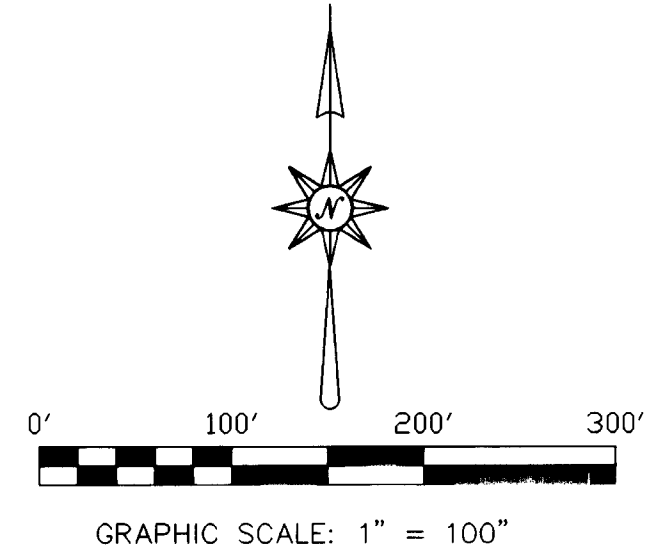
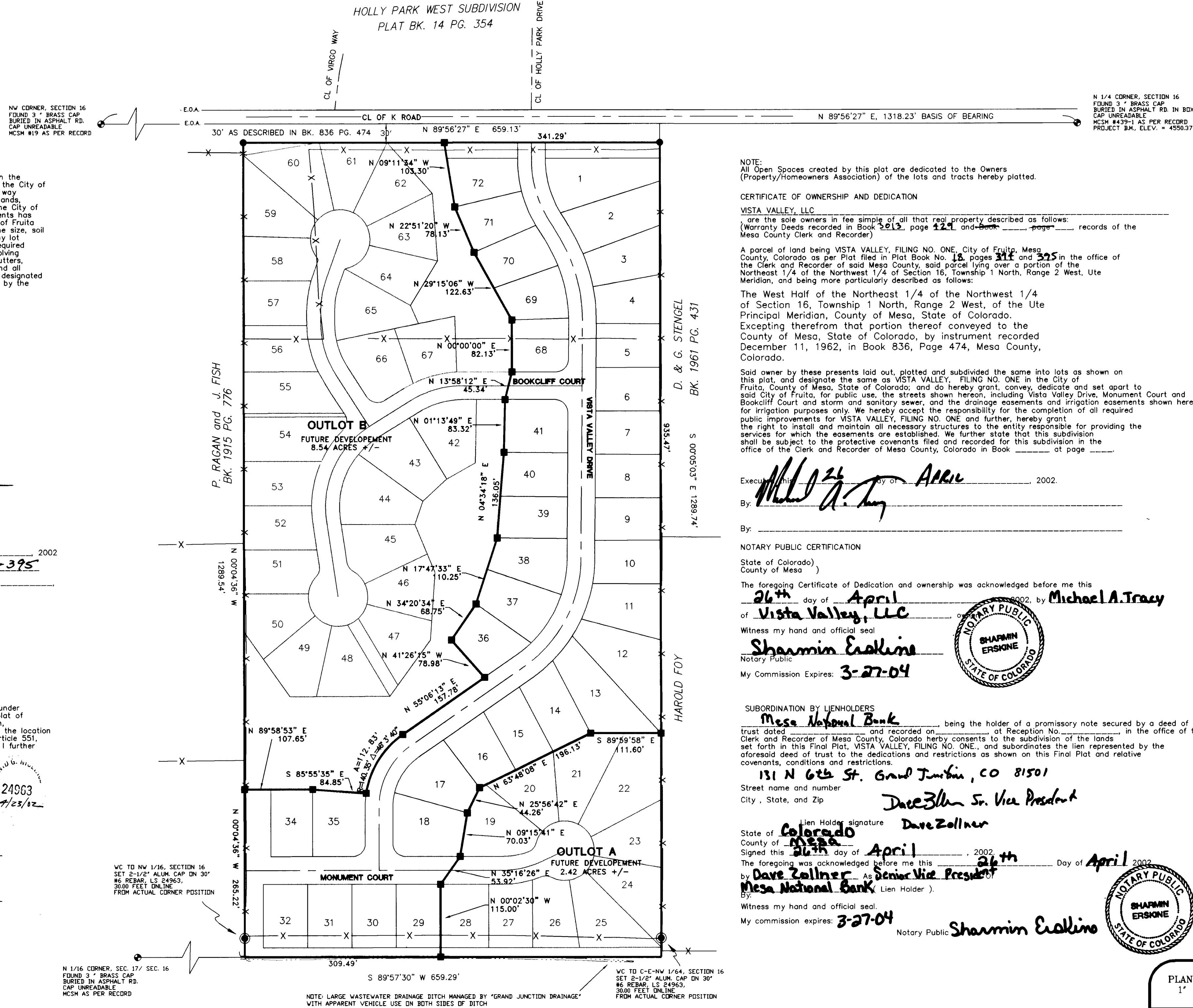
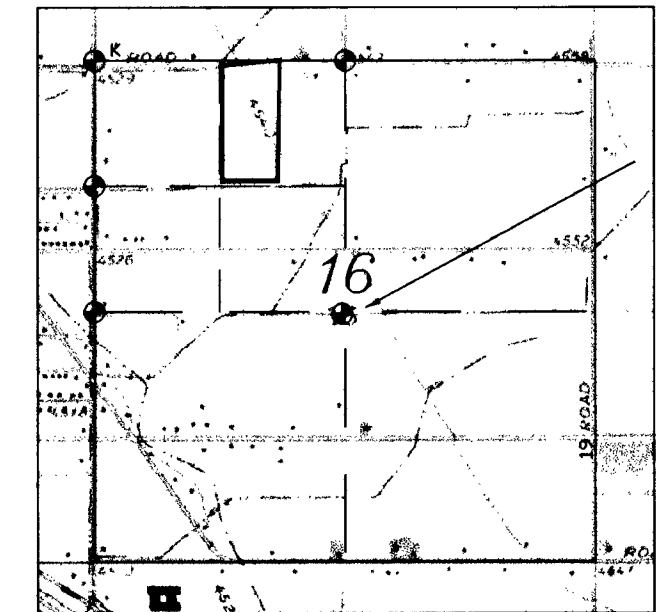


