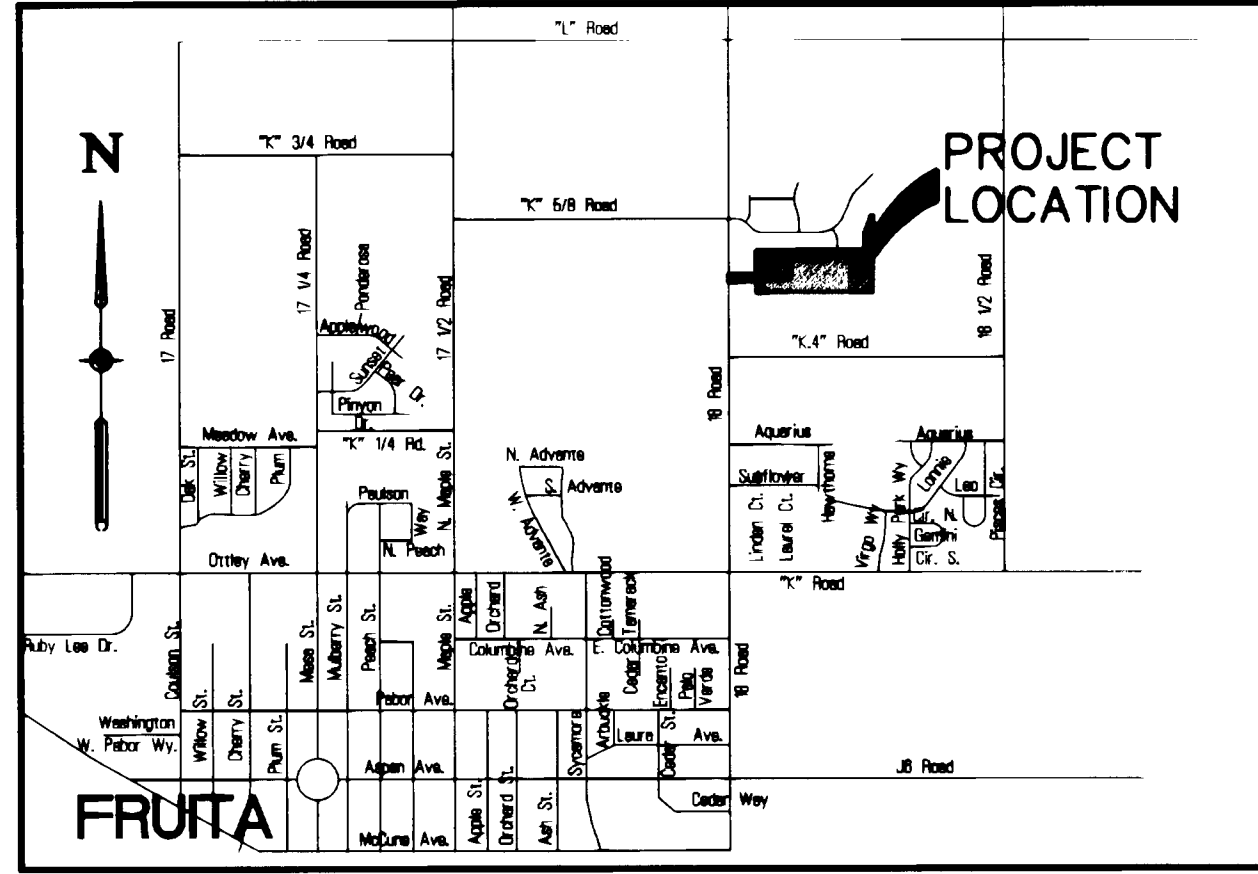


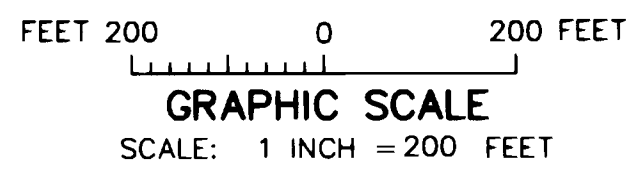
FINAL PLAT
VILLAGE AT COUNTRY CREEK SOUTH
 A REPLAT OF LOT 3, PETERSON MINOR SUBDIVISION
 SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 9, T.1N., R.2W., U.M.,
 CITY OF FRUITA, MESA COUNTY, COLORADO



