

VISTA VALLEY P.U.D. PHASE 1

LOCATED IN THE NW 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.

City of Fruita, Colorado

By: Mayor

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

Attest: Deputy

PLANNING COMMISSION CERTIFICATE

This plat has been approved by the City of Fruita Planning Commission this 30th day of DECEMBER, 2002.

By: Chairman

CLERK AND RECORDER CERTIFICATE

State of Colorado
County of Mesa

I hereby certify that this instrument was filed in my office at 9:22 o'clock AM on this 27th day of January, 2003

and was duly recorded in Plat Book No. 19 page 1229-1230

Reception No. 2102338 Drawer No. NN-416

Fees: 20.00 100.00

By: Clerk and Recorder

By: Deputy

TITLE CERTIFICATE

Scott Williams 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 Vista Valley II LLC free and clear of all liens, taxes and encumbrances, as of 8:00 am 12/18/02 except as follows:
Property taxes for 2002, payable in 2003
Deed of Trust recorded 11/5/02 in Book 3196, Page 368
Deed of Trust recorded 11/5/02 in Book 3196, Page 365

EXECUTED this 27th day of January, 2003
By: Scott Williams
Title examiner's signature

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 plot of the VISTA VALLEY P.U.D. PHASE 1, 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.

Certified this 5th day of DECEMBER, 2002.

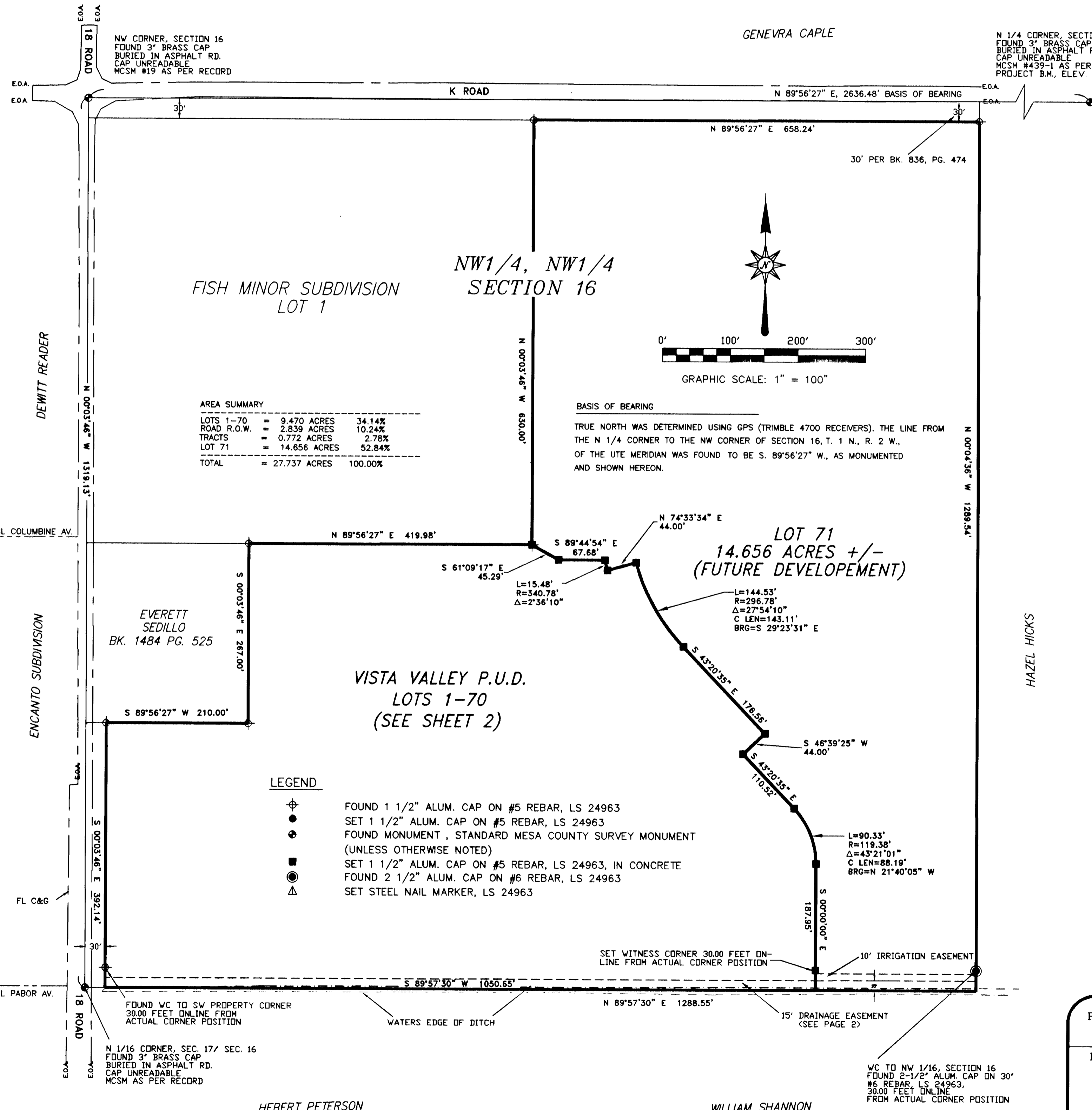
By: David G. Nicewicz
David G. Nicewicz, P.L.S. 24963