VISTA VALLEY - FILING NO. ONE

LOCATED IN THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T. 1N., R. 2 W., UTE PRINCIPAL MERIDIAN
MESA COUNTY, COLORADO



VICINITY / CONTROL MAP



CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, 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 Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by 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, 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 Fruita, unless otherwise specifically agreed to in writing by the City Council.

City of Fruita, Colorado

By: *[Signature]*
Mayor

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

Attest:
By: *[Signature]*
City Clerk

PLANNING COMMISSION CERTIFICATE

This plat has been approved by the City of Fruita Planning Commission this 26th day of APRIL, 2002.

By: *[Signature]*
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M. on this 2nd day of MAY, 2002 and was duly recorded in Plat Book No. 18 page no. 394-395 Reception No. 2054214 Drawer No. LL-135 Fees: 20.00

By: *[Signature]*
Clerk and Recorder
By: *[Signature]*
Deputy

SURVEYOR'S CERTIFICATION

I, David G. Nicewicz, 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 VISTA VALLEY, FILING NO. ONE, as laid out, plotted, dedicated and shown hereon, that the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 551, C.R.S., as amended, and all other regulations governing the subdivision of land and I further certify that this plat contains all stipulations required by a land survey plat under C.R.S. 38-33.3-209.

Certified this 23 day of APRIL, 2002.
By: *[Signature]*
David G. Nicewicz, P.L.S. 24963

BUILDING SETBACKS

FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
REAR YARD = 8 FEET FROM REAR PROPERTY LINE
SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY
LOTS = 6.49 ACRES 33.25%
ROAD R.O.W. = 1.73 ACRES 8.86%
OPEN SPACE = 0.06 ACRES 0.31%
OUTLOTS = 11.24 ACRES 57.58%

TOTAL = 19.52 ACRES 100.00%

NOTE:

All Open Spaces created by this plat are dedicated to the Owners (Property/Homeowners Association) of the lots and tracts hereby plotted.

CERTIFICATE OF OWNERSHIP AND DEDICATION

VISTA VALLEY, LLC are the sole owners in fee simple of all that real property described as follows: (Warranty Deeds recorded in Book 3212, page 1221 and Book _____, page _____ records of the Mesa County Clerk and Recorder)

A parcel of land being VISTA VALLEY, FILING NO. ONE, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 18, pages 394 and 395 in the office of the Clerk and Recorder of said Mesa County, said parcel lying over a portion of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, Ute Meridian, and being more particularly described as follows:

The West Half of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, of the Ute Principal Meridian, County of Mesa, State of Colorado.