VICINITY MAP

AREA SUMMARY

LOTS	4.920 AC±	52.4%
ROADS	1.088 AC±	11.7%
TRACT A	0.352 AC±	3.8%
TRACT B	0.088 AC±	0.9%
TRACT C	0.434 AC±	4.6%
TRACT D	2.494 AC±	26.6%
TOTAL	9.386 AC±	100%



LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 19597
 - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 19597
 - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, P.L.S. 4307
 - ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - WC WITNESS CORNER
 - RM REFERENCE MARKER
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

N 1/16 CORNER SECTIONS 8 AND 9 T.1N., R.2W., U.M. MCSM NO. 1051

NW 1/16 CORNER SECTION 9 T.1N., R.2W., U.M. P.L.S. 24320

1/4 CORNER SECTIONS 8 AND 9 T.1N., R.2W., U.M. MCSM NO. 440-1

C-W 1/16 CORNER SECTION 9 T.1N., R.2W., U.M. P.L.S. 16835

PETERSON MINOR SUBDIVISION PLAT BOOK 17, PAGE 140

CHARLES N. AND PATRICK A. DODD 2697-095-00-704

TOWN & COUNTRY ACRES PLAT BOOK 16, PAGE 328

EASEMENTS VACATION AND RELINQUISHMENT

The undersigned, being the beneficiaries of record of the Irrigation and Drainage Easements, do hereby vacate and relinquish those portions of said easements as are shown on this plat as vacated and relinquished, only in the locations set forth hereon.

OWNER OF LOTS 1 AND 2, PETERSON MINOR SUBDIVISION

IN WITNESS WHEREOF, the said individual has caused these presents to be signed this 3rd day of December, A.D., 2003.

Carl Peterson
Carl Peterson

OWNER OF LOT 3, PETERSON MINOR SUBDIVISION

IN WITNESS WHEREOF, the said individual has caused these presents to be signed this 3rd day of December, A.D., 2003.

John T. Moir
John T. Moir, Secretary/Vice President of Sunshine of the Redlands Inc.

CITY OF FRUITA, COLORADO

IN WITNESS WHEREOF, the said individual has caused these presents to be signed this _____ day of _____, A.D., 2003.

S. James Adams
Mayor, City of Fruta



Margaret Stachman
City Clerk, City of Fruta

NOTES:

- 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 CERTIFICATION SHOWN HEREON.
- EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.
- BASIS OF BEARINGS: THE LINE BETWEEN THE W 1/4 CORNER AND N 1/16 CORNER, BOTH OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN HAVING A BEARING OF NORTH, AS DESCRIBED IN THE INSTRUMENT RECORDED IN PLAT BOOK 18, AT PAGE 87 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER. BOTH ENDS OF SAID LINE ARE MARKED WITH MESA COUNTY SURVEY MARKERS.
- THIS DEVELOPMENT IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-3.5-101, ET SEQ.
- EASEMENT AND TITLE INFORMATION PROVIDED BY MERIDIAN LAND TITLE, FILE NUMBER 60377, DATED NOVEMBER 06, 2002.
- THE PORTIONS OF THE IRRIGATION AND DRAINAGE EASEMENTS VACATED AND RELINQUISHED IN THE LOCATIONS SHOWN ON THIS PLAT ARE TO BE RELOCATED IN THE APPROPRIATE EASEMENTS.
- TRACTS A, B AND C SHALL BE DEDICATED TO THE COUNTRY CREEK PATIO HOMEOWNERS ASSOCIATION, INC., PER CITY OF FRUITA REQUIREMENTS, BY SEPARATE LEGAL INSTRUMENT.
- THE FOLLOWING SETBACKS SHALL APPLY:
 PRINCIPAL BUILDING - 25' FRONT
 15' REAR (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
 8' SIDE (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
 ACCESSORY BUILDING - LIMITED TO REAR 1/2 OF LOT
 3' REAR (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
 3' SIDE (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
- MAXIMUM HEIGHT OF STRUCTURES 35 FEET

FOR CITY OF FRUITA USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.	
Declarations	Recorded in Book _____ Pages _____ through _____
Dedication Note 3.	
Deed of conveyance recorded in Book _____	Page _____
Dedication Note 4, 5 AND 6.	
Deed of conveyance recorded in Book _____	Page _____
Dedication Note 7.	
Deed of conveyance recorded in Book _____	Page _____

TITLE CERTIFICATE

LAWRENCE D VENT/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 the Redlands Inc., a Colorado Corporation, recorded in Book 2814, at Page 914 in the records of the office of the Mesa County Clerk and Recorder, which is located in the SW 1/4 of the NW 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, does hereby plat said real property under the name and style of VILLAGE AT COUNTRY CREEK SOUTH, in accordance with the Plat shown hereon:

NO LIENHOLDERS OF RECORD

Executed this 3rd day of December, A.D., 2003.