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 certificate shown hereon.

NOTES

- Easement research and legal description by Meridian Land Title, LLC, file number 50178, dated June 29, 2001 at 8:00 AM.
- Utility locations were obtained from the Utility Notification Center of Colorado, Locate ticket #470841 and #506406 dated 07/19/01 and 08/03/01 respectively, and the Grand Junction Drainage Co.
- The South 15' of Tract A shall also be reserved for use by Grand Valley Drainage District as a drainage easement.
- For information concerning building setbacks, driveway and garage locations, please refer to the Vista Valley P.U.D. Guidelines as modified on 08/15/02.



CERTIFICATE OF OWNERSHIP AND DEDICATION

Vista Valley II LLC
are the sole owners in fee simple of all that real property described as follows:
(Warranty Deeds recorded in Book 3196, page 371 and Book N/A, page N/A, records of the Mesa County Clerk and Recorder)

A parcel of land being VISTA VALLEY P.U.D. PHASE 1, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 19, pages 1229 and 1230 in the office of the Clerk and Recorder of Mesa County, said parcel lying over a portion of the Northwest 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:
Lot 2 of the FISH MINOR SUBDIVISION, Located in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of 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 P.U.D. PHASE 1 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 Court, Monument Drive, Arches Drive and West Water Circle and ingress-egress easements, irrigation easements, utility easements and drainage easements for their specific purposes only. Tracts A-E are dedicated to the City of Fruita for pedestrian, bicycle, drainage, irrigation, and open space. A drainage easement is also conveyed to the Grand Junction Drainage District across the south 15 feet of Tract A.
We hereby accept the responsibility for the completion of all required public improvements for VISTA VALLEY P.U.D. PHASE 1 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 3071 at page 342.

Executed this 13th day of DECEMBER, 2002.

By: VISTA VALLEY II, LLC
By: Chipter Olson, Manager

NOTARY PUBLIC CERTIFICATION

State of Colorado
County of Mesa

The foregoing Certificate of Dedication and ownership was acknowledged before me this

13th day of December, A.D. 2002, by Chipter Olson, Manager

of Vista Valley II LLC owner.

Witness my hand and official seal
Deborah A. Fuller
Notary Public

My Commission Expires: 8-26-2005

SUBORDINATION BY LIENHOLDERS

First National Bank of the Rockies, being the holder of a promissory note secured by a deed of trust dated 11-27-02 and recorded on 11-27-02 at Reception No. 2102338 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 P.U.D. PHASE 1, 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.

Lien Holder First National Bank of the Rockies
Street name and number 2462 Hwy 6160
City, State, and Zip Grand Junction, CO 81501
By: Bruce L. Roney, Vice President

State of Colorado
County of Mesa
Signed this 12th day of December, 2002.

