

FINAL PLAT VISTA VALLEY - FILING NO. TWO

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 MERIDIAN
MESA COUNTY, COLORADO

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. April 1, 2003

City of Fruita, Colorado

By: Dave Zoller
Mayor

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

Attest:
By: Margaret Stuhman
City Clerk



PLANNING COMMISSION CERTIFICATE

This plat has been approved by the City of Fruita Planning Commission this 11th day of March, 2003.

By: [Signature]
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:25 pm o'clock on this 25th day of September, 2003 and was duly recorded in Plat Book no. 20 page no. 19+20

Reception No. 2150358 Drawer No. 00-54

Fees: \$20.00 \$1.00
By: Janice Ward Clerk and Recorder
Ginny Baughman 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. TWO, as laid out, plotted, dedicated and shown hereon, that the survey thereof was made under my direction and 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 of the information required by Section 38-33.3-209, C.R.S., as amended.

Certified this 26th day of August, 2003.

By: David G. Nicewicz
David G. Nicewicz, P.L.S. 24963



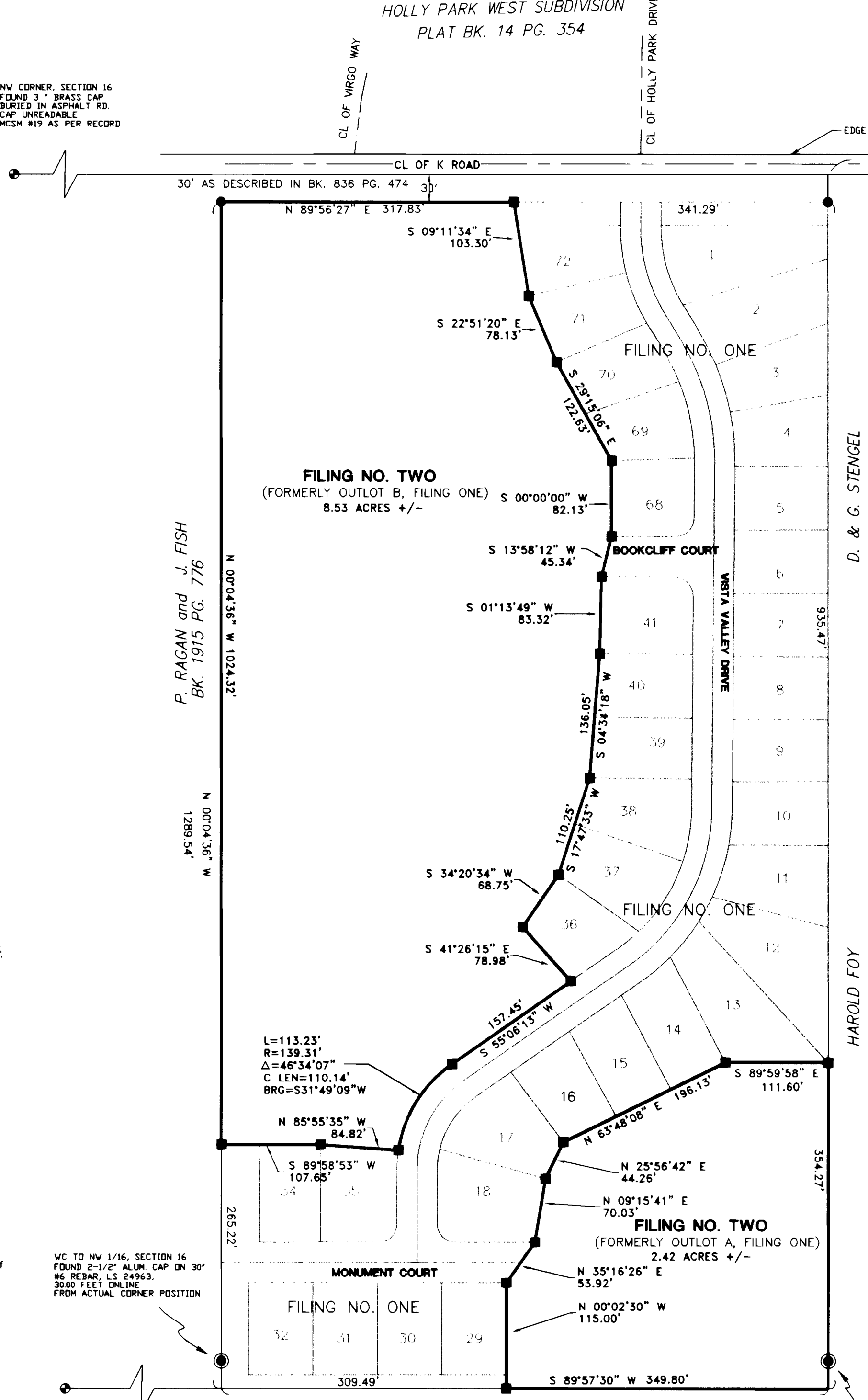
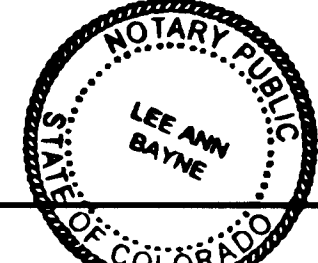
TITLE CERTIFICATE

