

Vintner's Farm

FINAL PLAT: Subdivision Plat - Cover, Dedication and Certificates

Situated in the Part of S1/2 NE1/4 Section 8 Township 1 North - Range 2 West Ute Meridian - City of Fruita County of Mesa - State of Colorado

SUBDIVISION: A PLANNED UNIT DEVELOPMENT

CERTIFICATE OF DEDICATION AND OWNERSHIP:

That the undersigned, Casas Tierra, LLC, are the owners of real property described as follows:

A part of the south half of the south half of the north east quarter Section 8, Township 1 North, Range 2 West, Ute Meridian comprised of two parcels:

PARCEL ONE: Lot 2, Vintner's Creek Minor Subdivision, Fruita, Mesa County, Colorado and

PARCEL TWO: The south west quarter of the south east quarter of the north east quarter and all that part of the south east quarter of the south west quarter of the north east quarter which is east of the center line of the drain ditch in Section 8, Township 1 North, Range 2 West, Ute Meridian, Mesa County Colorado.

The whole parcel, comprised of the two parcels, is described by metes-and-bounds from the results of a field survey as follows:

Beginning at a point on the south line of the north east quarter which is S89°59'55"E 30.00 feet from the center quarter corner then along the following sixteen courses, the first twelve which are along Lot 2, Vintner's Creek Minor Subdivision:

1. N00°02'31"E 629.86 feet;
2. S89°59'09"E 400.37 feet;
3. S05°50'21"E 194.36 feet;
4. S64°20'41"E 101.20 feet;
5. S65°20'15"E 59.88 feet;
6. S00°54'34"W 25.77 feet;
7. S60°03'00"E 44.77 feet;
8. N89°06'28"E 38.66 feet;
9. N25°15'14"E 171.11 feet;
10. N17°34'40"E 99.82 feet;
11. N09°09'15"E 60.43 feet;
12. S89°59'09"E 134.72 feet;
13. N17°32'15"E 31.46 feet;
14. S89°59'09"E 1049.59 feet along the north line of the south half of the south half of the north east quarter;
15. S00°01'41"W 659.43 feet along the east line of the south west quarter of the south east quarter of the north east quarter;
16. N89°59'55"W 1949.51 feet along the north line of the north east quarter to the beginning.

The parcel area, based upon stated dimensions, is 27.1 acres.

The basis for bearings is assumed S89°59'55"E 2639.34 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.

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

1. All drives, places and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
2. All multi-purpose 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, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. A non-exclusive easement over Tract A for public park and recreation purposes and a non-exclusive easement over Tract D for public access purposes are dedicated to the City of Fruita for use by the general public. ~~Non-exclusive easement for utility purposes over, under, through, and across Tract C. Dedicated to City of Fruita.~~

All multi-purpose 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 owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Casas Tierra LLC, has caused its name to be hereunto subscribed this 5th day of May, 2006AD.

Robert S Harris
Manager

State of Colorado }
County of Mesa }SS

On this 5th day of May, 2006AD, before me the undersigned officer, personally appeared Robert S Harris, and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My Commission Expires 05/18/2009

Michael J. Ahearn II
Notary Public



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 Farm Subdivision and certifies that title to the land as described in Certificate of Ownership and Dedication shown is vested in Casas Tierra LLC. The property is free and clear of all liens, taxes and encumbrances except as shown as evidenced by the title commitment number 00917378 C prepared by the Company.

EXECUTED this 5th day of May 2006AD.

Douglas R. Phillips
Title Examiner

PLANNING COMMISSION CERTIFICATE:

This plat is approved by the City of Fruita Planning Commission the 5th day of May 2006AD.

Susan L. Carter
Chairperson

CLERK AND RECORDER'S CERTIFICATE:

State of Colorado }
County of Mesa }SS

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 2:15 o'clock, on the 10th day of May 2006AD, and is duly recorded in Book 4154 at Page(s) 1-4, as Reception No 2316363.

Drawer No SS-20 Fee \$40.00 + \$1.00

Janice Ward Kim Cole
Mesa County Clerk and Recorder Deputy

Declarations or Protective Covenants are filed in Book 4154 at Pages 49 through 93 as Reception No 2316366 + 2316367

SUBORDINATION BY LIENHOLDERS:

First National Bank of the Rockies, being the holder of a promissory note secured by a Deed of Trust dated April 28 2006, recorded

at Book , Page , 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. *

By: Carey B. Horton, VP
Lienholder
* And that Deed of Trust dated 12/8/05, recorded 12/14/05 in BK 4058/B 878, Reception # 2292545.

State of Colorado }
County of Mesa }SS

The foregoing was acknowledged before me this 5th day of May 2006AD, by Carey B. Horton as Vice President of First National Bank of the Rockies.

Witness my hand and official seal.
My Commission Expires 05/18/2009

Michael J. Ahearn II
Notary Public



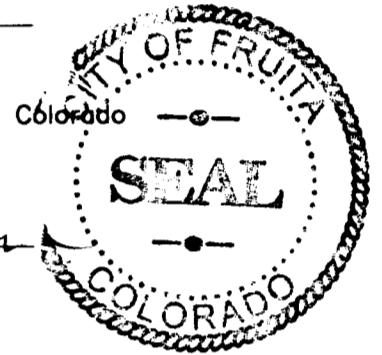
CITY COUNCIL CERTIFICATE:

This plat approved by the City Council of the City of Fruita, Colorado, this 4th day of April, 2006, 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 Fruita City Council.

CITY OF FRUITA, COLORADO

David Seams
Mayor

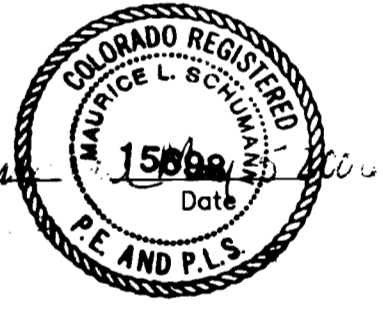
Witness my hand and seal of the City of Fruita, Colorado, ATTEST:
Angie J. Subira
City Clerk



SURVEYOR'S CERTIFICATE:

I, Maurice Schumann, certify I am a surveyor licensed under the laws of the state of Colorado, that based upon my knowledge, information and belief, and in accordance with applicable standards of practice, this plat is a true and correct and complete plat of Vintner's Farm Subdivision, as laid out, platted, dedicated and shown, and plat, to the best of my knowledge, information and belief, and in accordance with applicable standards of practice, was made from an accurate property survey.