Lawrence D Vent
TRUE EXAMINER/MERIDIAN LAND TITLE, LLC

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruta, Colorado, this 1st day of March, 2003, 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 Fruta for financing or constructing 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 Fruta. Further, said approval in no way obligates the City of Fruta for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruta's specifications and the City of Fruta has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface 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 Fruta, unless otherwise specifically agreed to in writing by the City Council.

City of Fruta, Colorado.

By: *S. James Adams*
Mayor

Witness my hand and seal of the City of Fruta, Colorado.

Attest: *Margaret Stachman*
City Clerk



CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 1st day of February, A.D., 2003, by the Planning Commission of the City of Fruta, County of Mesa.

Robert J...
Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
 County of Mesa } ss

I hereby certify that this instrument was filed in my office at 3:08 P.M. on this 3rd day of December, A.D., 2003, in Plat Book No. 3561
 Page(s) No. 441-442 Reception Number 2170161
 Drawer 00107 Fees \$0.00 1.00 SC

Janice Ward
Mesa County Clerk and Recorder

Shirley Howard
Deputy

DECLARATIONS

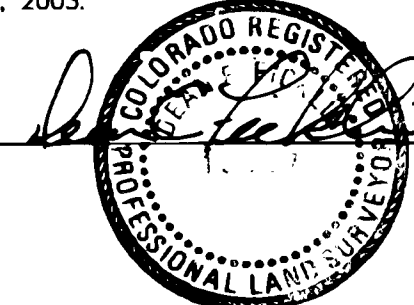
The Declaration of Covenants and Restrictions are recorded as shown in the City of Fruta Information Box

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plot of Village at Country Creek South, shown hereon was prepared under my direct supervision and is in compliance with Title 38, Article 51, C.R.S., as amended. I further state that information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth on this Plat and is true and accurate to the best of my knowledge and belief.

do hereby state that this survey and plot of Village at Country Creek South, IN WITNESS WHEREOF, I hereunto affix my hand and seal this 3 day of December, A.D., 2003.

Dean E. Ficklin
P.L.S., 19597



* FURTHER DEFINITION OF THIS USE IS *
 FOR A PEDESTRIAN TRAIL

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Sunshine of the Redlands Inc., a Colorado Corporation, being the sole owner of the property described in the instrument recorded in Book 2814, at Page 914 in the records of the office of the Mesa County Clerk and Recorder, which is located in the SW 1/4 of the NW 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, does hereby plat said real property under the name and style of VILLAGE AT COUNTRY CREEK SOUTH, in accordance with the Plat shown hereon:

DESCRIPTION OF VILLAGE AT COUNTRY CREEK SOUTH

Lot 3 of Peterson Minor Subdivision as recorded in Plat Book 18 at Page 87 in the records of the office of the Mesa County Clerk and Recorder, located in the SW 1/4 of the NW 1/4 of Section 9, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado.

Village at Country Creek South, as described above contains 9.386 acres more or less.

The owner does hereby dedicate, convey and set apart real property as shown and labeled on the plat shown hereon as follows:

- All avenues, courts and right-of-ways shown hereon are dedicated to the City of Fruta for the use of the public forever.
- All Multi-purpose Easements shown hereon are dedicated to the City of Fruta for the use of City approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appearances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All irrigation easements shown hereon are dedicated to the Country Creek Patio Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems. Deed of conveyance recorded as shown in the City of Fruta Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract A shown hereon is dedicated to the Country Creek Patio Homeowners Association for: (a) the conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) the installation, operation, maintenance and repair of irrigation systems; (c) the use of public utilities for the installation, operation, maintenance and repair of utilities and appearances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines; (d) ingress and egress for fire, police and emergency vehicles; (e) ingress and egress use by the general public pedestrian; (f) aesthetic purposes as determined appropriate by said association. Deed of conveyance recorded as shown in the City of Fruta Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract B shown hereon is dedicated to the Country Creek Patio Homeowners Association for: (a) ingress and egress purposes for the benefit of the owners of Lots 1 and 2, Block Two hereby platted, their guests, and invitees, and also for the use by public services, including but not limited to, postal services, trash collection, fire, police and emergency vehicles and services; (b) the conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (c) the installation, operation, maintenance and repair of irrigation systems; (d) the use of public utilities for the installation, operation, maintenance and repair of utilities and appearances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines; (e) ingress and egress use by the general public pedestrian; (f) aesthetic purposes as determined appropriate by said association. Deed of conveyance recorded as shown in the City of Fruta Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tracts C inclusive shown hereon are dedicated to the Country Creek Patio Homeowners Association for: (a) common open space and aesthetic purposes as determined appropriate by said association; (b) the conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (c) the installation, operation, maintenance and repair of irrigation systems; (d) ingress and egress use by the general public pedestrian as determined appropriate by said association. Deed of conveyance recorded as shown in the City of Fruta Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract D shown hereon is dedicated and conveyed to the City of Fruta for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) open space for the preservation of natural habitat; (c) ingress and egress use by the general public pedestrian and aesthetic purposes as determined appropriate by the City. Deed of conveyance recorded as shown in the City of Fruta Information Box, subject to further conditions and restrictions as may be set forth in that instrument.