Excepting therefrom that portion thereof conveyed to the County of Mesa, State of Colorado, by instrument recorded December 11, 1962, in Book 836, Page 474, Mesa County, Colorado.

Said owner by these presents laid out, plotted and subdivided the same into lots as shown on this plat and designate the same as VISTA VALLEY, FILING NO. ONE in the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to said City of Fruita, for public use, the streets shown hereon, including Vista Valley Drive, Monument Court and Bookcliff Court and storm and sanitary sewer, and the drainage easements and irrigation easements shown hereon for irrigation purposes only. We hereby accept the responsibility for the completion of all required public improvements for VISTA VALLEY, FILING NO. ONE and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. We 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, Colorado, in Book _____, page _____.

Executed this 26th day of April, 2002.

By: *[Signature]*
Notary Public Certification
State of Colorado
County of Mesa
The foregoing Certificate of Dedication and ownership was acknowledged before me this 26th day of April, 2002, by Michael A. Tracy of Vista Valley, LLC.
Witness my hand and official seal
[Signature]
Notary Public
My Commission Expires: 3-27-04

SUBORDINATION BY LIENHOLDERS

Mesa National Bank being the holder of a promissory note secured by a deed of trust dated _____ and recorded on _____ at Reception No. _____ 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, VISTA VALLEY, FILING NO. ONE, 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.

151 N 6th St. Grand Junction, CO 81501
Street name and number
City, State, and Zip
[Signature]
Lien Holder signature
State of Colorado
County of Mesa
Signed this 26th day of April, 2002.
The foregoing was acknowledged before me this 26th day of April, 2002, by Dave Zollner As Democrat Vice President of Mesa National Bank (Lien Holder).
Witness my hand and official seal
My commission expires: 3-27-04
Notary Public *[Signature]*

LEGEND

- FOUND BLM/GLO BRASS OR ALUM. CAPS ON STEEL POST
 - SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963
 - ⊙ FOUND MONUMENT, STANDARD MESA COUNTY SURVEY MONUMENT (UNLESS OTHERWISE NOTED)
 - SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, IN CONCRETE
 - ⊙ SET 2 1/2" ALUM. CAP ON #6 REBAR, LS 24963
 - ▲ SET STEEL NAIL MARKER, LS 24963 AT CENTERLINE CONTROL POINTS
 - FENCE LINE
- A 1-1/2" ALUMINUM CAP, LS 24963, ON A # 5 REBAR WILL BE SET AT ALL LOT CORNERS PRIOR TO THE SALE OF ANY LOT.

BASIS OF BEARING

TRUE NORTH WAS DETERMINED USING GPS (TRIMBLE 4700 RECEIVERS). THE LINE FROM THE NW 1/4 CORNER TO THE NW CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE PRINCIPAL MERIDIAN WAS FOUND TO BE S. 89°56'27" W., AS MONUMENTED AND SHOWN HEREON TO.

NOTE: A COMMITMENT FOR TITLE INSURANCE ISSUED BY THE MERIDIAN LAND TITLE INSURANCE COMPANY, # 46754, DATED FEBRUARY 06, 2001, WAS RELIED UPON FOR RESEARCH REGARDING EASEMENTS OF RECORD.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

PLAN SCALE 1" = 100'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC.
	FIELD CREW DGN, RKG	DATE 10/01	
REVISIONS: 04/08/02	DRAFTER DGN	DATE 10/01	3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL: westelkland@aol.com
	CHECKED BY KIN	DATE 10/01	
	TITLE: VISTA VALLEY, FILING NO. ONE		
DATE: 04/08/02		DWG: W61034SUBP1	SHEET 1 OF 2

WILLIAM SHANNON
BK. 2240 PG.471

VISTA VALLEY - FILING NO. ONE

LOCATED IN THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T. 1 N., R. 2 W., UTE PRINCIPAL MERIDIAN