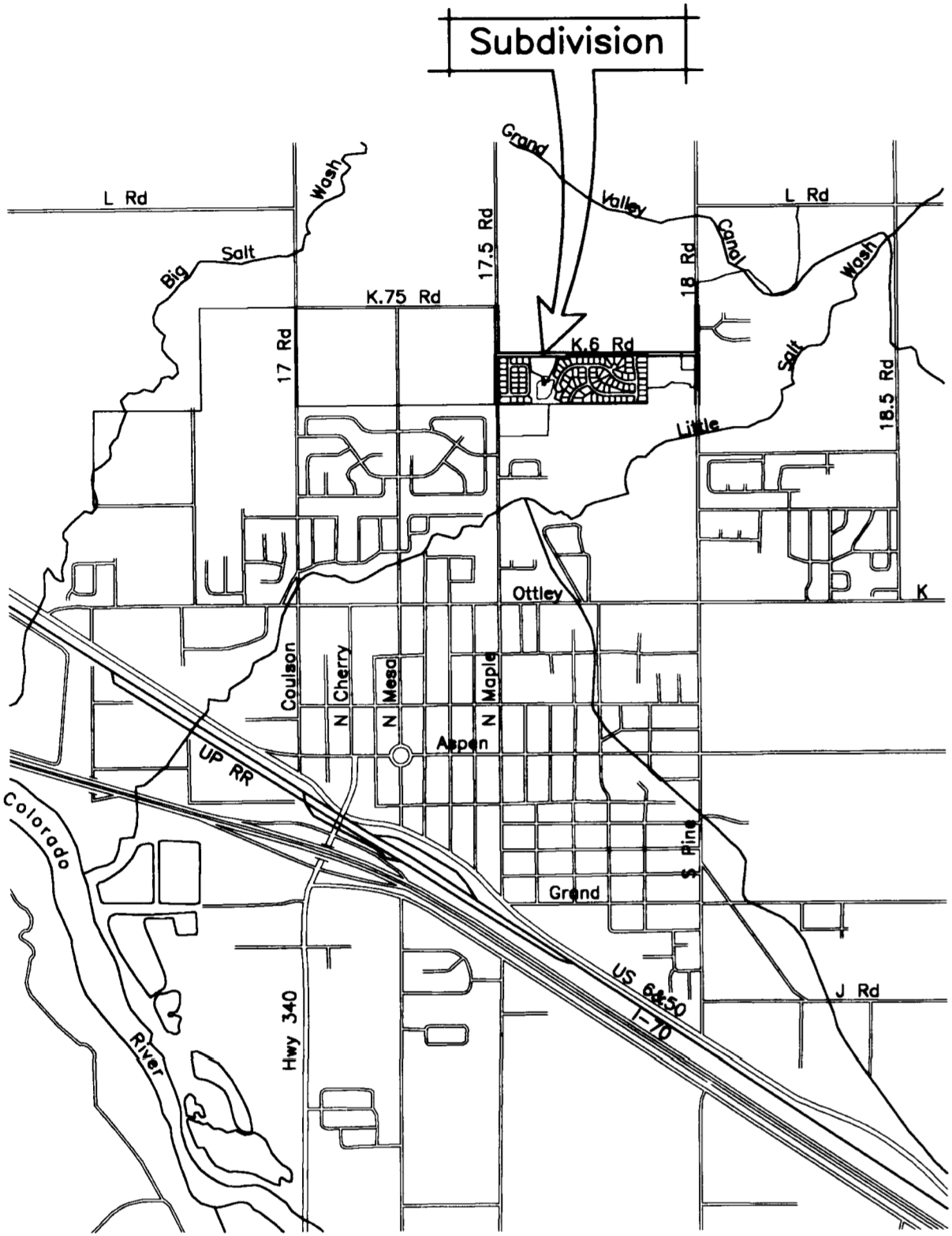
Maurice Schumann
Surveyor



PLAT NOTE:

Tracts A, B, C, ~~D~~ and ~~E~~ as shown hereon are to be conveyed by separate legal instrument to Vintner's Farm Homeowners Association as Common Area.

Robert S. Harris, Manager



Fruita Colorado

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

LAND USE SUMMARY:

1. Lots:		
Residential -	91	
Tracts -	5	
2. Area:		
Residential Lots	17.26	63.7
Tracts	4.10	15.1
Street Dedication	5.73	21.2
Total	27.09	100.0
3. Street Centerline Distances:		
	feet	
Corn Maiden Dr	401	
Esprit Ln	533	
Baco Noir Ln	372	
St Croix Ln	241	
Moore's Diamond Dr	1315	
Yew St	404	
St Peppin Dr	923	
Vintner's Ct	83	
Doug Dr	664	
Total	4936	

FINAL PLAT: Subdivision Plat - Cover, Dedication and Certificates Vintner's Farm Subdivision Situated in Part of S1/2 NE1/4 Section 8 Township 1 North - Range 2 West - Ute Meridian City of Fruita - County of Mesa - State of Colorado Prepared for: Casas Tierra, LLC Suite 300 - 744 Horizon Ct Grand Junction Colorado 81506 Drawn: May 5 2006 Sheet 1 of 4

Vintner's Farm

FINAL PLAT: Subdivision Plat - Overview and Boundary

SUBDIVISION: A PLANNED UNIT DEVELOPMENT

Situated in the
Part of S1/2 NE1/4 Section 8
Township 1 North - Range 2 West
Ute Meridian - City of Fruita
County of Mesa - State of Colorado

MCSM
X -1 589 881.778
Y -4 688 883.858
Z 4 008 274.582
Mesa County GPS
Continuously Operating
Reference Station

X -1 589 090.189
Y -4 688 897.213
Z 4 008 274.582
N 22 805.6325
E 13 800.5687
Elev. 382.114

X -1 589 330.044
Y -4 689 182.234
Z 4 008 277.825
N 22 805.2267
E 14 404.8483
Elev. 388.082
N 1/16 Cor EB Sec 8
MCSM 1051
247

PARCEL DESCRIPTION:

A part of the south half of the south half of the north east quarter Section 8, Township 1 North, Range 2 West Ute Meridian comprised of two parcels:
PARCEL ONE: Lot 2, Vintner's Creek Minor Subdivision, Fruita, Mesa County, Colorado and
PARCEL TWO: The south west quarter of the south east quarter of the north east quarter and all that part of the south east quarter of the south west quarter of the north east quarter which is east of the center line of the drain ditch in Section 8, Township 1 North, Range 2 West, Ute Meridian, Mesa County Colorado.