All easement 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 said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden for overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

The owner hereby acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Sunshine of the Redlands, Inc., A Colorado Corporation
 By John T. Moir, Secretary/Vice President

IN WITNESS WHEREOF, I hereunto affix my hand this 3rd day of December, 2003.

John T. Moir
John T. Moir, Secretary/Vice President

ACKNOWLEDGEMENT OF OWNER

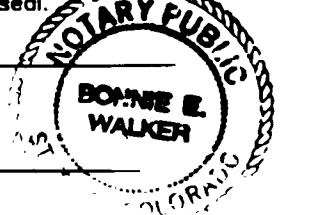
State of Colorado } ss
 County of Mesa } ss

On this 3rd day of December, A.D., 2003, before me the undersigned officer, personally appeared John T. Moir, as Vice President of Sunshine of the Redlands, Inc., and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

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

My commission expires August 19, 2005

Bonnie E. Walker
Notary Public



FINAL PLAT
VILLAGE AT COUNTRY CREEK SOUTH
 A REPLAT OF LOT 3,
 PETERSON MINOR SUBDIVISION
 SW 1/4 OF THE NW 1/4 OF SECTION 9,
 T.1N., R.2W., U.M., MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 200'	JOB NO: 4006.03-02	DATE: 11-03-03	SHEET NO: 1 of 2
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FINAL PLAT
 VILLAGE AT COUNTRY CREEK SOUTH
 A REPLAT OF LOT 3, PETERSON MINOR SUBDIVISION
 SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 9, T.1N., R.2W., U.M.,
 CITY OF FRUITA, MESA COUNTY, COLORADO