MESA COUNTY, COLORADO

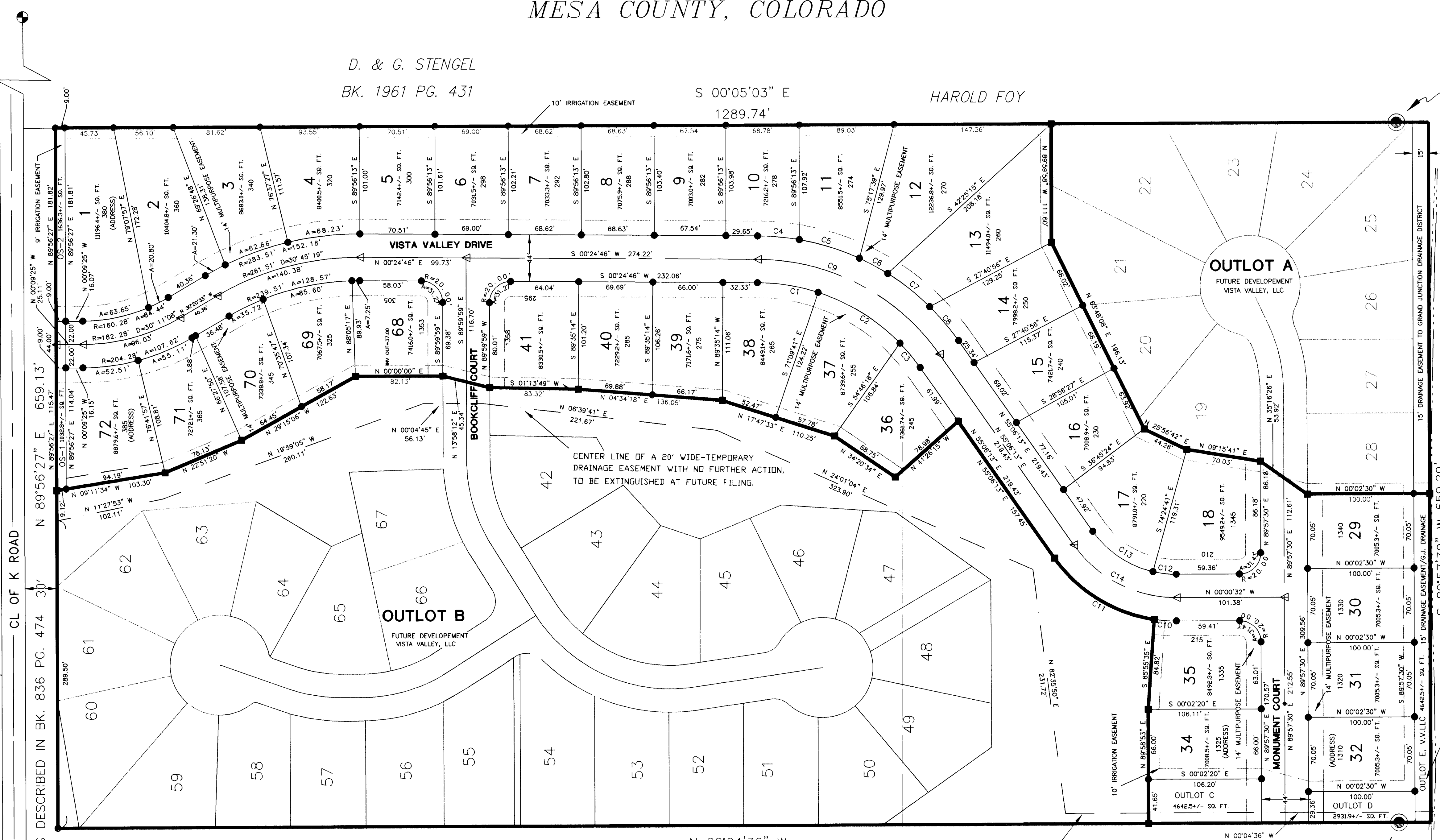
N 1/4 CORNER, SECTION 16
FOUND 3" BRASS CAP
BURIED IN ASPHALT RD. IN BOX,
CAP UNREADABLE
MCSM #439-1 AS PER RECORD
PROJECT B.M., ELEV. = 4550.37'

OPEN SPACE 1 AND OPEN SPACE 2
(OS-1, OS-2)
ARE DEDICATED TO THE OWNERS
(PROPERTY/HOMEDWNERS ASSOC.)

