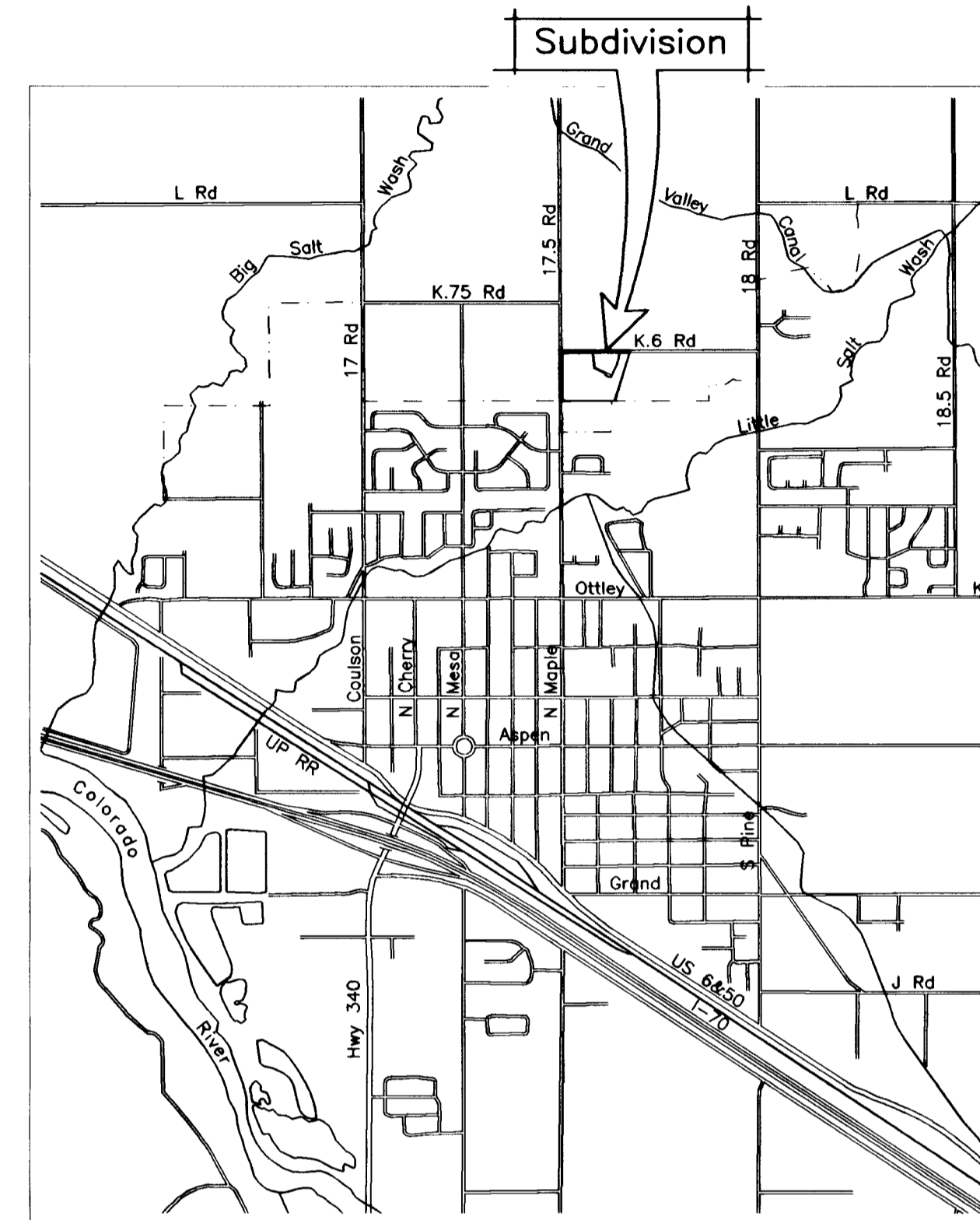
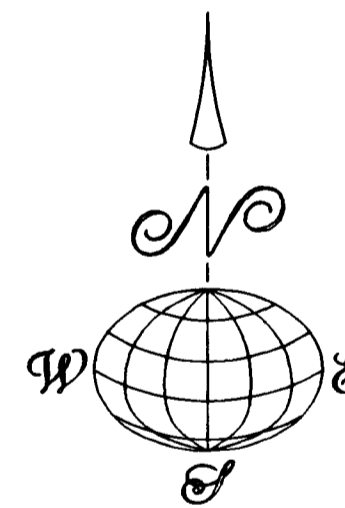