CURVE INFORMATION

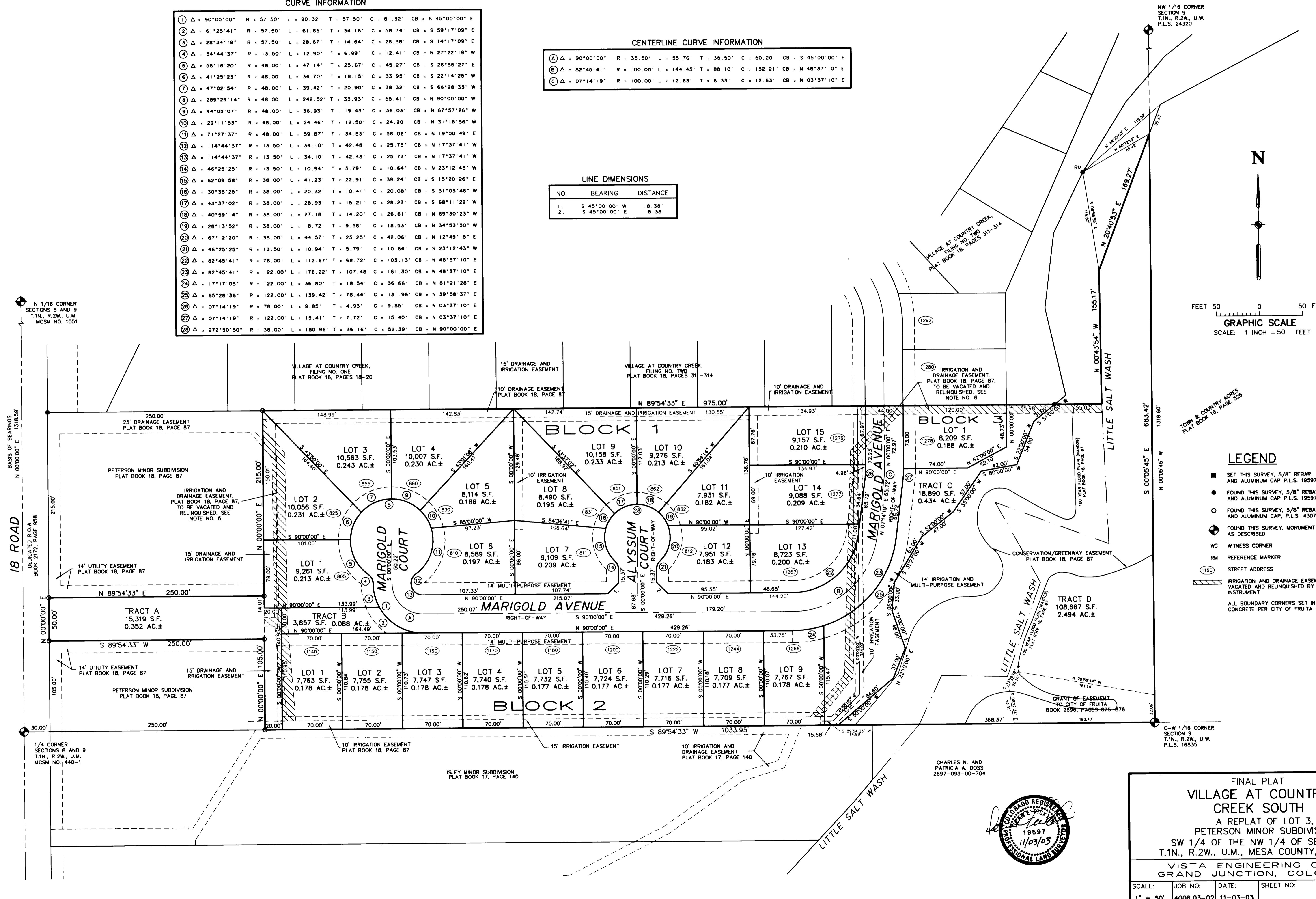
1	Δ = 90°00'00"	R = 57.50'	L = 90.32'	T = 57.50'	C = 81.32'	CB = S 45°00'00" E
2	Δ = 61°25'41"	R = 57.50'	L = 61.65'	T = 34.16'	C = 58.74'	CB = S 59°17'09" E
3	Δ = 28°34'19"	R = 57.50'	L = 28.67'	T = 14.64'	C = 28.38'	CB = S 14°17'09" E
4	Δ = 54°44'37"	R = 13.50'	L = 12.90'	T = 6.99'	C = 12.41'	CB = N 27°22'19" W
5	Δ = 56°16'20"	R = 48.00'	L = 47.14'	T = 25.67'	C = 45.27'	CB = S 26°36'27" E
6	Δ = 41°25'23"	R = 48.00'	L = 34.70'	T = 18.15'	C = 33.95'	CB = S 22°14'25" W
7	Δ = 47°02'54"	R = 48.00'	L = 39.42'	T = 20.90'	C = 38.32'	CB = S 66°28'33" W
8	Δ = 289°29'14"	R = 48.00'	L = 242.52'	T = 33.93'	C = 55.41'	CB = N 90°00'00" W
9	Δ = 44°05'07"	R = 48.00'	L = 36.93'	T = 19.43'	C = 36.03'	CB = N 67°57'26" W
10	Δ = 29°11'53"	R = 48.00'	L = 24.46'	T = 12.50'	C = 24.20'	CB = N 31°18'56" W
11	Δ = 71°27'37"	R = 48.00'	L = 59.87'	T = 34.53'	C = 56.06'	CB = N 19°00'49" E
12	Δ = 114°44'37"	R = 13.50'	L = 34.10'	T = 42.48'	C = 25.73'	CB = N 17°37'41" W
13	Δ = 114°44'37"	R = 13.50'	L = 34.10'	T = 42.48'	C = 25.73'	CB = N 17°37'41" W
14	Δ = 46°25'25"	R = 13.50'	L = 10.94'	T = 5.79'	C = 10.64'	CB = N 23°12'43" W
15	Δ = 62°09'58"	R = 38.00'	L = 41.23'	T = 22.91'	C = 39.24'	CB = S 15°20'26" E
16	Δ = 30°38'25"	R = 38.00'	L = 20.32'	T = 10.41'	C = 20.08'	CB = S 31°03'46" W
17	Δ = 43°37'02"	R = 38.00'	L = 28.93'	T = 15.21'	C = 28.23'	CB = S 68°11'29" W
18	Δ = 40°59'14"	R = 38.00'	L = 27.18'	T = 14.20'	C = 26.61'	CB = N 69°30'23" W
19	Δ = 28°13'52"	R = 38.00'	L = 18.72'	T = 9.56'	C = 18.53'	CB = N 34°53'50" W
20	Δ = 67°12'20"	R = 38.00'	L = 44.57'	T = 25.25'	C = 42.06'	CB = N 12°49'15" E
21	Δ = 46°25'25"	R = 13.50'	L = 10.94'	T = 5.79'	C = 10.64'	CB = S 23°12'43" W
22	Δ = 82°45'41"	R = 78.00'	L = 112.67'	T = 68.72'	C = 103.13'	CB = N 48°37'10" E
23	Δ = 82°45'41"	R = 122.00'	L = 176.22'	T = 107.48'	C = 161.30'	CB = N 48°37'10" E
24	Δ = 17°17'05"	R = 122.00'	L = 36.80'	T = 18.54'	C = 36.66'	CB = N 81°21'28" E
25	Δ = 65°28'36"	R = 122.00'	L = 139.42'	T = 78.44'	C = 131.96'	CB = N 39°58'37" E
26	Δ = 07°14'19"	R = 78.00'	L = 9.85'	T = 4.93'	C = 9.85'	CB = N 03°37'10" E
27	Δ = 07°14'19"	R = 122.00'	L = 15.41'	T = 7.72'	C = 15.40'	CB = N 03°37'10" E
28	Δ = 272°50'50"	R = 38.00'	L = 180.96'	T = 36.16'	C = 52.39'	CB = N 90°00'00" E