The foregoing was acknowledged before me this 13th day of Dec, 2002, by Bruce L. Roney As Vice President of First National Bank of the Rockies (Lien Holder).

Witness my hand and official seal.
My commission expires: 8-26-2005
Notary Public Deborah A. Fuller

SUBORDINATION BY LIENHOLDERS

John R. Fish, Paula G. Ragan, James H. Fish, being the holder of a promissory note secured by a deed of trust dated 11-27-02 and recorded on 11-27-02 at Reception No. 2102338 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 P.U.D. PHASE 1, 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.

Lien Holder John R. Fish
Street name and number 1939 W. Arches Ave
City, State, and Zip Golden, CO 80401
By: John R. Fish

Lien Holder Paula G. Ragan
Street name and number 6561 Foxdale Circle
City, State, and Zip Colorado Springs, CO 80919
By: John R. Fish (POA)

Lien Holder James Henry Fish
Street name and number CR 470 Box 2608
City, State, and Zip APO AE 09165
By: John R. Fish (POA)

State of Colorado
County of Boulder
Signed this 9th day of December, 2002.

The foregoing was acknowledged before me this 9th day of December, 2002, by John R. Fish, Paula G. Ragan, James Henry Fish (Lien Holder).

Witness my hand and official seal.
My commission expires: 10/25/04 Kara S. Sapp
Notary Public

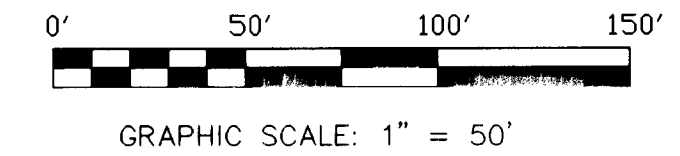
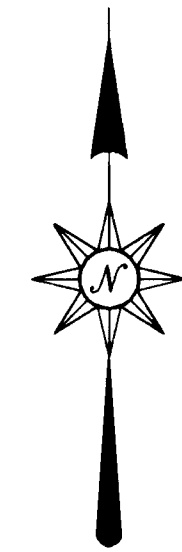
PLAN SCALE 1" = 100'	SIGNATURE BLOCK		DATE 07/02
	FIELD CREW DGN, RKG		
REVISIONS:	DATE 07/02		
	DRAWN BY KIN		

WEST ELK LAND SURVEYING, INC.
3446 I. LANE
HOTCHKISS, COLORADO 81419
EMAIL: westelkland@aol.com

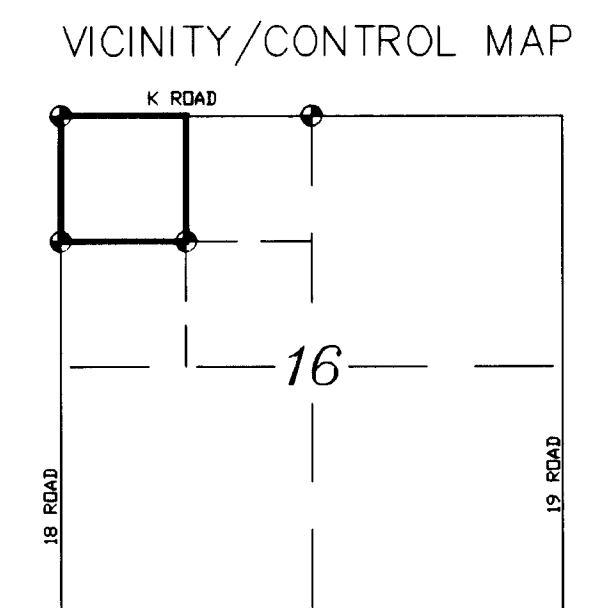
TITLE: VISTA VALLEY P.U.D. PHASE 1 MAP ID: WB02073VVP1
DATE: 12/04/02 DWG: WB02073VVP1 SHEET: 1 OF 2