The whole parcel, comprised of the two parcels, is described by metes-and-bounds from the results of a field survey as follows:
Beginning at a point on the south line of the north east quarter corner which is S89°59'55"E 30.00 feet from the center quarter corner then along the following sixteen courses, the first twelve which are along Lot 2, Vintner's Creek Minor Subdivision:

1. N00°02'31"E 629.86 feet;
2. S89°59'09"E 400.37 feet;
3. S05°50'21"E 194.36 feet;
4. S64°20'41"E 101.20 feet;
5. S65°20'15"E 59.88 feet;
6. S00°54'34"W 25.77 feet;
7. S60°03'00"E 44.77 feet;
8. N89°06'28"E 38.66 feet;
9. N25°15'14"E 171.11 feet;
10. N17°34'40"E 99.82 feet;
11. N09°09'15"E 60.43 feet;
12. S89°59'09"E 134.72 feet;
13. N17°32'15"E 31.46 feet;
14. S89°59'09"E 1049.59 feet along the north line of the south half of the south half of the north east quarter;

15. S00°01'14"W 659.43 feet along the east line of the south west quarter of the south east quarter of the north east quarter;
 16. N89°59'55"W 1949.51 feet along the south line of the north east quarter to the beginning.
- The parcel area, based upon stated dimensions, is 27.1 acres.
The basis for bearings is assumed S89°59'55"E 2639.34 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.

LEGEND:

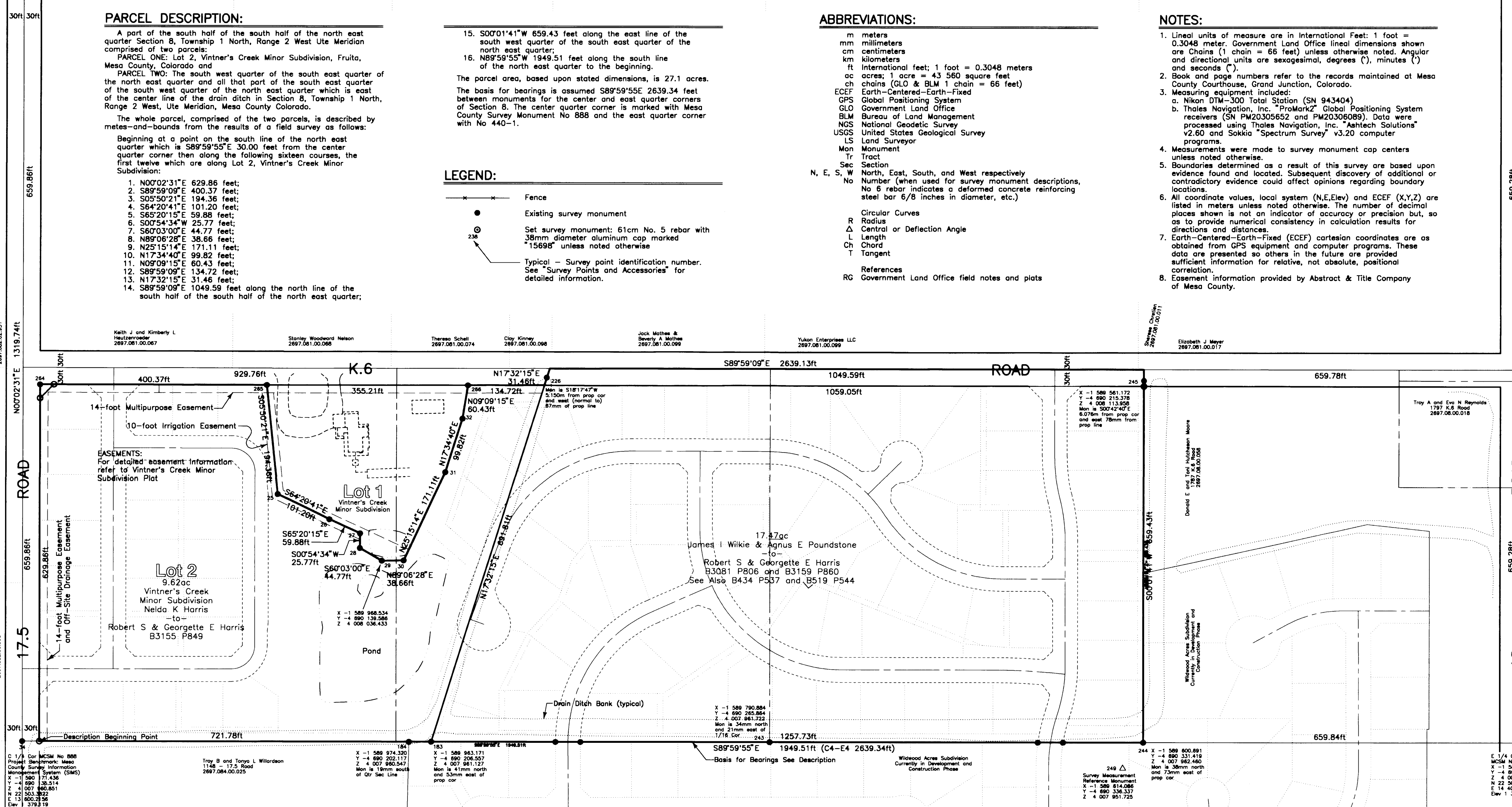
- Fence
- Existing survey monument
- ⊙ Set survey monument: 61cm No. 5 rebar with 38mm diameter aluminum cap marked "15698" unless noted otherwise
- Typical - Survey point identification number. See "Survey Points and Accessories" for detailed information.

ABBREVIATIONS:

- m meters
- mm millimeters
- cm centimeters
- km kilometers
- ft International feet; 1 foot = 0.3048 meters
- ac acres; 1 acre = 43 560 square feet
- ch chains (GLO & BLM 1 chain = 66 feet)
- ECEF Earth-Centered-Earth-Fixed
- GPS Global Positioning System
- GLO Government Land Office
- BLM Bureau of Land Management
- NGS National Geodetic Survey
- USGS United States Geological Survey
- LS Land Surveyor
- Mon Monument
- Tr Tract
- Sec Section
- N, E, S, W North, East, South, and West respectively
- No Number (when used for survey monument descriptions, No 6 rebar indicates a deformed concrete reinforcing steel bar 6/8 inches in diameter, etc.)
- Δ Circular Curves
- R Radius
- Δ Central or Deflection Angle
- L Length
- Ch Chord
- T Tangent
- References
- RG Government Land Office field notes and plats

NOTES:

1. Lineal units of measure are in International Feet: 1 foot = 0.3048 meter. Government Land Office lineal dimensions shown are Chains (1 chain = 66 feet) unless otherwise noted. Angular and directional units are sexagesimal, degrees (°), minutes (') and seconds (").
2. Book and page numbers refer to the records maintained at Mesa County Courthouse, Grand Junction, Colorado.
3. Measuring equipment included:
a. Nikon DTM-300 Total Station (SN 943404)
b. Thales Navigation, Inc. "ProMark2" Global Positioning System receivers (SN PM20305652 and PM20306089). Data were processed using Thales Navigation, Inc. "Ashtech Solutions" V2.60 and Sokkia "Spectrum Survey" v3.20 computer programs.
4. Measurements were made to survey monument cap centers unless noted otherwise.
5. Boundaries determined as a result of this survey are based upon evidence found and located. Subsequent discovery of additional or contradictory evidence could affect opinions regarding boundary locations.
6. All coordinate values, local system (N,E,Elev) and ECEF (X,Y,Z) are listed in meters unless noted otherwise. The number of decimal places shown is not an indicator of accuracy or precision but, so as to provide numerical consistency in calculation results for directions and distances.
7. Earth-Centered-Earth-Fixed (ECEF) cartesian coordinates are as obtained from GPS equipment and computer programs. These data are presented so others in the future are provided sufficient information for relative, not absolute, positional correlation.
8. Easement information provided by Abstract & Title Company of Mesa County.