_____ 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 _____ free and clear of all liens, taxes and encumbrances, except as follows:

EXECUTED this 23rd day of September, 2003
By: Rebecca Blanchette
Title examiner's signature

SUBORDINATION BY LIENHOLDERS
MESA NATIONAL BANK, being the holder of a promissory note secured by a deed of trust dated 7/18/03 and recorded on 7/21/03 at Reception No. 2150358 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. TWO, 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.

Street name and number
City, State, and Zip
Lien Holder signature: Dave Zoller, SVP
State of Colorado
County of Mesa
Signed this 23rd day of September, 2003.
The foregoing was acknowledged before me this 23rd day of Sept, 2003, by Dave Zoller As Sr. Vice Pres Of Mesa Nat'l Bank (Lien Holder).
By: _____
Witness my hand and official seal.



CERTIFICATE OF OWNERSHIP AND DEDICATION

VISTA VALLEY, LLC
is the sole owner in fee simple of all that real property described as follows:
(Warranty Deeds recorded in Book 2013 page 428 and Book _____ page _____ records of the Mesa County Clerk and Recorder)

A parcel of land being Outlot A and Outlot B of VISTA VALLEY - FILING NO. ONE, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 18 pages 377 and 378 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:

Outlot A
Beginning at the Southeast corner of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, Ute Meridian, thence S89°57'30"W along the South line of the said West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 16, 349.80 feet; thence N02°02'30"W, 115.00 feet; thence N35°16'26"E, 53.92 feet; thence N09°15'41"E, 70.03 feet; thence N25°56'42"E, 44.26 feet; thence N63°48'08"E, 196.13 feet; thence S89°59'58"E, 111.60 feet to a point on the East line of the said West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 16; thence S00°05'03"E along the said East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 16, 354.27 feet to the point of beginning. Said parcel contains 2.42 acres, more or less.

Outlot B
Beginning at a point on the West line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 16, Township 1 North, Range 2 West, of the Ute Meridian, from which the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 16 bears S00°04'36"E, 285.22 feet, thence N02°04'36"W along said West line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 16, 1024.32 feet to a point on the South right-of-way of K Road, 317.83 feet; thence S09°11'34"E, 103.30 feet; thence S22°51'20"E, 78.13 feet; thence S29°15'06"E, 122.63 feet; thence S00°00'00"E, 82.13 feet; thence S13°58'12"W, 45.34 feet; thence S01°13'49"W, 83.32 feet; thence S04°34'18"W, 136.05 feet; thence S17°47'33"W, 110.25 feet; thence S34°20'34"W, 68.75 feet; thence S41°26'15"E, 78.98 feet; thence S55°06'13"W, 157.45 feet; thence along a curve to the left, said curve having a length of 113.23 feet, a radius of 139.31 feet, a delta angle of 46°34'07", a chord length of 110.14 feet and a chord bearing of S31°49'09"W; thence N85°55'35"W, 84.82 feet; thence S89°58'53"W, 107.65 feet to the point of beginning. Said parcel contains 8.53 acres, more or less.

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. TWO 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 North Bookcliff Court, South Bookcliff Court and Monument Court, Tracts 05-1, 05-2, 05-3 and 05-4 as shown hereon, for park, recreation and open space purposes, and storm and sanitary sewer and drainage easements. Multi-purpose and irrigation easements shown hereon are for utility and irrigation purposes only. We hereby accept the responsibility for the completion of all required public improvements for VISTA VALLEY, FILING NO. TWO 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 3072 at page 747.

Executed this 23rd day of SEPTEMBER, 2003.