VISTA VALLEY P.U.D. PHASE 1

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



GRAPHIC SCALE: 1" = 50'



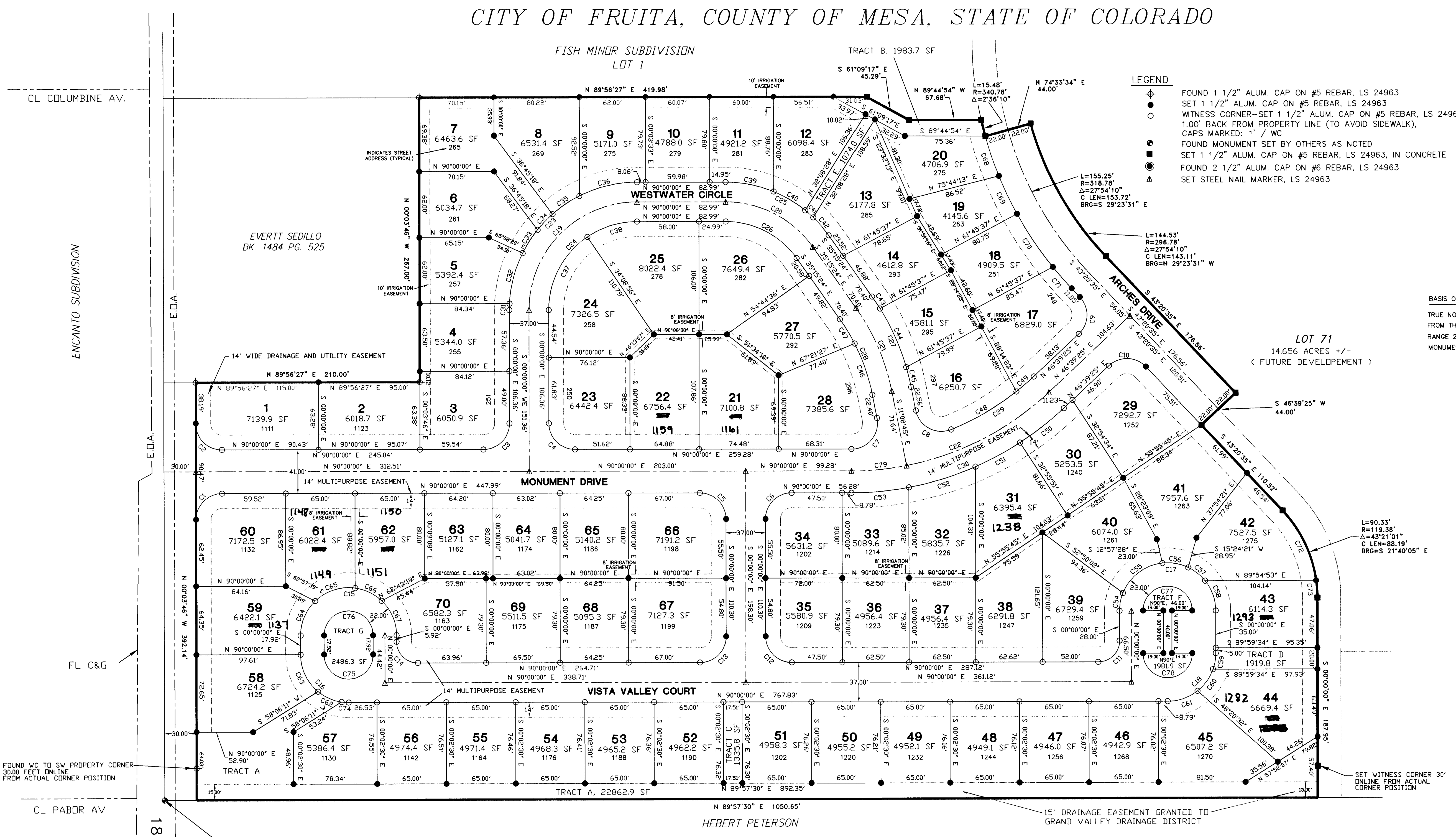
BASIS OF BEARING

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).