SURVEY POINTS AND ACCESSORIES:

Aliquot Corner Survey Monuments
34 C 1/4 Cor Sec 8, MCSM No 888 (Project Benchmark)
246 N 1/16 Cor MCSM No 886
247 N 1/16 East Boundary Section 8, MCSM No 1051
248 E 1/4 Cor MCSM No 440-1

Boundary Corner Monuments: No 5 Rebar with 38mm diameter aluminum cap marked "15698." Coordinates listed below are based upon a local reference system (meters).

North	East	Elev	
264	22 695.3583	13 609.4968	1 380.297
265	22 695.3284	13 731.5295	1 380.482
25	22 636.3951	13 737.5564	1 379.771
26	22 623.0399	13 785.3618	1 379.957
27	22 615.4242	13 781.9481	1 379.835
28	22 607.5710	13 781.8234	1 379.375
29	22 600.7582	13 793.6475	1 379.336
30	22 600.8416	13 805.4286	1 379.246
31	22 648.1104	13 827.6787	1 379.552
32	22 677.1163	13 836.8675	1 379.407
262	22 695.3019	13 839.7980	1 379.649

See James Wilkie Property Survey by WH Lizer and Associates dated 10/15/01. Monuments are No 5 rebar with a 32mm diameter yellow plastic cap marked as indicated below for points 183, 226, 243, 244 and 245.

North	East	Elev	Remarks
183	22 503.4123	13 820.2635	1 379.598 "PE PLS 14113"
226	22 699.5454	13 882.1346	1 380.275 "PE PLS WC 14113"
243	22 503.4014	14 002.4699	1 380.846 "PE PLS 14113"
244	22 503.4005	14 203.6398	1 381.910 "PE PLS 14113"
245	22 698.2810	14 203.7400	1 382.562 "PE PLS WC 14113"

184 22 503.3532 13 808.2785 1 378.750
No 5 rebar with 38mm diameter aluminum cap marked "BANNER INC 19597"

249 22 489.4165 14 192.5390 1 382.067
No 4 rebar. Survey measurement reference point only.

Monuments removed as result of drain ditch pipe installation along property line January 2006.

SURVEYOR'S CERTIFICATE:

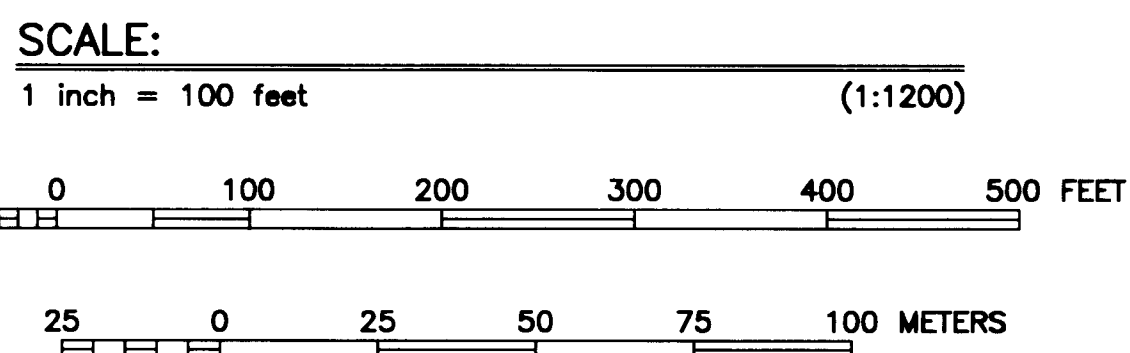
I, Maurice L. Schumann, certify this plat represents a survey made under my direct supervision and that it represents an accurate description of the location of survey monuments found and set. This plat locates only the boundaries, improvements, easements, and land features shown and does not determine or locate any other boundaries, easements, or features of any way either recorded or implied.

Maurice L. Schumann - Colo LS 15698 Date 5/5/2006

FINAL PLAT: Subdivision Plat - Overview and Boundary
Vintner's Farm Subdivision
Situated in Part of S1/2 NE1/4 Section 8
Township 1 North - Range 2 West - Ute Meridian
City of Fruita - County of Mesa - State of Colorado

Prepared for: Casas Tierra, LLC
Suite 300 - 744 Horizon Ct
Grand Junction Colorado 81506

Drawn: May 5 2006
Sheet 2 of 4



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.

Vintner's Farm

FINAL PLAT: Subdivision Plat - Lot Layout West Part
 SITUATED IN THE Part of S1/2 NE1/4 Section 8 Township 1 North - Range 2 West Ute Meridian - City of Fruita County of Mesa - State of Colorado

SUBDIVISION: A PLANNED UNIT DEVELOPMENT

Drive Limit Lines:

Drive Limit Lines define the allowable driveway location for Block 5, Lots 11, 12, 13, 14, 15 and 16; and Block 7, Lots 9, 10 and 12. Driveways for these lots must be built within these limits from sidewalk rear edge to multipurpose easement line. Within the area between Right-of-Way and multipurpose easement lines, drives shall not be constructed outside of the Drive Limit Lines.

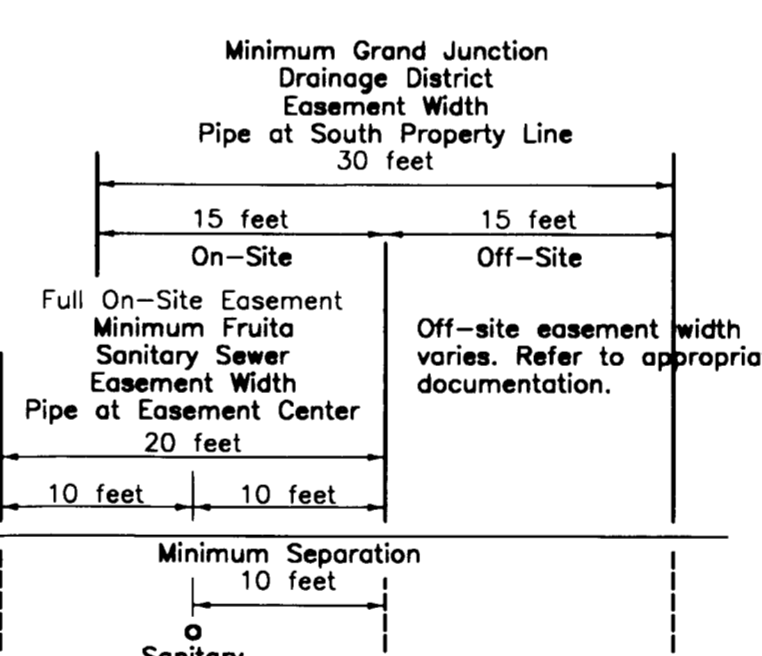
The following table provides Drive Limit Line location information. Radial line is defined as the line from the radius point to the Right-of-Way line circular curve. The Drive Limit line is the line from the Right-of-Way line to the Multipurpose Easement line.