By: VISTA VALLEY, LLC
Charles Omer, Mgr

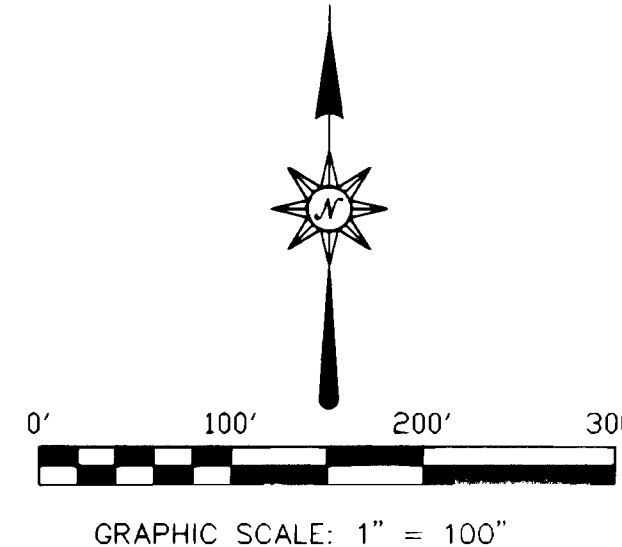
NOTARY PUBLIC CERTIFICATION
State of Colorado
County of Mesa

The foregoing Certificate of Dedication and ownership was acknowledged before me this 23rd day of September, A.D. 2003, by Clinton Anson of Vista Valley, LLC owner.

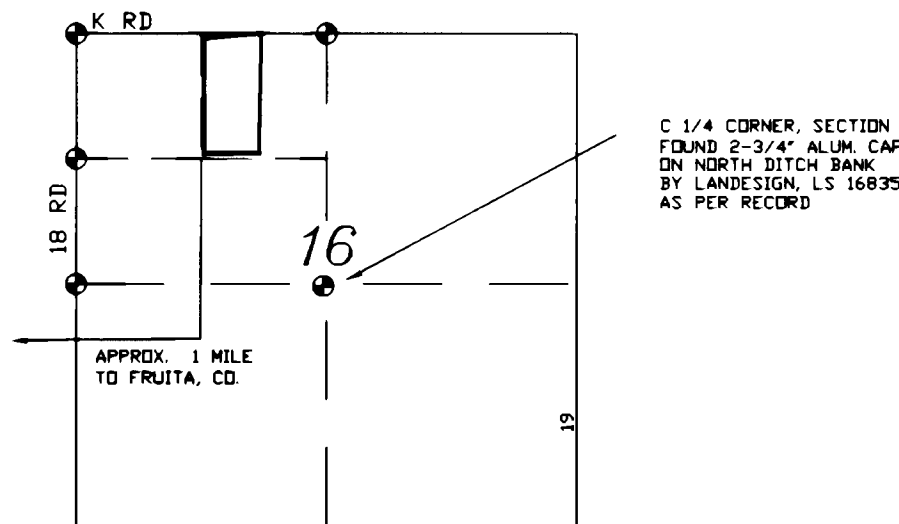
Witness my hand and official seal
By: Rebecca Mattivi
Notary Public
My Commission Expires: 11-6-06



WILLIAM SHANNON
BK. 2240 PG. 471



VICINITY / CONTROL MAP



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)
 - FOUND 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, IN CONCRETE SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, IN CONCRETE
 - FOUND 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 N 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.

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.

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	= 6.947 ACRES	63.44%
ROAD R.O.W.	= 1.383 ACRES	12.63%
OPEN SPACE	= 2.620 ACRES	23.93%
TOTAL	= 10.95 ACRES	100.00%

PLAN SCALE 1" = 100'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC. 3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL: westelkland@aol.com
	FIELD CREW DGN, RKG	DATE 04/03	
REVISIONS:	DATE	CHECKED BY:	TITLE: VISTA VALLEY - FILING NO. TWO
	02/17/03	KIN	
DATE	04/01/03	DATE	MAP ID: WE02034F2
DATE	04/01/03	DATE	

RECORDED NOTE: FOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

FINAL PLAT VISTA VALLEY - FILING NO. TWO

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 MERIDIAN
MESA COUNTY, COLORADO