LEGEND

- FOUND 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963
- SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963
- WITNESS CORNER—SET 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, 1.00' BACK FROM PROPERTY LINE (TO AVOID SIDEWALK), CAPS MARKED: 1' / WC
- FOUND MONUMENT SET BY OTHERS AS NOTED
- 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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LEN
C1	24.50'	90°02'44"	38.51'	34.67'
C2	24.50'	89°56'14"	38.48'	34.65'
C3	24.50'	90°00'00"	38.48'	34.65'
C4	24.50'	90°00'00"	38.48'	34.65'
C5	24.50'	90°00'00"	38.48'	34.65'
C6	24.50'	90°00'00"	38.48'	34.65'
C7	24.50'	101°08'49"	43.25'	37.95'
C8	24.50'	100°49'20"	43.11'	37.74'
C9	24.50'	90°00'00"	38.48'	34.65'
C10	24.50'	90°00'00"	38.48'	34.65'
C11	20.00'	90°00'00"	31.42'	28.28'
C12	24.50'	90°00'00"	38.48'	34.65'
C13	24.50'	90°00'00"	38.48'	34.65'
C14	20.00'	90°00'00"	31.42'	28.28'
C15	45.00'	180°00'00"	141.37'	141.37'
C16	45.00'	90°00'00"	70.69'	63.64'
C17	45.00'	180°00'00"	141.37'	141.37'
C18	45.00'	90°00'00"	70.69'	63.64'
C19	101.50'	90°00'00"	159.44'	143.54'
C20	101.50'	90°00'00"	159.44'	143.54'
C21	101.50'	90°00'00"	159.44'	143.54'
C22	269.49'	24°36'44"	151.82'	149.83'
C23	150.00'	90°00'00"	188.50'	169.71'
C24	83.00'	90°00'00"	130.38'	117.38'
C25	118.50'	54°44'36"	113.28'	108.96'
C26	118.50'	54°44'36"	113.28'	108.96'
C27	221.17'	24°36'44"	93.07'	92.29'
C28	184.17'	24°36'44"	77.73'	76.73'
C29	593.15'	21°22'21"	93.31'	92.77'
C30	271.15'	42°33'39"	220.47'	215.44'
C31	61.14'	268°35'05"	69.74'	64.41'
C32	150.00'	23°32'29"	49.27'	48.92'
C33	150.00'	12°54'42"	46.17'	45.82'
C34	150.00'	09°41'29"	40.35'	39.89'
C35	150.00'	14°26'06"	46.84'	46.38'
C36	150.00'	08°45'25"	36.84'	36.53'
C37	83.00'	90°00'00"	130.38'	117.38'
C38	83.00'	34°01'14"	144.48'	148.72'
C39	118.50'	22°28'36"	46.21'	45.82'
C40	118.50'	18°42'09"	34.65'	34.26'
C41	118.50'	04°54'59"	21.51'	21.14'
C42	118.50'	18°44'42"	32.22'	31.85'
C43	221.17'	03°03'17"	13.53'	13.13'
C44	221.17'	15°38'09"	60.36'	60.17'
C45	221.17'	04°58'11"	19.19'	18.98'
C46	184.17'	15°38'09"	76.73'	76.54'
C47	184.17'	08°16'09"	76.58'	76.36'
C48	248.99'	15°15'53"	141.45'	137.77'
C49	248.99'	04°55'55"	31.45'	31.43'
C50	289.99'	10°16'44"	52.28'	52.21'
C51	289.99'	09°21'01"	47.56'	47.46'
C52	289.99'	18°57'03"	63.55'	63.41'
C53	289.99'	10°40'30"	54.83'	53.95'
C54	45.00'	21°48'44"	17.95'	16.95'
C55	45.00'	28°03'00"	48.73'	46.29'
C56	45.00'	31°09'11"	45.90'	44.68'
C57	45.00'	25°32'28"	30.15'	29.98'
C58	45.00'	30°44'28"	33.43'	32.85'
C59	45.00'	19°28'32"	15.30'	15.22'
C60	45.00'	32°14'51"	25.33'	24.99'
C61	45.00'	30°16'37"	31.96'	31.51'
C62	45.00'	46°20'15"	36.39'	35.41'
C63	45.00'	50°25'28"	39.68'	38.56'
C64	45.00'	48°01'58"	36.15'	35.19'
C65	45.00'	31°56'35"	48.80'	46.80'
C66	45.00'	35°41'12"	45.93'	44.76'
C67	45.00'	46°20'15"	36.39'	35.41'
C68	340.78'	05°37'42"	56.44'	56.27'
C69	340.78'	05°37'42"	56.44'	56.27'
C70	340.78'	10°08'50"	62.96'	62.82'
C71	340.78'	04°54'59"	34.41'	34.31'
C72	119.38'	35°35'51"	74.60'	72.82'
C73	119.38'	07°00'00"	16.33'	16.32'
C74	45.00'	08°29'05"	6.61'	6.61'
C75	23.00'	180°00'00"	72.66'	72.66'
C76	23.00'	180°00'00"	72.66'	72.66'
C77	23.00'	180°00'00"	72.66'	72.66'
C78	23.00'	180°00'00"	72.66'	72.66'
C79	23.00'	180°00'00"	72.66'	72.66'
C80	23.00'	180°00'00"	72.66'	72.66'
C81	23.00'	180°00'00"	72.66'	72.66'
C82	23.00'	180°00'00"	72.66'	72.66'
C83	23.00'	180°00'00"	72.66'	72.66'
C84	23.00'	180°00'00"	72.66'	72.66'
C85	23.00'	180°00'00"	72.66'	72.66'
C86	23.00'	180°00'00"	72.66'	72.66'
C87	23.00'	180°00'00"	72.66'	72.66'
C88	23.00'	180°00'00"	72.66'	72.66'
C89	23.00'	180°00'00"	72.66'	72.66'
C90	23.00'	180°00'00"	72.66'	72.66'