Block	Lot	Radial Line Bearing	Radial Line Distance	Drive Limit Line Bearing	Drive Limit Line Distance
5	11	N25°24'30"E	272.00	N00°00'05"E	15.41
		N31°09'05"E	272.00	N00°00'05"E	16.21
		N26°22'52"E	37.00	N35°33'57"E	14.13
	12	N64°14'05"W	37.00	N36°07'44"W	14.02
		N57°57'25"E	37.00	N35°33'57"E	14.80
		N76°11'51"E	37.00	N35°33'57"E	16.87
	13	S81°34'09"E	37.00	N84°13'41"E	14.32
		S48°00'15"E	37.00	S68°33'29"E	14.67
		S16°58'26"E	37.00	S68°33'29"E	18.97
	14	S31°17'33"W	228.00	N25°15'01"E	14.08
		S25°15'01"W	228.00	N25°15'01"E	14.00
		S31°22'14"W	272.00	S25°15'01"E	13.96
	7	9	N46°43'34"E	228.00	S60°15'15"W
N52°51'44"E			228.00	S60°15'15"W	14.10
N52°32'23"E			228.00	S60°15'15"W	14.05
10	N52°32'23"E	228.00	S60°15'15"W	14.10	
	S53°11'40"W	272.00	S60°15'15"W	14.10	
	S31°22'14"W	272.00	S25°15'01"E	13.96	

DL = Drive Limit Line

LOT LINES - Circular Curve Information:

Curve ID	Radius	Central Angle	Length	Chord Bearing	Chord Length	Tangent	Radius Point North	Radius Point East
1	64.00	31°08'02"	34.74	N74°27'04"E	34.31	17.81	73998.9675	44988.3638
2	64.00	18°37'31"	20.80	S49°35'17"W	20.71	10.49	73998.9675	44988.3638
3	64.00	40°16'27"	44.99	S20°08'18"W	44.07	23.47	73998.9675	44988.3638
4	64.00	22°00'11"	24.57	S10°59'56"E	24.42	12.44	74304.9675	44988.3709
5	64.00	67°59'59"	75.96	S55°59'56"E	71.58	43.17	74304.9675	44988.3709
6	272.00	04°12'59"	20.02	N01°55'44"E	20.01	10.01	73830.8045	45833.5972
7	272.00	15°05'44"	71.66	N11°35'05"E	71.46	36.04	73830.8045	45833.5972
8	272.00	08°38'07"	40.99	N33°27'01"E	40.96	20.54	73830.8045	45833.5972
9	272.00	18°55'14"	80.33	N36°13'42"E	80.04	40.46	73830.8045	45833.5972
10	272.00	07°26'18"	35.31	N48°24'28"E	35.29	17.68	73830.8045	45833.5972
11	272.00	14°01'59"	66.62	N59°08'36"E	66.45	33.48	73830.8045	45833.5972
12	272.00	10°00'14"	47.49	N11°00'54"W	47.43	23.81	74206.9426	46066.2743
13	272.00	06°00'52"	28.55	N03°00'21"W	28.54	14.29	74206.9426	46066.2743
14	228.00	00°07'32"	0.50	N89°56'19"E	0.50	0.25	74092.4512	45694.7717
15	228.00	19°12'44"	76.45	N80°16'10"E	76.10	38.59	74092.4512	45694.7717
16	228.00	33°53'48"	134.88	N53°42'55"E	132.93	69.48	74092.4512	45694.7717
17	228.00	18°45'54"	66.71	N28°23'02"E	66.48	33.60	74092.4512	45694.7717
18	47.00	65°20'22"	53.60	S21°13'14"E	50.74	30.14	74036.4452	45434.9437
19	47.00	11°04'59"	90.82	N68°48'27"E	77.34	68.02	74036.4452	45434.9437
20	47.00	77°50'08"	63.85	N18°55'00"W	59.95	37.95	74036.4452	45434.9437
21	322.00	02°42'18"	15.20	N09°19'36"E	15.20	7.60	73785.2642	46732.5038
22	322.00	08°00'19"	44.99	N14°40'55"E	44.95	22.53	73785.2642	46732.5038
23	228.00	06°41'24"	26.82	S15°20'22"W	26.61	13.33	73961.4610	46211.4907
24	1128.00	87°03'46"	87.06	S72°03'56"E	87.06	43.53	72806.3364	46334.3569
25	272.00	09°17'05"	44.08	S85°21'23"E	44.03	22.09	74206.9426	46066.2743
26	272.00	17°20'15"	82.31	S72°02'42"E	81.99	41.47	74206.9426	46066.2743
27	272.00	09°06'24"	43.23	S58°49'23"E	43.19	21.66	74206.9426	46066.2743
28	272.00	06°35'22"	31.28	S50°38'30"E	31.27	15.66	74206.9426	46066.2743
29	272.00	16°01'01"	76.04	N39°40'18"W	75.79	38.27	74206.9426	46066.2743
30	228.00	10°56'05"	43.51	N60°41'33"E	43.45	21.82	74206.9426	46066.2743
31	228.00	33°34'00"	133.57	N38°26'30"E	131.67	68.77	73830.8045	45833.5972
32	228.00	18°08'02"	72.03	N12°36'29"E	71.73	36.32	73830.8045	45833.5972