CL OF HOLLY PARK DRIVE

HOLLY PARK WEST SUBDIVISION
PLAT BK. 14 PG. 354

CL OF VIRGO WAY



D. & G. STENDEL
BK. 1961 PG. 431

S 00°05'03" E
1289.74'

HAROLD FOY

P. RAGAN and J. FISH
BK. 1915 PG. 776

N 00°04'36" W
1289.54'

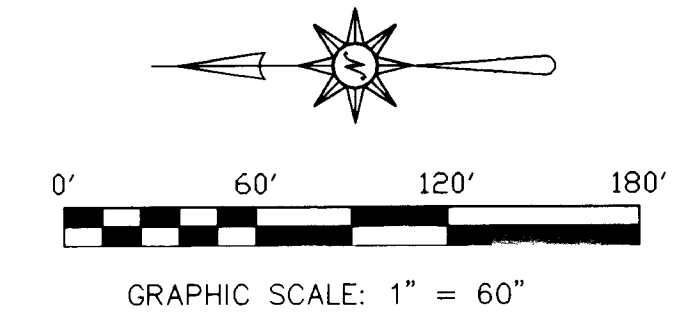
CENTER LINE OF A 20' WIDE-TEMPORARY
DRAINAGE EASEMENT WITH NO FURTHER ACTION,
TO BE EXTINGUISHED AT FUTURE FILING.

WC TO NW 1/16, SECTION 16
SET 2-1/2" ALUM. CAP ON 30"
#6 REBAR, LS 24963,
30.00 FEET ONLINE
FROM ACTUAL CORNER POSITION

WC TO C-E-NW 1/64, SECTION 16
SET 2-1/2" ALUM. CAP ON 30"
#6 REBAR, LS 24963,
30.00 FEET ONLINE
FROM ACTUAL CORNER POSITION

NOTE: LARGE WASTEWATER DRAINAGE DITCH MANAGED BY "GRAND JUNCTION DRAINAGE"
WITH APPARENT VEHICLE USE ON BOTH SIDES OF DITCH

N 1/16 CORNER, SEC. 17/ SEC. 16
FOUND 3" BRASS CAP
BURIED IN ASPHALT RD.
CAP UNREADABLE
MCSM AS PER RECORD



- LEGEND**
- FOUND BLM/GLO BRASS OR ALUM. CAPS ON STEEL POST
 - SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963
 - FOUND MONUMENT, STANDARD MESA COUNTY SURVEY MONUMENT (UNLESS OTHERWISE NOTED)
 - SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, IN CONCRETE
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 - ▲ SET STEEL NAIL MARKER, LS 24963 AT CENTERLINE CONTROL POINTS
 - FENCE LINE

A 1-1/2" ALUMINUM CAP, LS 24963, ON A # 5 REBAR WILL BE SET AT ALL LOT CORNERS PRIOR TO THE SALE OF ANY LOT.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN	TANGENT
C1	187.41'	17°42'33"	57.93'	N 09°16'03" E	57.69'	29.20'
C2	187.41'	27°53'14"	91.22'	N 32°03'56" E	90.32'	46.53'
C3	187.41'	09°05'40"	29.75'	N 50°53'23" E	29.72'	14.91'
C4	231.41'	09°44'31"	39.35'	N 05°16'57" E	39.30'	19.72'
C5	231.41'	14°36'56"	59.03'	N 17°27'48" E	58.87'	29.68'
C6	231.41'	07°31'25"	30.39'	N 38°31'55" E	30.36'	15.22'
C7	231.41'	12°26'10"	50.23'	N 38°30'42" E	50.13'	25.21'
C8	231.41'	10°22'25"	41.90'	N 49°55'00" E	41.84'	21.01'
C9	209.41'	54°41'27"	199.89'	N 27°45'29" E	192.39'	108.29'
C10	139.31'	08°32'37"	20.77'	N 04°15'47" E	20.75'	10.41'
C11	139.31'	46°34'07"	113.23'	N 31°49'09" E	110.14'	58.95'
C12	95.31'	13°14'24"	29.02'	N 06°36'41" E	29.02'	11.06'
C13	95.31'	41°52'20"	69.65'	N 34°10'03" E	68.11'	36.46'
C14	117.31'	55°05'41"	112.80'	N 27°33'22" E	108.51'	61.19'

PLAN SCALE 1" = 60'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC. 3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL: westelkland@aol.com
	FIELD CREW DGN, RKG	DATE: 10/01	
REVISIONS: 04/08/02	DRAFTER: GBG	DATE: 10/01	TITLE: VISTA VALLEY FILING NO. ONE
	CHECKED BY: KIN	DATE: 10/01	
	DATE: 04/08/02 DWG: WE01034SUBP2 SHEET 2 OF 2		

NW CORNER, SECTION 16
FOUND 3" BRASS CAP
BURIED IN ASPHALT RD.
CAP UNREADABLE
MCSM #19 AS PER RECORD

E.O.A.
E.O.A.

MAP ID:
WE01034KRD