- NOTES
- Easement research and legal description by Meridian Land Title, LLC, file number 50178, dated June 29, 2001 at 8:00 A.M.
 - Utility locations were obtained from the Utility Notification Center of Colorado, Locate ticket #470841 and #506406 dated 07/19/01 and 08/03/01 respectively, and the Grand Junction Drainage District as a drainage easement.
 - The South 15' of Tract A shall also be reserved for use by Grand Valley Drainage District as a drainage easement.
 - For information concerning building setbacks, driveway and garage locations, please refer to the Vista Valley P.U.D. Guidelines as modified on 08/15/02.

PLAN SCALE 1" = 50'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC. 3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL: westelkland@aol.com
	FIELD CREW: DGN, RKG	DATE: 07/02	
REVISIONS:	DRAFTER: DGN, RKG	DATE: 07/02	TITLE: VISTA VALLEY P.U.D. PHASE 1
	CHECKED BY: KIN	DATE: 07/02	
DATE: 12/04/02 DWG: VEG0273VVP2 SHEET 2 OF 2			MAP 101 WEG02073VVP2

ENCANTO SUBDIVISION
E.D.A.
18 ROAD
CL COLUMBINE AV.
EVERTT SEDILLO BK. 1484 PG. 525
14' WIDE DRAINAGE AND UTILITY EASEMENT
14' MULTIPURPOSE EASEMENT
15' DRAINAGE EASEMENT GRANTED TO GRAND VALLEY DRAINAGE DISTRICT
HEBERT PETERSON
CL PABOR AV.
FOUND WC TO SW PROPERTY CORNER 30.00 FEET ONLINE FROM ACTUAL CORNER POSITION
N 1/16 CORNER, SEC. 17/ SEC. 16 FOUND 3" BRASS CAP BURIED IN ASPHALT RD. CAP UNREADABLE MCSM AS PER RECORD