 SE 1/4, SEC 7, T1N, R2W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	A.V.P.	Job No.	198-03-45
Drawn By	TMODEL	Date	JAN. 2004	Sheet	2 OF 2