VINTNER'S CREEK MINOR SUBDIVISION
A Part of the S2 SW4 NE4
Sec 8 T1N R2W Ute M
Mesa County - Colorado



Fruita Colorado

VICINITY MAP:
Scale: 1 inch = 2000 feet 1:24000



DEDICATION AND OWNERSHIP CERTIFICATE:

The undersigned Nelda K Harris is the owner of real property described as follows:
A parcel, described in Book 2460, Page 947, Mesa County records, which is all that part of the south half of the south west quarter of the north east quarter Section 8, Township 1 North, Range 2 West, Ute Meridian lying west of the drainage ditch center line. It is described by metes-and-bounds from the results of a field survey completed April 4 2002 as follows:

- Beginning at the center quarter corner then along the four following courses:
1. N00°02'31"E 659.83 feet along the west line of the north east quarter;
2. S89°59'17"E 929.76 feet along the north line of the south half of the south west quarter of the north east quarter;
3. S17°32'16"W 691.80 feet along the drainage ditch center line;
4. WEST 721.78 feet along the south line of the north east quarter to the beginning.

The area of the parcel, as described is 12.5 acres.
The basis for bearings is assumed EAST 2639.35 feet between monuments for the center and east quarter corners of Section 8. The center quarter corner is marked with Mesa County Survey Monument No 888 and the east quarter corner with No 440-1.

Owner has caused the described property to be laid out and surveyed as Vintner's Creek Minor Subdivision, a subdivision of a part of Mesa County, State of Colorado and grant, convey and dedicate to the City of Fruita, Mesa County, Colorado for public use the rights-of-way shown on Vintner's Creek Minor Subdivision plat, and grant, convey and dedicate to the City of Fruita the fourteen-foot multipurpose easements shown for utility and drainage purposes only. I, Nelda K. Harris, accept the responsibility for the completion of required public improvements for Vintner's Creek Minor Subdivision and further grant the right to install and maintain all necessary structures to the entity responsible for providing services for which easements are established. I state additionally this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of Clerk and Recorder of Mesa County.

in Book _____ at Page _____, as Document No _____
EXECUTED this 11th day of September AD, 2002.

Nelda K. Harris
Nelda K Harris
Owner

NOTARY PUBLIC CERTIFICATE:

State of Colorado } ss
County of Mesa }

The foregoing instrument was acknowledged before me by Nelda K Harris this 11th day of September AD 2002.

Witness my hand and official seal:
[Signature]
My Commission Expires _____
Notary Public

CITY COUNCIL CERTIFICATE:

This plat approved by the City Council of the City of Fruita, Colorado, this 6th day of September, 2002, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown on Vintner's Creek Minor Subdivision plat; 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, approval in no way obligates the City of Fruita for maintenance of public improvements until construction of improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept 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 on this document and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council of the City of Fruita.

CITY OF FRUITA, COLORADO
[Signature]
Mayor

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

ATTEST:
[Signature]
City Clerk

TITLE CERTIFICATE:

Abstract and Title Company of Mesa County, Inc. (Company) has examined the title to lands included within the boundary of the plat for Vintner's Creek Minor Subdivision and certifies that title to the land as described in Owner's Statement and Dedication shown is vested in Nelda K Harris. The property is free and clear of all liens, taxes and encumbrances except as shown as evidenced by title commitment number 907197 prepared by the Company.

EXECUTED this 13th day of September AD, 2002.

[Signature]
TITLE EXAMINER'S NAME
Title Examiner

PLANNING COMMISSION CERTIFICATE:

Approved this 10th day of Sept, AD 2002, by the City of Fruita.