CENTERLINE CURVE INFORMATION

A	Δ = 90°00'00"	R = 35.50'	L = 55.76'	T = 35.50'	C = 50.20'	CB = S 45°00'00" E
B	Δ = 82°45'41"	R = 100.00'	L = 144.45'	T = 88.10'	C = 132.21'	CB = N 48°37'10" E
C	Δ = 07°14'19"	R = 100.00'	L = 12.63'	T = 6.33'	C = 12.63'	CB = N 03°37'10" E

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1.	S 45°00'00" W	18.38'
2.	S 45°00'00" E	18.38'

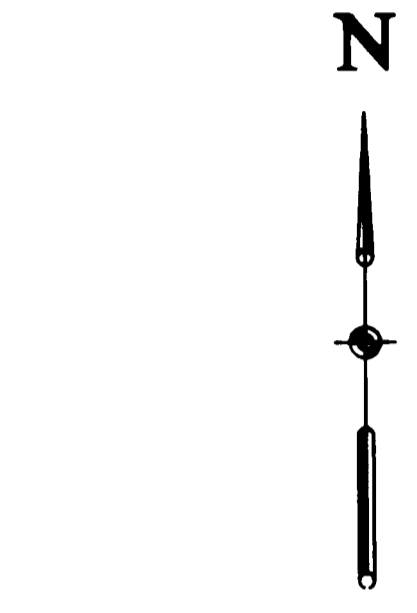


NW 1/16 CORNER
 SECTION 9
 T.1N., R.2W., U.M.
 P.L.S. 24320

N 1/16 CORNER
 SECTIONS 8 AND 9
 T.1N., R.2W., U.M.
 MCSM NO. 1051

BASES OF BEARINGS
 N 0°00'00" E 1318.59'

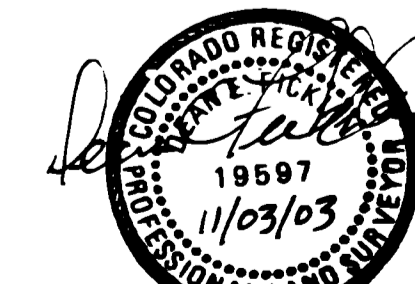
1/4 CORNER
 SECTIONS 8 AND 9
 T.1N., R.2W., U.M.
 MCSM NO. 440-1



FEET 50 0 50 FEET
 GRAPHIC SCALE
 SCALE: 1 INCH = 50 FEET

LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 19597
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP P.L.S. 19597
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, P.L.S. 4307
- ⊙ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- WC WITNESS CORNER
- RM REFERENCE MARKER
- (1160) STREET ADDRESS
- ▨ IRRIGATION AND DRAINAGE EASEMENT VACATED AND RELINQUISHED BY THIS INSTRUMENT
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE



FINAL PLAT
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 VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'
 JOB NO: 4006.03-02
 DATE: 11-03-03
 SHEET NO: 2 of 2