

FINAL PLAT
VISTA VALLEY P.U.D. FILING 2
 BEING A REPLAT OF LOT 71, VISTA VALLEY P.U.D. PHASE 1,
 AND OUTLOT C AND OUTLOT D OF VISTA VALLEY P.U.D. PHASE 1,
 LOCATED IN THE N 1/2 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 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: [Signature]
 City Clerk

PLANNING COMMISSION CERTIFICATE
 This plat has been approved by the City of Fruita Planning Commission this 2nd day of MARCH, 2004.
 By: [Signature]
 Chairman

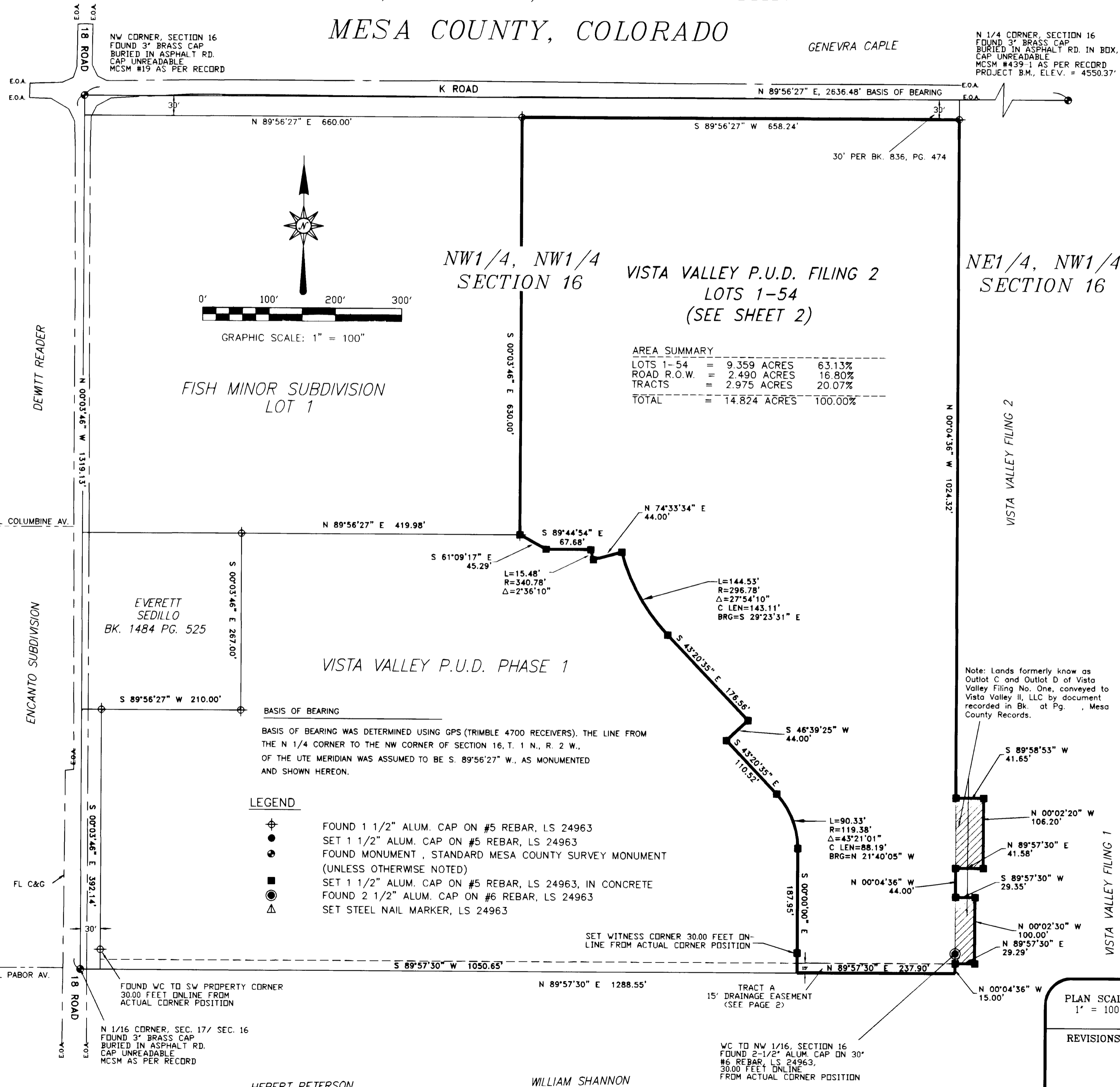
CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
 County of Mesa)
 I hereby certify that this instrument was filed in my office at 4:41 o'clock P.M. on this 8th day of MARCH, 2004 and was duly recorded in Plat Book No. 3602 page no. 876-877.
 Reception No. 2180628 Drawer No. 00-144
 Fees: 20th 1st
 By: [Signature]
 Clerk and Recorder
 By: [Signature]
 Deputy