[Signature]
Chairman

STATISTICS:

1. Lots: Residential - 2

2. Area:

| | acres | % |
|------------------|-------|--------|
| Residential Lots | 11.44 | 91.44 |
| Street R-O-W | 1.07 | 8.56 |
| Total | 12.51 | 100.00 |

3. Total Street Centerline Distance: 1590 ft.

CLERK AND RECORDER'S CERTIFICATE:

State of Colorado } ss
County of Mesa }

I certify this instrument was filed in my office at 1:16 o'clock, this 17 day of Sept, AD 2002, and was recorded in Plat Book 19, Page 113, 114, Reception No 2076693.
Drawer No MM-71 Fee 20.00 / 1.00 sc

[Signature] Clerk and Recorder
[Signature] Deputy

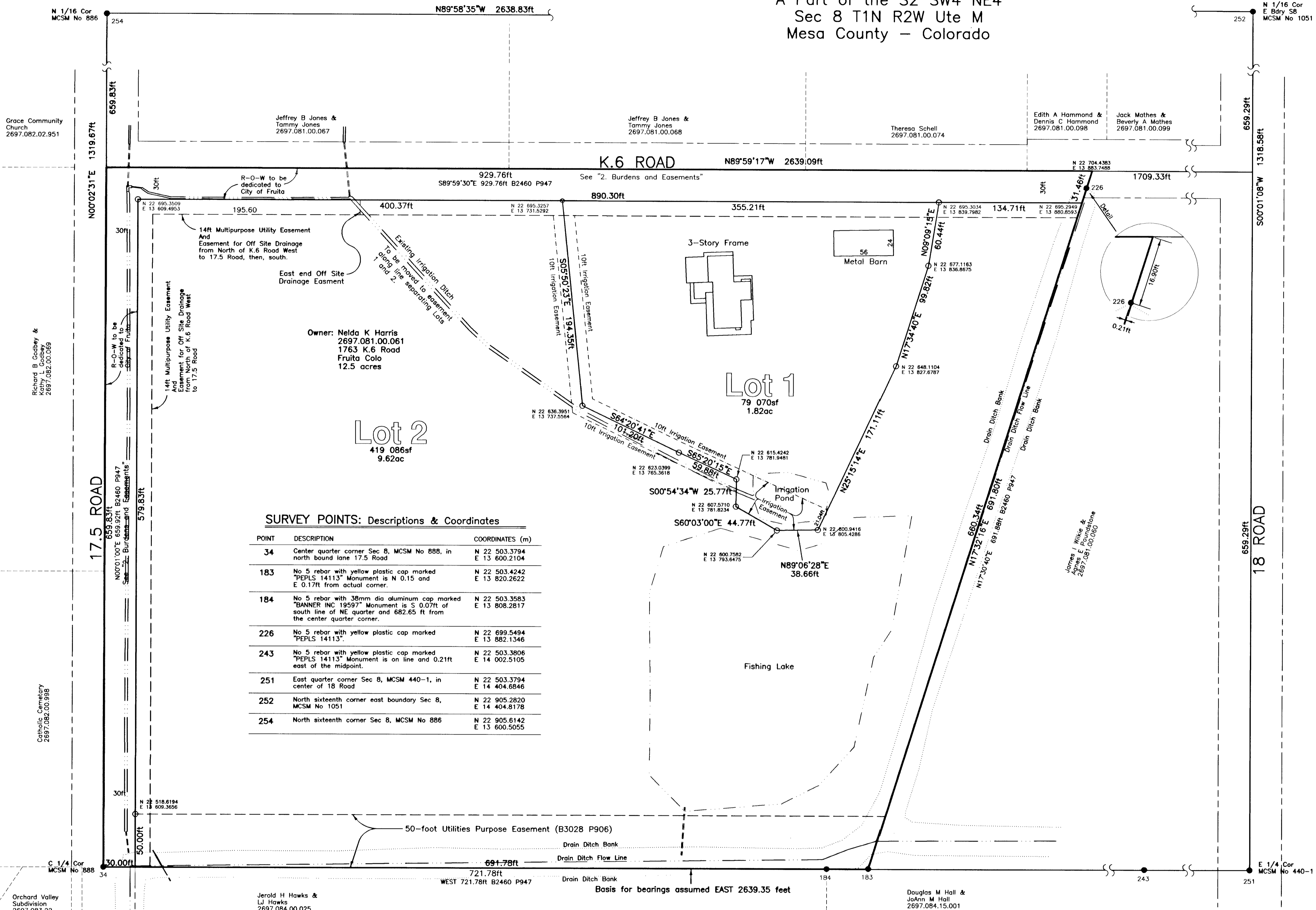
Declarations or Protective Covenants are filed in Book _____ at Page _____ as Document No _____.