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

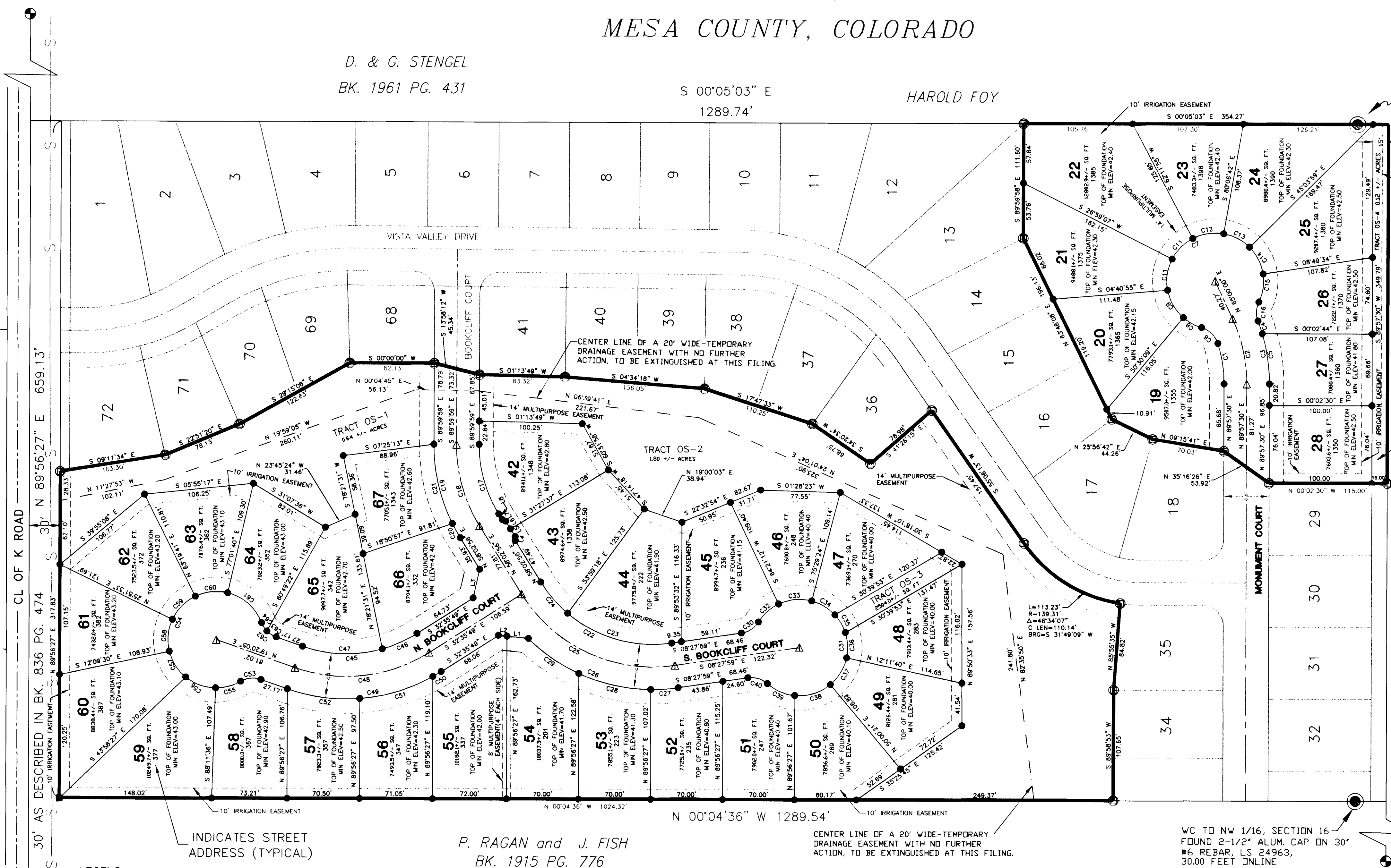
D. & G. STENGEL
BK. 1961 PG. 431

S 00°05'03" E
1289.74' HAROLD FOY

CL OF HOLLY PARK DRIVE

HOLLY PARK WEST SUBDIVISION
PLAT BK. 14 PG. 354

CL OF VIRGO WAY



WC TO C-E-NW 1/4, SECTION 16
FOUND 2-1/2" ALUM. CAP ON 30"
#6 REBAR, LS 24963,
30.00 FEET ONLINE
FROM ACTUAL CORNER POSITION