TITLE CERTIFICATE
 I, Lawrence J. Van 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, except as follows:
FIRST NATIONAL BANK OF THE ROCKIES

EXECUTED this 17th day of FEBRUARY, 2004.
 By: [Signature]
 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 plat of the VISTA VALLEY P.U.D. FILING 2, as laid out, platted, 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.
 Certified this 24th day of FEBRUARY, 2004.
 By: [Signature]
 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.



AREA SUMMARY

LOTS 1-54	= 9.359 ACRES	63.13%
ROAD R.O.W.	= 2.490 ACRES	16.80%
TRACTS	= 2.975 ACRES	20.07%
TOTAL	= 14.824 ACRES	100.00%

CERTIFICATE OF OWNERSHIP AND DEDICATION
VISTA VALLEY II, LLC
 are the sole owners in fee simple of all that property described as follows:
 Warranty Deeds recorded in Book 252, page 313 and Book 1, page 1, records of the Mesa County Clerk and Recorder)
 A parcel of land being VISTA VALLEY P.U.D. FILING 2, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 3602 pages 876-877 in the office of the Clerk and Recorder of said Mesa County, said parcel lying over a portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West, Ute Meridian, and being more particularly described as follows:
 Lot 71 of the Vista Valley P.U.D., Phase 1, and Outlot C and Outlot D of Vista Valley P.U.D. Phase 1 as recorded in Bk. 1 at Pg. 1 of the Mesa County records.

Said owner by these presents laid out, platted and subdivided the same into lots as shown on this plat, and designate the same as VISTA VALLEY P.U.D. FILING 2 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 park and recreation uses, Tracts OS-1 and OS-2, the streets shown hereon, including Dakota Drive, Monument Drive, Arches Drive and Belden Court and ingress-egress easements, irrigation easements, utility easements and drainage easements for their specific purposes only. Tract A is 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 15 feet of Tract A.
 We hereby accept the responsibility for the completion of all required public improvements for VISTA VALLEY P.U.D. FILING 2 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 1 at page 1.

Executed this 27th day of FEBRUARY, 2004.
 By: [Signature]
 Clifton Arson, Manager
 By: [Signature]
 Notary Public Certification
 State of Colorado)
 County of Mesa)
 We hereby certify that the Certificate of Dedication and ownership was acknowledged before me this 28th day of February, A.D. 2004, by Clifton Arson of Vista Valley II, LLC owner.
 Witness my hand and official seal
[Signature]
 Notary Public
 My Commission Expires: 7-7-07

SUBORDINATION BY LIENHOLDERS
First National Bank of the Rockies being the holder of a promissory note secured by a deed of trust dated 02/17/04 and recorded on 02/17/04 at Reception No. 2180628 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. FILING 2, 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: Donald E. Sawyer, VP
 Street name and number: 642 Hwy 6, 50
 City, State, Zip: Grand Junction, CO 81505
 By: [Signature]
 Lien Holder signature
 State of Colorado
 County of Mesa
 Signed this 27 day of February, 2004.
 The foregoing was acknowledged before me this 27 day of February, 2004, by Donald E. Sawyer, Vice President of First National Bank of the Rockies (Lien Holder).
 Witness my hand and official seal.
 My commission expires: 7-7-07
 Notary Public [Signature]

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, Local ticket #470841 and #506406 dated 07/19/01 and 08/03/01 respectively, and the Grand Junction Drainage Co.
- 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.