LAND SURVEY DEPOSIT
Mesa County Surveyor's Office
DATE _____
BOOK _____ PAGE _____
DEPOSIT NO _____

COVER & DEDICATIONS
VINTNER'S CREEK MINOR SUBDIVISION
Parts of SW4 NE4 S8 T1N R2W Ute M
Mesa County - Colorado

Prepared for: Robert S and Georgette E Harris
Drawn: Sep 9 2002
Sheet 1 of 2

SUBDIVISION SURVEY PLAT
VINTNER'S CREEK MINOR SUBDIVISION
 A Part of the S2 SW4 NE4
 Sec 8 T1N R2W Ute M
 Mesa County - Colorado



SURVEY POINTS: Descriptions & Coordinates

| POINT | DESCRIPTION | COORDINATES (m) |
|-------|---|--------------------------------|
| 34 | Center quarter corner Sec 8, MCSM No 888, in north bound lane 17.5 Road | N 22 503.3794 E 13 600.2104 |
| 183 | No 5 rebar with yellow plastic cap marked "PEPLS 14113" Monument is N 0.15 and E 0.17ft from actual corner. | N 22 503.4242 E 13 820.2622 |
| 184 | No 5 rebar with 38mm dia aluminum cap marked "BANNER INC 19597" Monument is S 0.07ft of south line of NE quarter, and 682.65 ft from the center quarter corner. | N 22 503.3583 E 13 808.2817 |
| 226 | No 5 rebar with yellow plastic cap marked "PEPLS 14113" | N 22 899.5484 E 13 882.1346 |
| 243 | No 5 rebar with yellow plastic cap marked "PEPLS 14113" Monument is on line and 0.21ft east of the midpoint. | N 22 503.3806 E 14 002.5105 |
| 251 | East quarter corner Sec 8, MCSM 440-1, in center of 18 Road | N 22 503.3794 E 14 404.6846 |
| 252 | North sixteenth corner east boundary Sec 8, MCSM No 1051 | N 22 905.2820 E 14 404.8178 |
| 254 | North sixteenth corner Sec 8, MCSM No 886 | N 22 905.6142 E 13 600.5055 |

- BURDENS AND EASEMENTS:**
- Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in US Patent recorded March 23 1893 in Book 11, Page 266.
 - Right-of-way for K 5/8 Road over the North and 17 1/2 Road on the West side of subject property.
 - Right-of-way for drainage ditch as disclosed by instrument recorded January 22 1993 in Book 1952, Page 15.
 - Permission for water right-of-way recorded April 26 1989 in Book 1740, Page 74.
 - Mesa County Development Permit recorded October 31 1997 in Book 2371, Page 871.
 - Utilities purposes easement recorded in Book 3028, Page 906.
- NOTE: Burdens and easements listed were provided by Abstract & Title Company of Mesa County, Inc., 1114 N 1st Street, Suite 201, Grand Junction, Colo 81501. No other research was conducted as part of this survey.