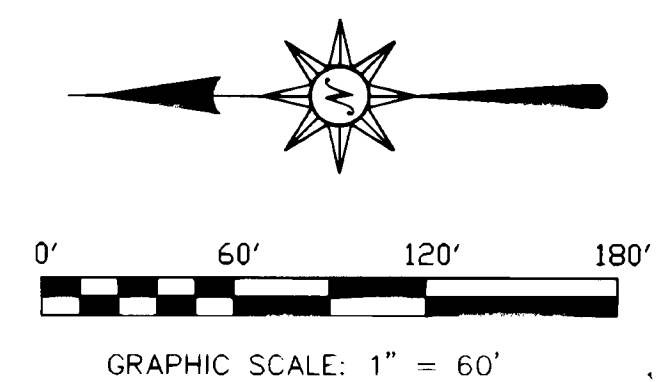
BUILDING SETBACKS
FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
REAR YARD = 10 FEET FROM REAR PROPERTY LINE
SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY

LOTS	= 6.947 ACRES	63.44%
ROAD R.O.W.	= 1.383 ACRES	12.63%
OPEN SPACE	= 2.620 ACRES	23.93%
TOTAL	= 10.95 ACRES	100.00%

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 05°48'43" E	20.96'
L2	N 05°48'43" E	8.28'
L3	S 77°18'00" E	28.61'
L4	N 89°48'20" E	3.80'
L5	N 58°02'56" E	8.77'
L6	N 58°02'56" E	8.77'
L7	N 26°17'31" E	3.80'
L8	N 58°02'56" E	6.32'



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

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
- FOUND 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963
- FOUND 2 1/2" ALUM. CAP ON #6 REBAR, LS 24963
- FOUND 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, IN CONCRETE
- △ SET STEEL NAIL MARKER, LS 24963 AT CENTERLINE CONTROL POINTS

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.