Note: Lands formerly know as Outlot C and Outlot D of Vista Valley Filing No. One, conveyed to Vista Valley II, LLC by document recorded in Bk. at Pg. Mesa County Records.

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: 07/03	
	DRAFTER: DGN, RKG	DATE: 07/03	
REVISIONS:	CHECKED BY: KIN	DATE: 07/03	TITLE: FINAL PLAT VISTA VALLEY P.U.D. FILING 2
DATE : 02/24/04 DWG. PUB#PG1 SHEET 1 OF 2			HAP ID : WB03073VW

HEBERT PETERSON WILLIAM SHANNON

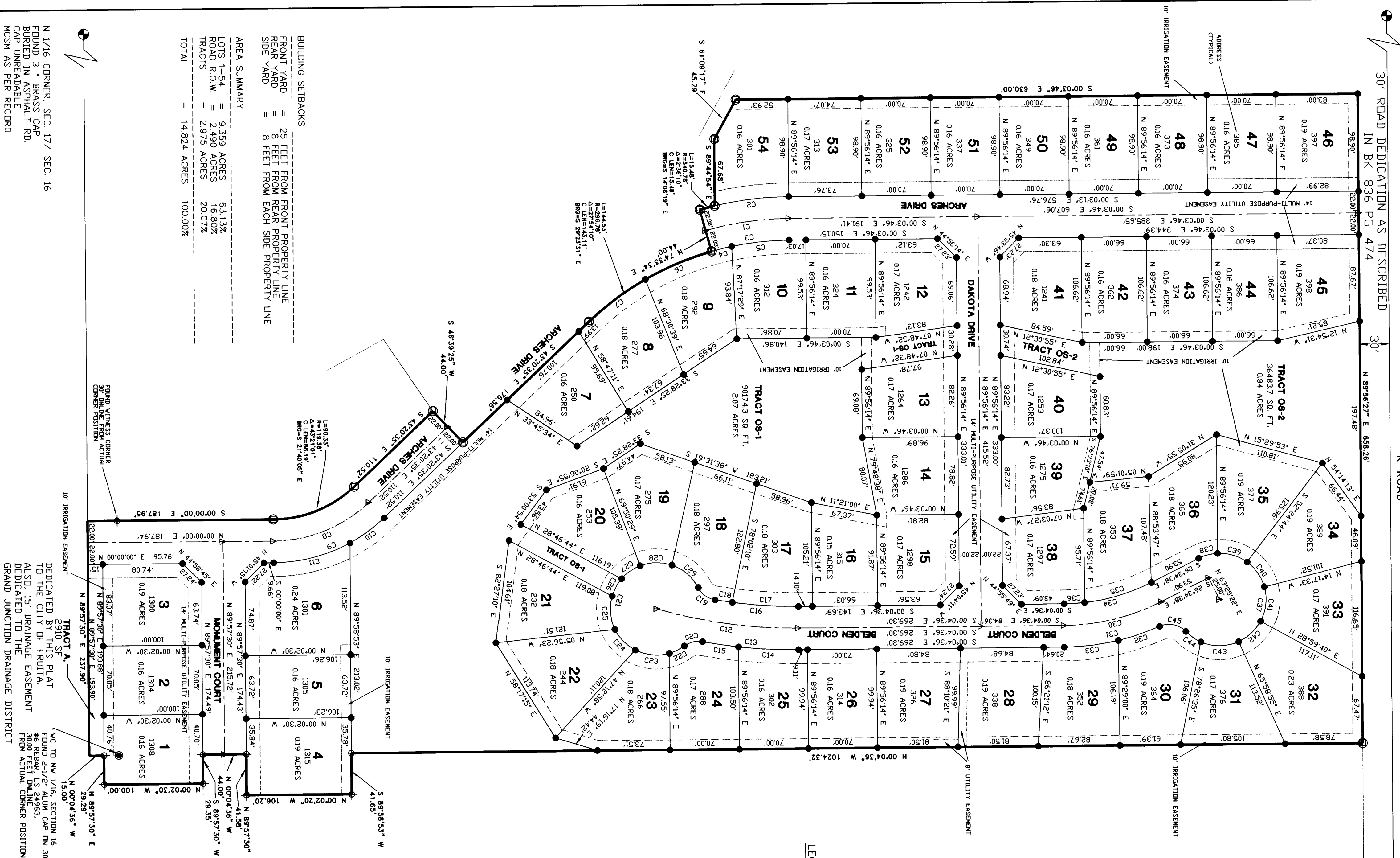
FINAL PLAT

WISTA VALLEY P.U.D. FILLING 2

BEING A REPLAT OF LOT 71, VISTA VALLEY P.U.D. PHASE 1,
AND OUTLOT C AND OUTLOT D OF 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
COUNTY OF MESA, STATE OF COLORADO

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

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 BM, ELEV. = 4550.37'



RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

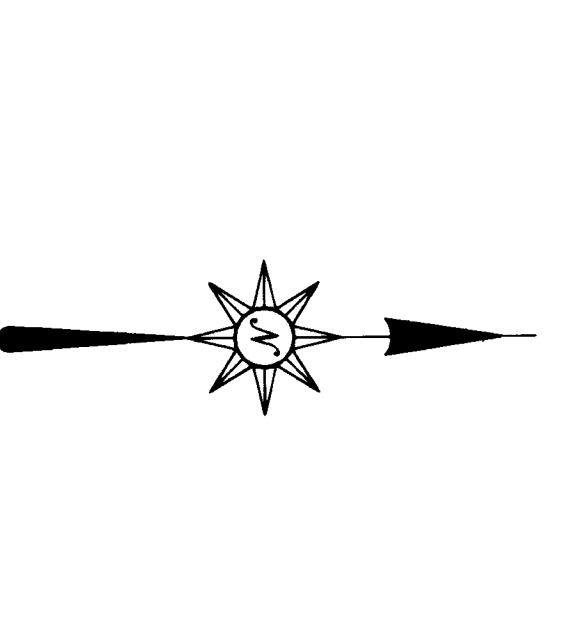
BUILDING SETBACKS
FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
REAR YARD = 8 FEET FROM REAR PROPERTY LINE
SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY
LOTS 1-54 = 9.359 ACRES 63.13%
ROAD R.O.W. = 2.490 ACRES 16.80%
TRACTS = 2.975 ACRES 20.07%
TOTAL = 14.824 ACRES 100.00%

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

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 Co.
- 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.
- OS-1 and OS-2 are dedicated to the City of Fruita per annexation agreement recorded in Book _____ at Page _____ and by covenants recorded in Book _____ at Page _____ of the Mesa County records.



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 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, IN CONCRETE
- FOUND MONUMENT SET BY OTHERS AS NOTED
- FOUND 2 1/2" ALUM. CAP ON #6 REBAR, LS 24963
- SET STEEL NAIL MARKER, LS 24963

FOUND 1 1/2" ALUM. CAP ON #5 REBAR, LS 24963, IN CONCRETE
FOUND MONUMENT SET BY OTHERS AS NOTED
FOUND 2 1/2" ALUM. CAP ON #6 REBAR, LS 24963
SET STEEL NAIL MARKER, LS 24963