- LEGEND:**
- Set survey monument: 61cm No. 5 rebar with 38mm diameter aluminum cap marked "15698" unless noted otherwise
 - Found survey monument
 - 25 Point or monument identification number. See "Survey Points" for full description

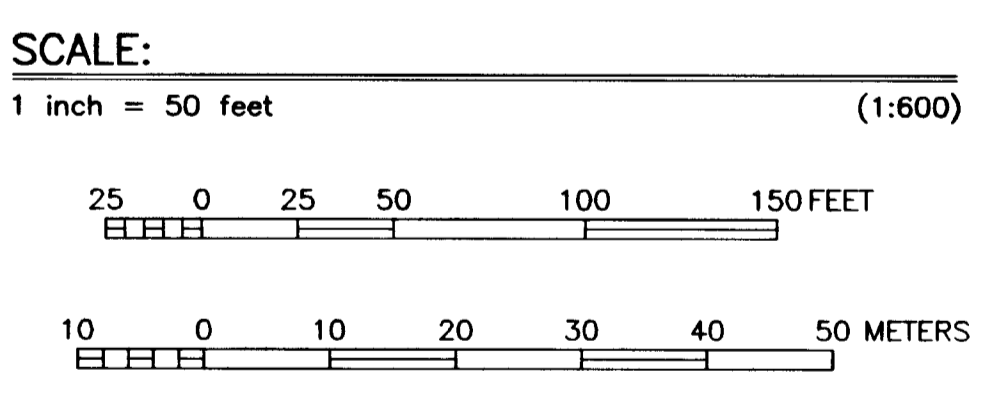
BOUNDARY DESCRIPTION:

A parcel, described in Book 2460, Page 947, Mesa County records, which is all that part of the south half of the south west quarter of the north east quarter Section 8, Township 1 North, Range 2 West, Ute Meridian lying west of the drainage ditch center line. It is described by metes-and-bounds from the results of a field survey completed April 4 2002 as follows:

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 The basis for bearings is assumed EAST 2639.35 feet between monuments for the center and east quarter corners of Section 8. The center quarter corner is marked with Mesa County Survey Monument No 888 and the east quarter corner with No 440-1.

- NOTES:**
- Lineal units of measure are in International Feet (1 foot = 0.3048 meter), unless noted otherwise. Angular and directional units are sexagesimal; degrees (°), minutes ('), and seconds (") of arc. Government Land Office and Bureau of Land Management (BLM) lineal dimensions shown are Chains (1 chain = 66 feet) or links (1 link = 1/100 chain) unless noted otherwise. Area is shown in square feet or acres (ac). North and east coordinate values are listed in meters unless noted otherwise.
 - Book and page numbers refer to the records maintained at Mesa County Courthouse, Grand Junction, Colorado.
 - Boundaries determined as a result of this survey are based upon evidence found and located. Subsequent location of other evidence could affect opinions regarding boundary locations.
 - Measurements were made using a Sokkia PowerSET 3000 total station, serial No D20875 and a Nikon DTM-520, serial No 033496.
 - The basis for bearings is assumed EAST 2639.35 feet between monuments for the center and east quarter corners of Section 8. The center quarter corner is marked with Mesa County Survey Monument No 888 and the east quarter corner with No 440-1.



SURVEYOR'S CERTIFICATE:

I, Maurice L. Schumann, a registered land surveyor licensed under the laws of the state of Colorado, certify this plat of Vintner's Creek Minor Subdivision represents a survey made under my direct supervision and is a true, correct and complete plat and that it represents an accurate description of the location of survey monuments found and set. This plat locates only the improvements, easements, and land features shown, and does not determine or locate any other boundaries, easements, or rights-of-way either recorded or implied. This plat was prepared in accordance with Title 38, Article 51 of the Colorado Revised Statutes, and other regulations governing the subdivision of land.

Maurice L. Schumann
 Maurice L. Schumann - Colo LS 15698

Sep 9 2002
 AND P.S.

LAND SURVEY DEPOSIT
 Mesa County Surveyor's Office

DATE: _____
 BOOK: _____ PAGE: _____
 DEPOSIT NO.: _____

SUBDIVISION SURVEY PLAT
VINTNER'S CREEK MINOR SUBDIVISION
 Parts of SW4 NE4 S8 T1N R2W Ute M
 Mesa County - Colorado

Prepared for: Robert S and Georgette E Harris

Drawn: Sep 9 2002
 Sheet 2 of 2

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 years from the date of the certification shown hereon.