33	228.00	03°44'13"	14.87	N01°41'22"E	14.87	7.44	73830.8045	45833.5972
34	228.00	07°10'53"	28.57	N03°35'21"W	28.56	14.31	74206.9426	46066.2743
35	228.00	21°15'40"	84.62	N17°48'40"W	84.13	42.80	74206.9426	46066.2743
36	228.00	26°01'13"	103.54	N41°27'12"W	102.66	52.68	74206.9426	46066.2743
37	228.00	24°49'04"	98.76	S66°52'20"E	97.99	50.17	74206.9426	46066.2743
38	228.00	10°43'05"	42.65	S84°38'24"E	42.59	21.39	74206.9426	46066.2743
39	1172.00	04°21'14"	89.06	S87°49'18"E	89.04	44.55	72806.3364	46334.3569
40	272.00	10°48'52"	51.34	S84°35'29"E	51.26	25.75	74368.4360	46351.5001
41	272.00	14°28'04"	68.52	S71°58'01"E	68.34	34.44	74368.4360	46351.5001
42	272.00	15°13'22"	72.27	S57°08'18"E	72.05	36.35	74368.4360	46351.5001
43	272.00	06°51'25"	42.52	N45°02'54"W	42.48	21.30	74368.4360	46351.5001
44	272.00	07°04'01"	33.55	N37°02'11"W	33.53	16.80	74368.4360	46351.5001
45	228.00	02°22'10"	9.43	S34°41'16"E	9.43	4.72	74092.4512	45694.7717
46	228.00	27°07'06"	107.91	S49°25'54"E	106.91	54.99	74092.4512	45694.7717
47	228.00	26°04'41"	103.77	S76°01'47"E	102.88	52.80	74092.4512	45694.7717
48	228.00	00°55'47"	3.70	S89°32'02"E	3.70	1.85	74092.4512	45694.7717
49	278.00	06°20'05"	30.73	N12°24'49"E	30.72	15.38	73785.2642	46732.5038
50	278.00	03°06'14"	15.06	N17°07'57"E	15.06	7.53	73785.2642	46732.5038
51	272.00	14°05'09"	68.87	S11°38'30"W	66.70	33.60	73961.4610	46211.4907
52	272.00	04°35'51"	21.83	S02°18'00"W	21.82	10.92	73961.4610	46211.4907
53	322.00	09°30'46"	53.47	S04°45'19"E	53.40	26.79	74186.4404	46161.4959
54	322.00	04°56'38"	27.78	S11°59'03"E	27.78	13.94	74186.4404	46161.4959
55	278.00	08°58'18"	43.53	N09°58'13"W	43.49	21.81	74336.2235	46742.4993
56	278.00	05°29'09"	26.62	N02°44'30"W	26.61	13.32	74336.2235	46742.4993
57	272.00	12°49'42"	60.90	N26°24'56"E	60.77	30.58	74092.4512	45694.7717
58	272.00	14°47'27"	70.21	N40°13'28"E	70.02	35.30	74092.4512	45694.7717
59	272.00	10°26'35"	49.58	N52°50'27"E	49.51	24.86	74092.4512	45694.7717
60	272.00	13°18'50"	63.20	N64°43'09"E	63.06	31.75	74092.4512	45694.7717
61	272.00	15°08'51"	71.91	N78°58'59"E	71.70	36.17	74092.4512	45694.7717
62	272.00	03°28'40"	16.51	N88°15'45"E	16.51	8.26	74092.4512	45694.7717
63	272.00	08°49'07"	41.87	S85°35'22"E	41.82	20.97	74092.4512	45694.7717
64	272.00	15°25'40"	73.24	S73°27'58"E	73.02	36.84	74092.4512	45694.7717
65	272.00	13°33'53"	64.40	S58°58'12"E	64.25	32.35	74092.4512	45694.7717
66	20.00	42°32'13"	14.85	S24°22'01"W	14.51	7.78	74328.9174	46115.3604
67	37.00	69°17'40"	44.75	N51°12'01"E	42.07	25.57	74324.9364	46172.2770
68	37.00	70°47'12"	45.71	S58°45'33"E	42.86	26.29	74324.9364	46172.2770
69	37.00	56°41'17"	36.61	S04°58'41"W	35.13	18.96	74324.9364	46172.2770
70	37.00	54°51'01"	35.42	N60°44'50"E	35.13	18.96	74324.9364	46172.2770
71	20.00	42°32'13"	14.85	N66°54'14"E	14.51	7.78	74267.9654	46174.0950
72	272.00	03°02'19"	14.43	S35°01'20"E	14.42	7.21	74092.4512	45694.7717
73	228.00	35°57'17"	143.08	S51°28'49"E	140.74	73.98	74368.4360	46351.5001
74	228.00	20°32'28"	81.74	S78°43'41"W	81.30	41.31	74368.4360	46351.5001
75	278.00	10°59'36"	53.34	S05°29'43"E	53.26	26.75	74186.4404	46161.4959
76	278.00	03°27'51"	16.81	S12°43'27"E	16.81	8.41	74186.4404	46161.4959
77	322.00	09°41'10"	54.44	N09°36'47"W	54.37	27.28	74336.2235	46742.4993
78	322.00	04°46'17"	26.81	N22°23'04"W	26.81	13.41	74336.2235	46742.4993