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	318.78'	75.83'	85.41'	N 07°45'53" W	152°11'05"
C2	340.78'	75.83'	75.67'	N 06°27'43" W	124°44'57"
C3	296.78'	79.51'	79.27'	N 07°45'57" W	152°11'05"
C4	296.78'	20.96'	20.96'	N 13°25'01" W	04°02'49"
C5	296.78'	58.54'	58.45'	N 05°44'32" W	117°01'08"
C6	296.78'	72.90'	72.71'	N 22°28'32" W	147°04'25"
C7	296.78'	71.64'	71.46'	N 36°23'42" W	164°10'54"
C8	141.38'	106.97'	104.44'	S 51°40'08" E	43°20'54"
C9	163.38'	123.61'	120.66'	S 65°06'56" E	52°23'25"
C10	163.38'	80.00'	80.00'	S 14°07'58" E	15°05'06"
C11	500.00'	145.29'	144.78'	S 08°14'53" E	28°15'48"
C12	522.00'	97.84'	97.69'	S 03°16'51" W	10°44'20"
C13	522.00'	61.02'	60.99'	S 08°38'30" W	04°02'26"
C14	522.00'	36.81'	36.81'	S 05°00'56" W	10°10'24"
C15	522.00'	84.87'	84.76'	S 47°08'00" W	92°04'07"
C16	478.00'	67.31'	67.26'	S 03°57'28" W	02°06'17"
C17	478.00'	17.56'	17.56'	S 09°09'40" W	02°06'17"
C18	478.00'	21.79'	21.02'	S 36°59'25" W	53°07'13"
C19	23.50'	19.24'	18.71'	N 12°47'10" W	46°54'51"
C20	23.50'	22.29'	60.76'	N 76°31'03" W	127°58'08"
C21	47.00'	22.29'	17.06'	S 25°47'40" E	62°54'55"
C22	47.00'	35.25'	34.43'	S 06°09'10" E	42°32'25"
C23	47.00'	29.97'	29.46'	S 04°56'58" W	34°23'56"
C24	47.00'	34.70'	33.62'	S 09°35'58" W	43°18'02"
C25	47.00'	24.70'	23.62'	N 61°13'15" W	54°34'08"
C26	47.00'	50.12'	50.12'	N 34°49'19" W	28°13'46"
C27	47.00'	32.98'	32.92'	N 00°39'47" W	40°05'18"
C28	47.00'	35.96'	35.09'	N 13°19'37" E	26°30'02"
C29	47.00'	100.85'	100.85'	S 13°19'37" E	26°30'02"
C30	262.00'	99.47'	98.77'	S 11°51'07" E	23°30'03"
C31	242.00'	44.35'	44.29'	S 18°22'37" E	10°30'03"
C32	242.00'	55.12'	55.00'	S 06°36'06" E	13°03'00"
C33	242.00'	91.58'	90.76'	S 13°19'37" E	26°30'02"
C34	198.00'	70.95'	70.57'	S 16°18'41" E	05°38'09"
C35	198.00'	20.63'	20.62'	S 03°03'40" E	05°38'09"
C36	198.00'	20.63'	75.37'	S 79°32'50" E	127°11'02"
C37	47.00'	19.86'	19.80'	N 14°25'10" W	62°11'02"
C38	47.00'	31.81'	31.81'	N 57°12'46" E	38°05'09"
C39	47.00'	31.81'	31.21'	N 12°17'46" E	38°05'09"
C40	47.00'	35.97'	35.97'	S 02°13'26" E	43°44'59"
C41	47.00'	35.97'	35.97'	S 42°48'48" E	37°42'45"
C42	47.00'	39.49'	38.34'	S 00°06'57" W	48°08'47"
C43	47.00'	18.56'	18.24'	S 35°30'09" W	22°37'36"
C44	47.00'	18.56'	18.24'	N 11°35'39" E	70°26'36"
C45	23.50'	28.89'	27.11'	N 11°35'39" E	70°26'36"

WEST ELK LAND SURVEYING, INC.

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

FINAL PLAT
VISTA VALLEY P.U.D. FILLING 2

SHEET 2 OF 2