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

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN	TANGENT
C1	128.00'	175°52'00"	39.92'	N 81°01'25" E	39.78'	20.12'
C2	150.00'	245°32'00"	85.34'	N 72°28'45" E	64.83'	33.20'
C3	172.00'	205°01'04"	62.59'	N 79°31'58" E	62.25'	31.65'
C4	172.00'	04°21'15"	13.07'	N 71°17'04" E	13.07'	6.54'
C5	172.00'	163°19'40"	49.52'	N 81°42'35" E	49.34'	24.93'
C6	23.50'	56°02'20"	22.98'	N 44°04'11" E	22.08'	12.51'
C7	47.00'	279°17'13"	229.10'	S 24°18'22" E	60.87'	39.94'
C8	47.00'	243°32'28"	20.42'	N 78°29'44" E	20.48'	16.37'
C9	47.00'	38°01'20"	31.19'	N 59°57'07" E	30.62'	16.19'
C10	47.00'	38°01'20"	31.19'	S 82°01'33" E	30.62'	16.19'
C11	47.00'	153°45'18"	28.89'	S 45°24'30" E	18.73'	14.61'
C12	47.00'	37°41'32"	30.92'	S 08°57'22" E	30.38'	16.04'
C13	47.00'	35°02'33"	28.75'	N 27°24'42" E	28.30'	14.84'
C14	47.00'	48°14'20"	28.43'	N 63°03'13" E	28.44'	15.38'
C15	47.00'	34°09'48"	28.02'	S 81°44'40" E	27.61'	14.44'
C16	23.50'	48°13'48"	18.98'	S 87°46'40" E	18.45'	10.03'
C17	172.00'	315°27'05"	71.38'	N 74°01'28" E	71.80'	36.64'
C18	150.00'	315°27'05"	83.65'	N 74°01'28" E	82.52'	42.94'
C19	172.00'	315°27'05"	95.92'	N 74°01'28" E	94.68'	49.24'
C20	172.00'	05°13'18"	15.77'	N 85°40'34" E	15.73'	7.89'
C21	172.00'	26°41'49"	80.14'	N 76°39'06" E	79.42'	40.81'
C22	128.00'	66°30'55"	148.80'	N 24°47'28" E	140.39'	83.94'
C23	128.00'	315°27'05"	158.98'	N 18°03'54" E	155.25'	85.67'
C24	128.00'	175°45'45"	40.13'	N 49°04'03" E	39.96'	20.23'
C25	150.00'	66°30'55"	174.14'	N 24°47'28" E	164.52'	98.37'
C26	172.00'	08°53'42"	26.70'	S 04°01'08" E	26.68'	13.38'
C27	172.00'	24°03'44"	72.23'	N 12°27'35" E	71.70'	36.66'
C28	172.00'	18°04'41"	60.02'	N 34°29'13" E	59.72'	30.32'
C29	23.50'	49°48'18"	20.43'	S 33°22'08" E	19.79'	10.91'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN	TANGENT
C31	47.00'	279°36'56"	229.37'	N 81°32'01" E	60.67'	39.71'
C32	47.00'	32°37'29"	26.74'	S 41°57'33" E	26.40'	13.75'
C33	47.00'	40°09'24"	33.94'	S 03°34'06" E	33.27'	17.18'
C34	47.00'	32°32'27"	26.69'	N 30°46'50" E	26.34'	13.72'
C35	47.00'	48°16'39"	42.52'	N 81°42'35" E	42.34'	24.93'
C36	47.00'	30°34'08"	20.15'	N 59°20'07" E	20.00'	10.23'
C37	47.00'	37°48'41"	31.02'	S 58°53'59" E	30.46'	16.10'
C38	47.00'	48°18'10"	37.18'	S 17°25'34" E	36.20'	19.61'
C39	47.00'	38°01'48"	29.56'	N 82°47'45" E	29.07'	15.28'
C40	23.50'	49°48'18"	20.43'	N 16°26'10" E	19.79'	10.91'
C41	47.00'	153°45'18"	28.89'	S 45°24'30" E	18.73'	14.61'
C42	47.00'	163°19'40"	49.52'	N 81°42'35" E	49.34'	24.93'
C43	128.00'	163°19'40"	49.52'	N 81°42'35" E	49.34'	24.93'
C44	128.00'	163°19'40"	49.52'	N 81°42'35" E	49.34'	24.93'
C45	128.00'	163°19'40"	49.52'	N 81°42'35" E	49.34'	24.93'
C46	128.00'	163°19'40"	49.52'	N 81°42'35" E	49.34'	24.93'
C47	128.00'	163°19'40"	49.52'	N 81°42'35" E	49.34'	24.93'
C48	128.00'	163°19'40"	49.52'	N 81°42'35" E	49.34'	24.93'
C49	172.00'	05°13'18"	15.77'	N 85°40'34" E	15.73'	7.89'
C50	172.00'	26°41'49"	80.14'	N 76°39'06" E	79.42'	40.81'
C51	172.00'	315°27'05"	95.92'	N 74°01'28" E	94.68'	49.24'
C52	172.00'	05°13'18"	15.77'	N 85°40'34" E	15.73'	7.89'
C53	172.00'	26°41'49"	80.14'	N 76°39'06" E	79.42'	40.81'
C54	172.00'	315°27'05"	95.92'	N 74°01'28" E	94.68'	49.24'
C55	47.00'	31°08'04"	25.54'	S 14°54'11" E	25.53'	13.09'
C56	47.00'	38°17'49"	31.42'	N 19°48'45" E	30.83'	16.32'
C57	47.00'	39°16'49"	32.24'	S 45°35'07" E	31.61'	16.78'
C58	47.00'	39°16'49"	32.24'	S 45°35'07" E	31.61'	16.78'
C59	47.00'	39°16'49"	32.24'	S 45°35'07" E	31.61'	16.78'
C60	47.00'	39°16'49"	32.24'	S 45°35'07" E	31.61'	16.78'
C61	47.00'	39°16'49"	32.24'	S 45°35'07" E	31.61'	16.78'
C62	23.50'	49°48'18"	20.43'	N 16°26'10" E	19.79'	10.91'
C63	23.50'	49°48'18"	20.43'	N 16°26'10" E	19.79'	10.91'
C64	23.50'	49°48'18"	20.43'	N 16°26'10" E	19.79'	10.91'

PLAN SCALE
1" = 60'

REVISIONS:
DATE: 02/17/03
DATE: 04/08/03
DATE: 04/11/03
DATE: 06/26/03

SIGNATURE BLOCK
FIELD CREW: DGN, RKG
DATE: 6/03
DRAFTER: DGN, RKG
DATE: 06/03
CHECKED BY: KIN
DATE: 06/03

WEST ELK LAND SURVEYING, INC.

3446 L LANE
HOTCHKISS, COLORADO 81419
EMAIL: westelkland@aol.com

TITLE: **VISTA VALLEY - FILING NO. TWO** MAP ID: **WE02034F2P2**

DATE: 08/26/03 DWG: VE02034F2P2 SHEET 2 OF 2