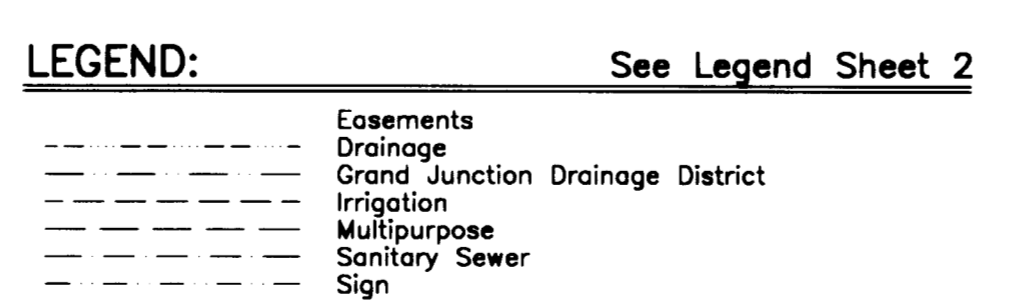
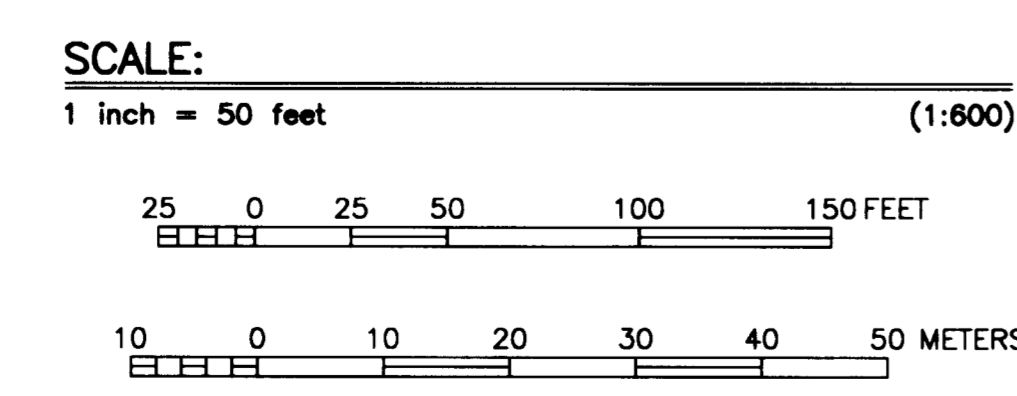
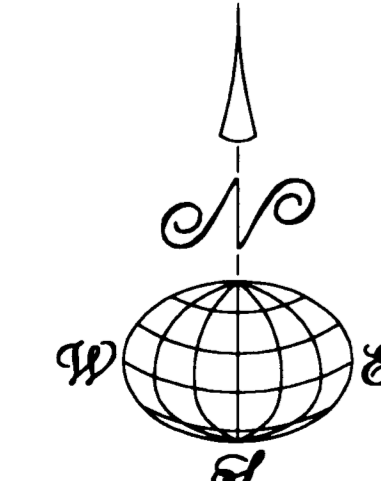
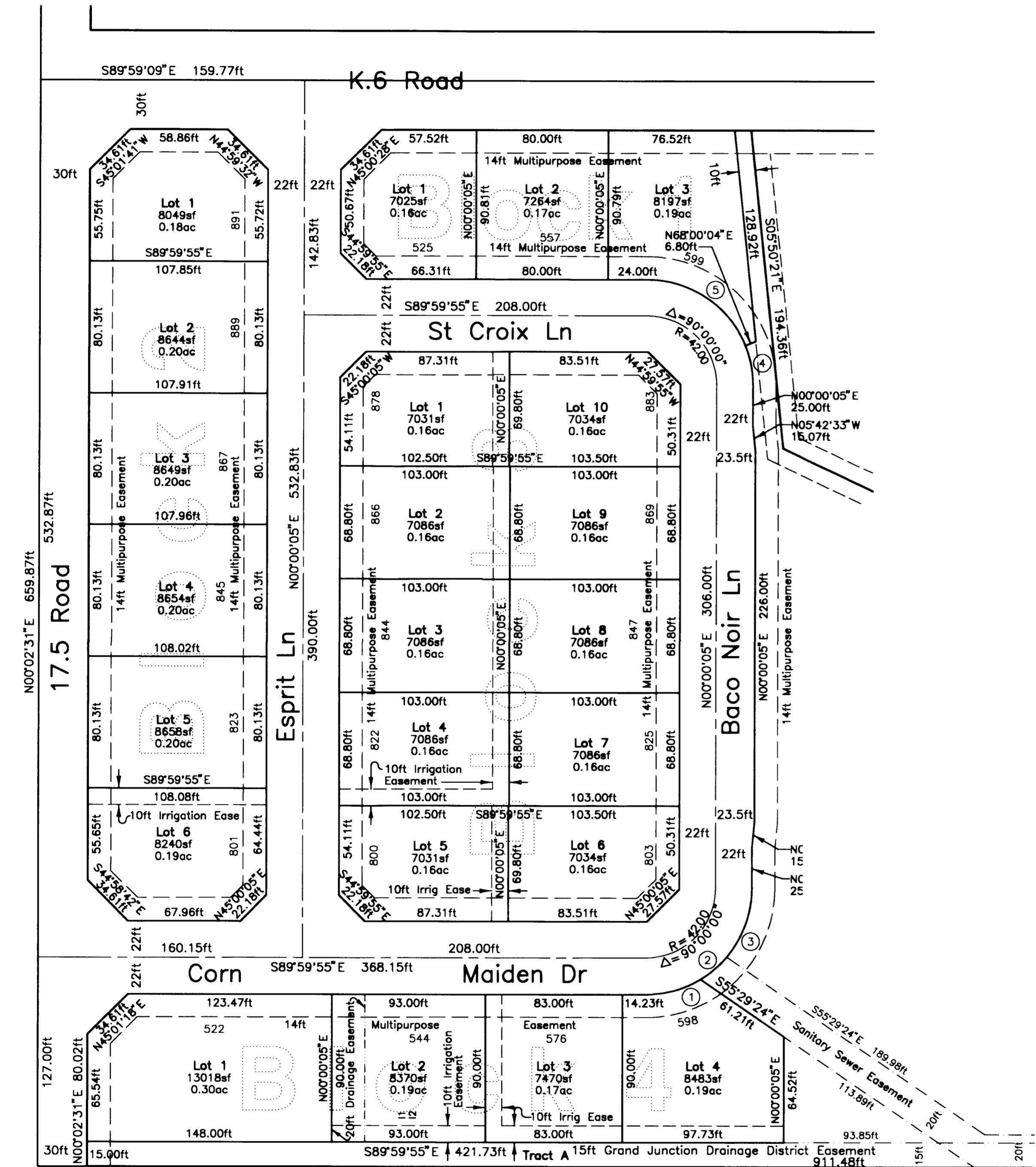
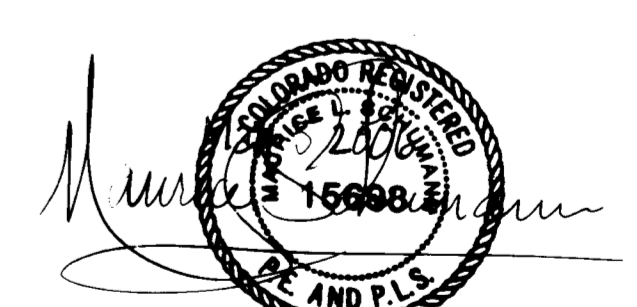


SHARED EASEMENT: Cross Section

Grand Junction Drainage District
 Fruita: Sanitary Sewer

Notes:

- Irrigation Easement rights and conditions apply within Tract A, B, D and E boundaries.



FINAL PLAT: Subdivision Plat - Lot Layout West Part
 Vintner's Farm Subdivision
 Situated in Part of S1/2 NE1/4 Section 8
 Township 1 North - Range 2 West - Ute Meridian
 City of Fruita - County of Mesa - State of Colorado

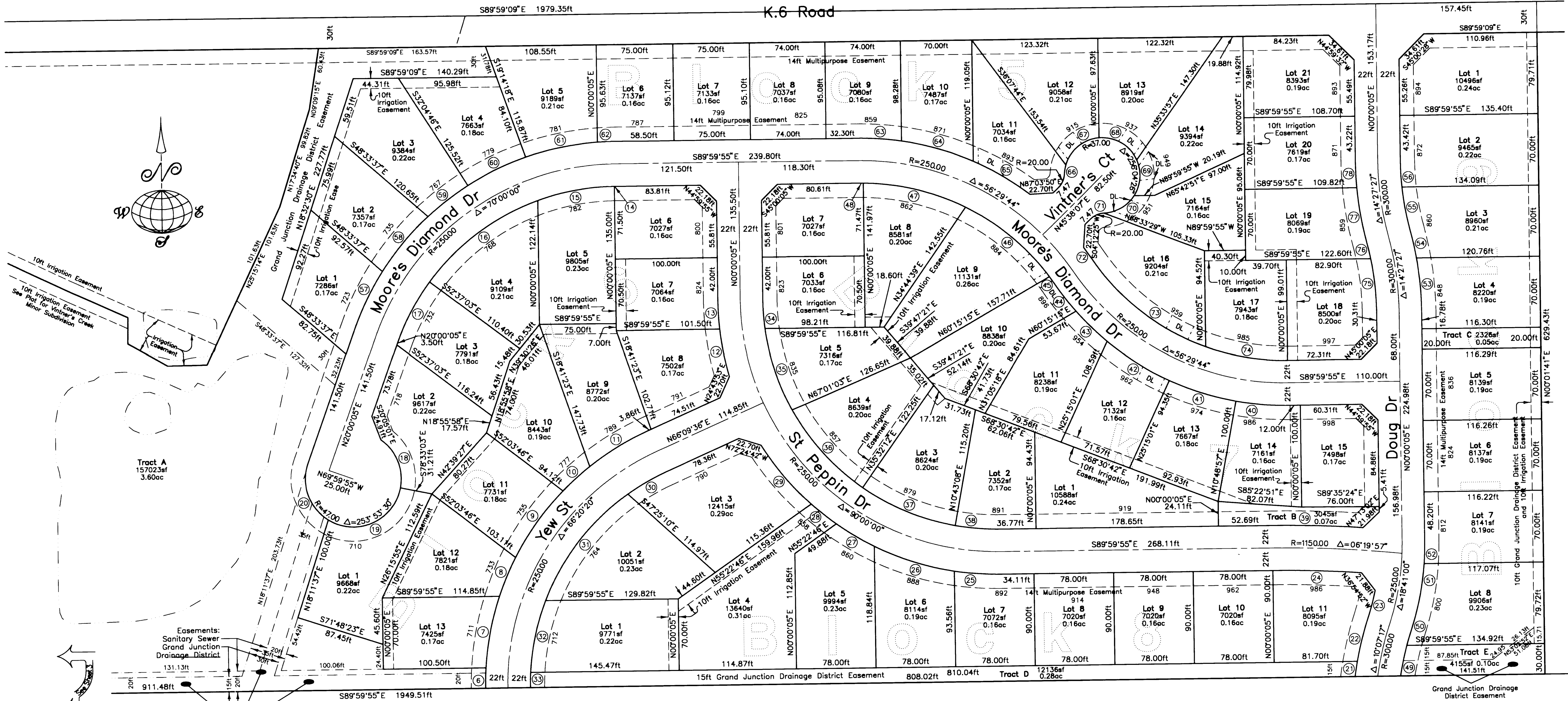
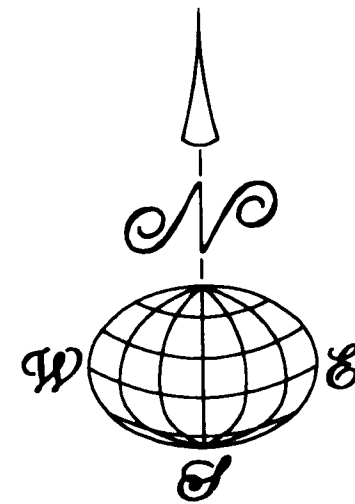
Prepared for: Casas Tierra, LLC
 Suite 300 - 744 Horizon Dr
 Grand Junction Colorado 81506
 Drawn: May 5 2006
 Sheet 3 of 4

Vintner's Farm

FINAL PLAT: Subdivision Plat - Lot Layout East Part

SUBDIVISION: A PLANNED UNIT DEVELOPMENT

Situated in the
Part of S1/2 NE1/4 Section 8
Township 1 North - Range 2 West
Ute Meridian - City of Fruita
County of Mesa - State of Colorado



Tract A
15702.3sf
3.60ac

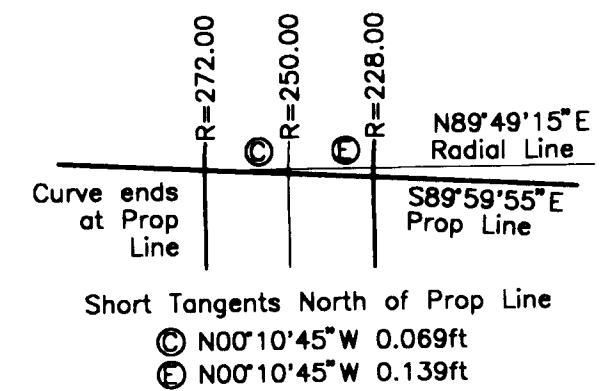
Tract B
3045sf
0.07ac

Tract C
2326sf
0.05ac

Tract D
4155sf
0.10ac

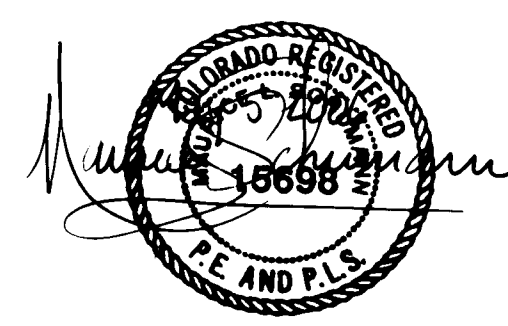
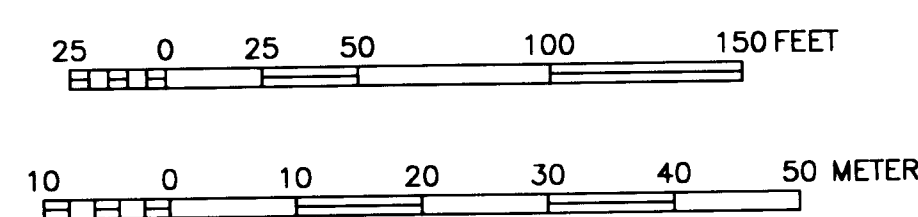
See Shared Easement Cross Section

Wildwood Acres Subdivision
Filing 3: Yew St center line
is not normal to property
line. Geometry to
accommodate is shown.



Directional Differences
Street Center Line
Vintner's Farm
N00°10'45"W
Wildwood Acres No 3
N00°02'09"W

SCALE:
1 inch = 50 feet (1:600)



FINAL PLAT: Subdivision Plat - Lot Layout East Part
Vintner's Farm Subdivision
Situated in Part of S1/2 NE1/4 Section 8
Township 1 North - Range 2 West - Ute Meridian
City of Fruita - County of Mesa - State of Colorado

Prepared for: Casas Tierra, LLC
Suite 300 - 744 Horizon Ct
Grand Junction Colorado 81506

Drawn: May 5 2006
Sheet 4 of 4

LEGEND: See Legend Sheet 2 and 3

Detail: Yew St at South Prop Line
Exaggerated and distorted